

**Southwest New Brunswick Service Commission
PLANNING REVIEW AND ADJUSTMENT COMMITTEE (PRAC)**

MEETING # 17-10 (Wednesday, October 11, 2017 at 6:30 pm)
SNBSC Planning Office, 21 River Street, Suite A, St. Stephen

MEMBERS PRESENT: Sam Walsh, Gerald Gass, Annette Townes, Dennis Blair, Brian Cornish, Dave Shelton

MEMBERS ABSENT: David Szemerda, Wade Greenlaw

ALSO PRESENT: Don Leachman, Development Officer; Judy Hartford, Development Officer; Alex Henderson, Planner; Brian Kerr, Applicant

1. APPROVAL OF AGENDA

Moved by A. Townes; Seconded by D. Blair

MOTION: "that Item 17-10-04 is heard first".

Carried

2. APPROVAL OF MINUTES

Meeting 17-08 held August 14, 2017

Moved by B. Cornish; Seconded by G. Gass

MOTION: "that the Minutes of meeting 17-08 be approved as presented."

Carried

3. DECLARATION OF CONFLICT OF INTEREST: None

4. SUBDIVISION SUBMISSIONS

Item 17-10-04:

Applicant: Brian Kerr

Brian & Sheila KERR Subdivision
Consideration of the creation of five lots on a private right-of-way.

Moved by A. Townes; Seconded by D. Shelton

MOTION: The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission, as per Subsection 6(1) – *Provincial Subdivision Regulation*; approves a private right-of-way for the development of land as shown on plan "Brian & Sheila KERR Subdivision" subject to the final plan of subdivision being stamped with the "Private Right-of-Way" note, the private right-of-way being shown as part of the remnant property and the 30-metre buffer from the St. Croix River being shown on, and the following statement being added to, the final plans: "This area is subject to Regulation 90-80 – *Watershed and Wetland Alteration Regulation – Clean Water Act*".

Carried

Item 17-10-01:

Applicant: 513052 NB Ltd.

513052 NB Ltd. Subdivision 2010-1
Consideration of the creation of eight lots on a private access owned and maintained by a Road Association.

Moved by A. Townes; Seconded by D. Shelton

MOTION: The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission, as per Subsection 6(1) – *Provincial Subdivision Regulation*; approve a private access owned and maintained by a Road Association for the development of land as shown on plan “513052 NB LTD. Subdivision 10-1” subject to the final plan of subdivision being stamped with the “Private Access” note, the water quality advisory note for arsenic on the final plan and the 30-metre buffer from the Magaguadivic River being shown on and the following statement being added to the final plan: “This area is subject to *Regulation 90-80 – Watercourse and Wetland Alteration Regulation – Clean Water Act.*”

Carried

Item 17-10-02:

Applicant: 690150 N.B. Inc.

690150 N.B. Inc. Subdivision
Consideration of the creation of four lots on a private access owned and maintained by a Road Association.

Moved by B. Cornish; Seconded by G. Gass

MOTION: The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission, as per Subsection 6(1) – *Provincial Subdivision Regulation*; approve a private access owned and maintained by a Road Association for the development of land as shown on plan “690150 N.B. INC. Subdivision” subject to the final plan of subdivision being stamped with the “Private Access” note.

Carried

Item 17-10-03:

Applicant: Andrea Hooper

Andrea HOOPER Subdivision 2017-1
Consideration of the creation of two lots 28 & 29 on a private right-of-way.

Moved by A. Townes; Seconded by D. Shelton

MOTION: The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission, as per Subsection 6(1) – *Provincial Subdivision Regulation*; approve a private right-of-way for the development of land as shown on plan “Andrea HOOPER Subdivision 2017-1” subject to the final plan of subdivision being stamped with the “Private Right-of-Way” note.

Carried

Item 17-10-05:

Applicant: Hughes Surveys & Consultants Inc.

Harold, Jeffrey & Patricia IRVING Subdivision
Consideration of the creation of a lot on a private right-of-way.

Moved by A. Townes; Seconded by G. Gass

MOTION: The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission, as per Subsection 6(1) – *Provincial Subdivision Regulation*; approves a private access for the development of land as shown on plan “Harold, Jeffrey & Patricia IRVING Subdivision” subject to the final plan of subdivision being stamped with the “Private Access” note and the 30-metre buffer from Digdeguash Lake being shown on the plan and the following statement being added to the final plan: “This area is subject to *Regulation 90-80 – Watercourse and Wetland Regulation – Clean Water Act*”.

Carried

5. NEXT MEETING

The November Prac meeting will be on November 15, 2017, 6:30 pm, held at the Planning Office.

6. ADJOURNMENT

Moved by A. Townes

MOTION: “that there being no further business, the meeting adjourned at 6:52 pm.

Carried

Sam Walsh, Chairperson

Dan Harrington, Planning Director

Judy Hartford, Development Officer