

SOUTHWEST NEW BRUNSWICK SERVICE COMMISSION

Planning Review and Adjustment Committee

Meeting No. 13-08

August 13th, 2013

6:30 pm

Members Present: Vern Faulkner Sam Walsh
Brian Cornish Bill Campbell

Members Absent: Susan Farquharson Wayne MacQuarrie
Nick Cleghorn

Also Present: Dan Harrington, Planning Director
Don Leachman, Development Officer
Judy Hartford, Development Officer

APPROVAL OF AGENDA

It was moved by Bill Campbell and seconded by Brian Cornish that the agenda be approved.

APPROVAL OF MINUTES

It was moved by Brian Cornish and seconded by Sam Walsh that the minutes from the June 11th, 2013 meeting be approved.

DECLARATION OF CONFLICT OF INTEREST

No declarations were made.

SUBDIVISION SUBMISSIONS

ITEM 13-08-01: ESTATE ST. CROIX Subdivision, Re-approval

Parish of St. Croix, County of Charlotte, NB

PID #01234954

Decision Required

Consideration of the creation of eight lots on a twenty-metre wide private access to be owned and maintained by a road association.

Discussion

As the lots are suitable for the purpose intended, the proposed subdivision has received favourable comments; Staff recommends that the PRAC of Southwest New Brunswick Service Commission re-approve lots 1 through 8 on a twenty-metre wide private access to be owned and maintained by a road association subject to:

- a) the final plan of subdivision being stamped with the "Private Access" note; and
- b) the 30-metre buffer from the St. Croix 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.*"

Decision

It was moved by Sam Walsh and seconded by Brian Cornish that the PRAC of Southwest New Brunswick Service Commission approves the private access as being suitable for the development of land subject to the final plan of subdivision being stamped with the "Private Right-of-Way" note and the 30-metre buffer from the St. Croix 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.*"

Motion Carried.

Legal Authority for Decision

Subsection 6(1) - *Provincial Subdivision Regulation* - Every lot, block and other parcel of land in a proposed subdivision shall abut (a) a street owned by the Crown, (b) such other access as may be approved by the Commission as being advisable for the development of land.

ITEM 13-08-02: Patricia Louise PERRY Subdivision 13-1

Parish of St. George, County of Charlotte, NB
PID #15184849

Decision Required

Consideration of the creation of lot 13-1 on a 20-metre wide private access owned and maintained by a Road Association.

Discussion

As the lots are suitable for the purpose intended, the proposed subdivision has received favourable comments; Staff recommends that the PRAC of Southwest New Brunswick Service Commission approve the lot on a private access owned and maintained by a road association subject to:

- a) the final plan of subdivision being stamped with the “Private Access” note;
- b) the final plan bearing a water quality advisory note for uranium;
- c) the final plan bearing a prone-to-flooding warning advisory note; and
- d) the 30-metre buffer from the Canal 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.”*

Decision

It was moved by Sam Walsh and seconded by Brian Cornish that the PRAC of Southwest New Brunswick Service Commission approves the private access as being suitable for the development of land subject to the final plan of subdivision being stamped with the “Private Access” note, the final plan bearing a water quality advisory note for uranium, the final plan bearing a prone-to-flooding warning advisory note and the 30-metre buffer from the Canal 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.”*

Motion Carried.

Legal Authority for Decision

Subsection 6(1) - *Provincial Subdivision Regulation* - Every lot, block and other parcel of land in a proposed subdivision shall abut (a) a street owned by the Crown, (b) such other access as may be approved by the Commission as being advisable for the development of land.

ITEM 13-08-03 Arthur GILLIAN Subdivision 2013-1

Parish of St. David, County of Charlotte, NB
PID #01269950

Decision Required

Consideration of the creation of lot 2013-1 on a 20-metre wide private right-of-way.

Discussion

As the proposed subdivision is suitable for the purpose intended, the proposed subdivision has received favourable comments; Staff recommends that the PRAC of Southwest New Brunswick Service Commission approve the lot on a 20-metre wide private access subject to:

- a) the final plan of subdivision being stamped with the “Private Access” note; and

- b) a right-of-way agreement to cross PID #01268549 being presented with the final plan of subdivision; and
- c) the thirty-metre buffer from the St. Croix 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”*.

Decision

It was moved by Bill Campbell and seconded by Sam Walsh that the PRAC of Southwest New Brunswick Service Commission approves the private access as being suitable for the development of land subject to the final plan of subdivision being stamped with the “Private Access” note; a right-of-way agreement to cross PID #01268549 being presented with the final plan of subdivision and the thirty-metre buffer from the St. Croix 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”*.

Motion Carried.

Legal Authority for Decision

Subsection 6(1) - *Provincial Subdivision Regulation* - Every lot, block and other parcel of land in a proposed subdivision shall abut (a) a street owned by the Crown, (b) such other access as may be approved by the Commission as being advisable for the development of land.

CHAMCOOK WATERSHED LANDOWNERS ASSOCIATION LETTER

The Planning Director and Chair will compose a letter that will clarify the process that is followed when considering development within the Chamcook Watershed.

ST. CROIX CORRIDOR ZONING REGULATION

All applications for Building/Development permits within the St. Croix Corridor will have a site inspection prior to the issuance of the permit.

PLANNING FEES

Subdivisions that require re-approval as the one year approval has elapsed presently have no fees. At the next Planning Management Meeting it will be recommended that a fee be associated with re-approvals.

ADJOURNMENT OF MEETING

It was moved by Brian Cornish that the meeting be adjourned at 8:03 pm.

Susan Farquharson
Chairperson

Judy Hartford
Judy Hartford
Recording Secretary

The next regularly scheduled meeting for the PRAC of the Southwest New Brunswick Service Commission will take place on September 10, 2013, at the Hemlock Knoll Office Building, Lawrence Station.