

SOUTHWEST NEW BRUNSWICK SERVICE COMMISSION

Planning Review and Adjustment Committee

Meeting No. 14-05

May 13, 2014

6:30 pm

Members Present: Vern Faulkner Sam Walsh
Brian Cornish Dave Shelton
Gerald Gass

Members Absent: Bill Campbell

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

ADDITIONS TO AGENDA

- Revisions to PRAC By-law regarding the number of members that serves on LSD committees.

EXCLUSIONS TO AGENDA

- Election of Chair & Vice Chair will be moved to the next meeting.

APPROVAL OF AGENDA

It was moved by Brian Cornish and seconded by Sam Walsh that the agenda be approved.

APPROVAL OF MINUTES

It was moved by Brian Cornish and seconded by Sam Walsh that the minutes from the January 14, 2014 meeting be approved.

DECLARATION OF CONFLICT OF INTEREST

No declarations were made.

SUBDIVISION SUBMISSIONS

ITEM 14-05-01: Randall BUCHANAN Subdivision 2014-1
Parish of St. Andrews, County of Charlotte, NB
PID #01232727

Decision Required

Consideration of the creation of lot 2014-1 on a 20-metre wide private right-of-way.

Discussion

A right-of-way agreement to cross the remnant to access lot 2014-1 should be included with the deed to be registered.

As the lot is suitable for the purpose intended, Staff recommends the PRAC of Southwest New Brunswick Service Commission approve lot 2014-1 on a 20-metre wide private right-of-way subject to:

- a) the final plan of subdivision being stamped with the "Private Right-of-Way" note.

Decision

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

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 14-05-02: WWW.LAKECOTTAGELOTS.COM LTD. Subdivision 2013-1

Parish of St. Patrick, County of Charlotte, NB
PID #01248756

Decision Required

Consideration of the creation of lots 2014-1 through 2014-4 on a 20-metre wide private right-of-way.

Discussion

As lots are suitable for the purpose intended and as approval for septic has been received, Staff recommends that the PRAC of Southwest New Brunswick Service Commission approve lots 2014-1 through 2014-4 on a 20-metre wide private right-of-way subject to:

- a) the final plan of subdivision being stamped with the “Private Right-of-Way” note; and
- b) the right-of-way being shown as part of the remnant property on the final plan of subdivision.

Decision

It was moved by Gerald Gass and seconded by Brian Cornish that the PRAC of Southwest New Brunswick Service Commission approves the private right-of-way 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 right-of-way being show as part of the remnant property on the final plan of subdivision.

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 14-05-03: John WEEKS Subdivision 2014-1

Parish of St. Patrick, County of Charlotte, NB
PID #01211374

Decision Required

Consideration of the creation of lot 2014-1 on a 20-metre wide private right-of-way.

Discussion

As the proposed lot is within 30 metres of Kerrs Lake, any development within 30 metres of the lake will be subject to the Watercourse and Wetland Alteration Regulation.

A right-of-way agreement to cross the remnant to access lot 2014-1 should be included with the deed to be registered.

As the lot is suitable for the purpose intended and as approval for septic has been received, Staff recommends that the PRAC of Southwest New Brunswick Service Commission approve lot 2014-1 on a 20-metre wide private right-of-way subject to:

- a) the final plan of subdivision being stamped with the “Private Right-of-Way” note; and
- b) the 30-metre buffer from the Kerrs Lake 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 right-of-way 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 Kerrs Lake 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.

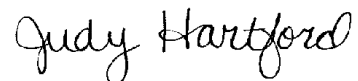
REVISIONS TO THE PRAC BY-LAW

The by-law states that no more than 50% of the Planning Review and Adjustment Committee membership shall be made up of municipal council members, rural community council members and local service district advisory committee members. This will need to be revised as we have more than 50% of our current members on LSD advisory committees.

Adjournment of Meeting

It was moved by Sam Walsh that the meeting be adjourned at 7:17 p.m.

Chairperson



Judy Hartford

Recording Secretary

The next regularly scheduled meeting for the PRAC of the Southwest New Brunswick Service Commission will take place on June 10th, 2014 at the Hemlock Knoll Office Building, Lawrence Station.

