

SOUTHWEST NEW BRUNSWICK SERVICE COMMISSION

Planning Review and Adjustment Committee

Meeting No. 14-12
December 9th, 2014
6:30 pm

Members Present: Vern Faulkner Larry Parker
Brian Cornish Dave Shelton
Gerald Gass

Members Absent: Pat Dodd Frank McCallum
Bill Campbell Sam Walsh

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

APPROVAL OF AGENDA

It was moved by Brian Cornish and seconded by Dave Shelton that the agenda be approved.

APPROVAL OF MINUTES

It was moved by Larry Parker and seconded by Gerald Gass that the minutes from the November 12th, 2014 meeting be approved.

DECLARATION OF CONFLICT OF INTEREST

No declarations were made.

SUBDIVISION SUBMISSIONS

ITEM 14-12-01: Jennifer & Kevin VANCE Subdivision 2014-1
Parish of Pennfield, County of Charlotte, NB
PID 15145113

Decision Required

Consideration of the creation of lots 2014-1 & 2014-2 on a 6-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 lots are suitable for the purpose intended, **Staff recommends the PRAC of the Southwest New Brunswick Service Commission approve the lots 2014-1 & 2014-2 on a 6-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 Larry Parker 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.

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 14-12-02: Harold, Jeffrey & Patricia IRVING Subdivision

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

Decision Required

Consideration of the creation of lots 14-1 & 14-2 on a 20-metre wide private right-of-way.

Discussion

As the proposed lots are within 30 metres of Digdeguash 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 and PID #15168438 to access lots 14-01 & 14-02 should be included with the deed to be registered.

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 14-1 & 14-02 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 Digdeguash 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 Brian Cornish and seconded by Dave Shelton 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 Digdeguash 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.

ITEM 14-12-03: John Brian SPEAR Subdivision

Parish of Pennfield, Charlotte County, NB
PID's 15035769 & 15157662

Decision Required

Consideration of the creation of lots 2014-2 & 2014-3 on a 20-metre wide private access.

Discussion

As the lots are suitable for the purpose intended, **Staff recommends the PRAC of the Southwest New Brunswick Service Commission approve the lots on a 20-metre wide private access subject to:**

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

Decision

It was moved by Dave Shelton and seconded by Gerald Gass 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.

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.

Adjournment of Meeting

It was moved by Larry Parker that the meeting be adjourned at 6:44 pm.

Vern Faulkner
Chairperson


Judy Hartford
Recording Secretary

