

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

MEETING # 16-08 (Tuesday, August 9, 2016 at 6:30 pm)

Hemlock Knoll Administration Building, Lawrence Station

MEMBERS PRESENT: Dave Shelton, Gerald Gass, Annette Townes, Dennis Blair, Brian Cornish & David Szemerda

MEMBERS ABSENT: Vern Faulkner, Wade Greenlaw & Sam Walsh

ALSO PRESENT: Dan Harrington, Planning Director; Don Leachman, Development Officer; Judy Hartford, Development Officer/Recording Secretary

1. APPROVAL OF AGENDA

Moved by G. Gass; Seconded by D. Shelton

MOTION: “that the Agenda be approved as presented.”

Carried

2. APPROVAL OF MINUTES

Meeting 16-07 held on July 12, 2016.

Moved by A. Townes; Seconded by D. Shelton

MOTION: “that the Minutes of meeting 16-07 be approved as presented.”

Carried

3. DECLARATION OF CONFLICT OF INTEREST: None

4. SUBDIVISION SUBMISSIONS

Item 16-08-01:

Applicant: Ross Ventures Ltd.

Krista ROSS Subdivision
Consideration of the creation of lot 14-1 on a 9-metre wide private right-of-way.

Moved by D. Szemerda; 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 “Krista Ross Subdivision” subject to the final plan of subdivision being stamped with the “Private Right-of-Way” note, and the final

plan of subdivision showing the right-of-way across lot 14-1 benefiting PID# 01233154, 01231430 & 15190150.

Carried

Item 16-08-02:

Applicant: Wesley (1997) Ltd.

WESLEY (1997) LTD. Subdivision 2009-1
Consideration of the creation of lots 28 through 34 on a private access owned and maintained by a road association.

Moved by D. Shelton; Seconded by A. Townes

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 "Wesley (1997) Ltd. Subdivision" subject to the final plan of subdivision being stamped with the "Private Access" note.

Carried

Item 16-08-03:

Applicant: Ross Ventures Ltd.

ROSS VENTURES LTD. Subdivision 2011-1
Consideration of the creation of five lots on a 12-metre wide private access owned and maintained by a road association.

Moved by G. Gass; 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 access for the development of land as shown on plan "Ross Ventures Ltd. Subdivision 2011-1" subject to the final plan of subdivision being stamped with the "Private Access" note and the 30-metre buffer from the wetlands being shown on, 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

ITEM 16-08-04:

Applicant: Murphy Surveys Ltd.

Claire & Jamie Carpenter Subdivision
Consideration of the creation of four lots on a private right-of-way.

Moved by A. Townes; Seconded by D. Szemerda

MOTION: The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission, as per Subsection 6(1) - *Provincial Subdivision Regulation*; approves a 20-metre wide private right-of-way for the development of land as shown on plan "Claire & Jamie Carpenter Subdivision" subject to the final plan of subdivision being stamped with the "Private right-of-way" note; the 75-metre buffer from Chamcook Lake being shown on the final plan; and, the right-of-way being shown as part of the remnant property.

Carried

5. ADJOURNMENT

Moved by D. Shelton

MOTION: "that there being no further business, the meeting adjourned at 7:09 pm".

Carried

Brian Cornish, Acting Chairperson
Director

Dan Harrington, Planning

Judy Hartford, Development Officer