

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

**MEETING # 16-11 (Monday, November 14, 2016 at 6:30 pm)**

Hemlock Knoll Administration Building, Lawrence Station

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**MEMBERS PRESENT:** Gerald Gass, Annette Townes, Dennis Blair, Brian Cornish, Sam Walsh, David Szemerda, Vern Faulkner & Wade Greenlaw

**MEMBERS ABSENT:** Dave Shelton

**ALSO PRESENT:** Dan Harrington, Planning Director; Judy Hartford, Development Officer; Alex Henderson, Planner

**1. APPROVAL OF AGENDA**

Moved by A. Townes; Seconded by D. Szemerda

**MOTION:** "the election of Vice Chairperson being added."

Carried

**2. APPROVAL OF MINUTES**

Meeting 16-10 held on October 12, 2016.

Moved by S. Walsh; Seconded by G. Gass

**MOTION:** "that the Minutes of meeting 16-10 be approved as presented."

Carried

**3. DECLARATION OF CONFLICT OF INTEREST: None**

**4. SUBDIVISION SUBMISSIONS**

**Item 16-11-01:**

Applicant: Ross Ventures Ltd.

Ross Ventures Subdivision 2016-2

Consideration of the creation of 11 lots on a 12-metre wide private access owned and maintained by a road association.

Consideration of a variance in the width of three lots.

Moved by W. Greenlaw; Seconded by S. Walsh

**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 for the development of land as shown on plan "ROSS VENTURES Subdivision 2016-2" subject to the final plan of subdivision being stamped with the "Private Access" note, the right-of-way

shown across lot 16-1 benefitting PID#s 01233154, 01231430, & 15190150, the final subdivision plan bearing a water quality advisory note for arsenic, iron and manganese and the thirty-metre buffer from the Provincially significant wetland being shown on, and the following statement being added to, the final plans: "This area is subject to Regulation 90-80 - *Watercourse and Wetland Alteration Regulation - Clean Water Act*", and

**MOTION:** The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission, as per Subsection 46(1) - *Provincial Subdivision Regulation*; approves a 2.49-metre variance in the width of a lot to create lot 16-6 with a width of 51.51 metres, a 6.8- metre variance to create lot 16-7 with a width of 47.20 metres, a 19.21-metre variance to create lot 16-8 with a width of 34.79 metres and a 26.29-metre variance to create lot 16-9 with a width of 27.71 metres.

Carried

**Item 16-11-02:**

Applicant: Kathy Currie

Periwinkle Estates Subdivision

Consideration of the creation of seventeen lots on a 20-metre wide private access to be owned and maintained by a road association.

Moved by G. Gass; Seconded by B. Cornish

**MOTION:** The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission, as per Subsection 6(1) - *Provincial Subdivision Regulation*; approve lots 01 through 09, 15 &16, 18 through 20 and 22 through 24 on a 20-metre wide private access to be owned and maintained by a road association subject to the final plan of subdivision being stamped with the "Private Access" note; the 30-metre buffer from the St. Croix River and the Provincially significant wetland being shown on and the following statement being added to the final plans, "This area is subject to *Regulation 90-80 Watercourse and Wetland Alteration Regulation of the Clean Water Act*"; and the 30-metre limited development setback being shown on and the following statement being added to the final plan "Development and tree cutting between the 30-metre setback and the waters edge is limited and controlled by the *St. Croix Corridor Zoning Regulation 95-STC-012-000*".

Carried

**Item 16-11-03:**

Applicant: Mary Colburn-Greene

Estate St. Croix Subdivision 08-1

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

Moved by G. Gass; 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*; approve lots 1 through 8 on a twenty-metre wide private access to be owned and maintained by a road association subject to the final plan of subdivision being stamped with the "Private Access" note as required by the Department of Transportation 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 Watercourse and Wetland Alteration Regulation of the Clean Water Act*".

Carried

**ITEM 16-11-04:**

Applicant: WSP Group

JD Timber Holdings Ltd. Subdivision 2016-1  
Consideration of the creation of a lot on a 10-metre wide private right-of-way.

Moved by W. Greenlaw; Seconded by B. Cornish

**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 "JD TIMBER HOLDINGS LTD. Subdivision 2016-1 " subject to: the final plan of subdivision being stamped with the "Private Right-of-Way" note; and, the thirty-metre buffer from the Magaguadavic River being shown on, and the following statement being added to, the final plans: "This area is subject to *Regulation 90-80 - Watercourse and Wetland Alteration Regulation - Clean Water Act*".

Carried

**5. ELECTION OF VICE CHAIRPERSON**

**MOTION:** "that S. Walsh is elected Vice Chairperson".

**6. ADJOURNMENT**

Moved by G. Gass

**MOTION:** "that there being no further business, the meeting adjourned at 7:02 pm".

Carried

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Vern Faulkner, Chairperson  
Director

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Dan Harrington, Planning

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Judy Hartford, Development Officer