

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

MEETING # 16-12 (Monday, December 12, 2016 at 6:30 pm)

Hemlock Knoll Administration Building, Lawrence Station

MEMBERS PRESENT: Gerald Gass, Dennis Blair, Brian Cornish, Sam Walsh, Vern Faulkner, Dave Shelton & Wade Greenlaw

MEMBERS ABSENT: David Szemerda & Annette Townes

ALSO PRESENT: Dan Harrington, Planning Director; Don Leachman, Building Inspector/Development Officer; Judy Hartford, Development Officer; Alex Henderson, Planner

1. APPROVAL OF AGENDA

Moved by D. Blair; Seconded by G. Gass

MOTION: "Storm Days/Cancellation Policy being added."

Carried

2. APPROVAL OF MINUTES

Meeting 16-11 held on November 14, 2016.

Moved by W. Greenlaw; Seconded by S. Walsh

MOTION: "that the Minutes of meeting 16-11 be approved as presented."

Carried

3. DECLARATION OF CONFLICT OF INTEREST: None

4. SIMILAR TO OR COMPATIBLE WITH SUBMISSION

Applicant: 642929 NB Limited

642929 NB Limited
415 Route 127, Oak Bay

Consideration of a three unit dwelling as being similar to or compatible with a single and two unit dwelling, the combination of which are currently permitted in the Commercial zone under the *Saint David Parish Planning Area Rural Plan Regulation - Community Planning Act* subject to an inspection being conducted of the dwelling.

Moved by D. Shelton; Seconded by S. Walsh

MOTION: The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission considers a three unit dwelling as being similar to or compatible with a single and two unit dwelling, the combination of which are currently permitted in the Commercial zone under the *Saint David Parish Planning Area Rural Plan Regulation - Community Planning Act* subject to an inspection being conducted of the dwelling.

Carried

5. SUBDIVISION SUBMISSIONS

Item 16-12-02:

Applicant: Earl Robinson

JD Timber Holdings Ltd. Subdivision 2016-1
Consideration of the creation of a lot on a 20-metre wide private right-of-way.

Moved by D. Shelton; Seconded by W. Greenlaw

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 "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

Item 16-12-03:

Applicant: Hughes Surveys & Consultants Inc.

Lorne K. Abony Subdivision
Consideration of the creation of a lot on a 20-metre wide private access owned and maintained by a road association.

Moved by W. Greenlaw; Seconded by D. Blair

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 "Lorne K. Abony Subdivision" subject to the final plan of subdivision being stamped with the "Private Access" note; the final subdivision plan bearing a water quality advisory note for fluoride and uranium and the thirty-metre buffer from Lake Utopia 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

6. STORM DAYS/CANCELLATION POLICY

A policy similar to the SNBSC Board will be included in the updated PRAC By-Laws.

7. ADJOURNMENT

Moved by W. Greenlaw

MOTION: “that there being no further business, the meeting adjourned at 7:03 pm”.

Carried

Vern Faulkner, Chairperson
Director

Dan Harrington, Planning

Don Leachman,
Development Officer
Building Inspector/Development Officer

Judy Hartford,