

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

**MEETING # 17-11 (Wednesday, November 15, 2017 at 6:30 pm)**  
SNBSC Planning Office, 21 River Street, Suite A, St. Stephen

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**MEMBERS PRESENT:** Gerald Gass, Dennis Blair, Brian Cornish

**MEMBERS ABSENT:** Sam Walsh, Annette Townes, Wade Greenlaw, Dave Shelton

**ALSO PRESENT:** Don Leachman, Development Officer; Judy Hartford, Development Officer;  
Alex Henderson, Planner;

**1. APPROVAL OF AGENDA**

Moved by D. Blair; Seconded by G. Gass

**MOTION:** "that the agenda be approved as presented".

Carried

**2. APPROVAL OF MINUTES**

Meeting 17-10 held October 11, 2017

Moved by G. Gass; Seconded by D. Blair

**MOTION:** "that the Minutes of meeting 17-10 be approved as presented."

Carried

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

**4. SUBDIVISION SUBMISSIONS**

**Item 17-11-01:**

Applicant: Shane McGregor

667545 NB INC. Subdivision 2016-2

Consideration of the creation of five lots on a 20-metre wide private access.

Moved by G. Gass; 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*; approves a private access for the development of land as shown on plan "667545 NB INC. Subdivision 2016- 2" subject to the final plan of subdivision being stamped with the "Private Access" note.

Carried

**Item 17-11-02:**

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 D. Blair; Seconded by G. Gass

**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 17-11-03:**

Applicant: Murphy Surveys (1990) Ltd.

Eleanor Elsie & William Ernest MCCLANAGHAN Subdivision 2017-1  
Consideration of the creation of a lot on a 9-metre wide private right-of-way.

Moved by G. Gass; 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 right-of-way for the development of land as shown on plan "Eleanor Elsie & William Ernest MCCLANAGHAN Subdivision 2017-1" subject to the final plan of subdivision being stamped with the "Private Right-of-Way" note.

Carried

**5. NEXT MEETING**

The December Prac meeting will be on December 11, 2017, 6:30 pm, location TBD.

**6. ADJOURNMENT**

Moved by D. Blair

**MOTION:** "that there being no further business, the meeting adjourned at 6:50 pm.

Carried

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Brian Cornish, Acting Chairperson

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Alex Henderson, Planner

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Judy Hartford, Development Officer