

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

MEETING # 18-08 Monday, August 20, 2018 at 6:30 pm)
SNBSC Planning Office

MEMBERS PRESENT: Dennis Blair, Brian Cornish, Sam Walsh, Gerald Gass, Jill Stewart

MEMBERS ABSENT: Dave Shelton

ALSO PRESENT: Don Leachman, Development Officer; Judy Hartford, Development Officer,
Alex Henderson, Planning Director

1. APPROVAL OF AGENDA

Moved by J. Stewart; Seconded by D. Blair

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

Carried

2. APPROVAL OF MINUTES

Meeting 18-07 held July 11, 2018

Moved by D. Blair; Seconded by B. Cornish

MOTION: “that the Minutes of meeting 18-07 be approved as presented.”

Carried

3. DECLARATION OF CONFLICT OF INTEREST: None

4. SUBDIVISION SUBMISSION

Item 18-08-01:

Applicant: Applicant: Wesley (1997) Ltd.

WESLEY (1997) LTD. Subdivision 2009-1
Consideration of the creation of lots 28 & 29 on a private access owned
and maintained by a road association.

Moved by B. Cornish; 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*; 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 18-08-02:

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 J. Stewart

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 18-08-03:

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 four lots.

Moved by B. Cornish; 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 “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 18-08-04:

Applicant: John Prime

Cole Subdivision
Consideration of the creation of a lot on a private right-of-way.

Moved by B. Cornish; Seconded by J. Stewart

MOTION: The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission approve a private right-of-way for the development of land as shown on plan "COLE Subdivision" subject to the final plan of subdivision being stamped with the "Private Right-of-Way" note, 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*".

Carried

6. NEXT MEETING

The next meeting will be on September 10, 2018, location TBD.

7. ADJOURNMENT

Moved by D. Blair

MOTION: "that there being no further business, the meeting adjourned at 7:24 pm.

Sam Walsh, Chairperson

Alex Henderson, Planning Director

Judy Hartford, Development Officer