

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

**MEETING # 15-07 (Tuesday, July 14, 2015 at 6:30 pm)**

SNBSC Planning Office Conference Room, 21 River Street, Suite A, St. Stephen

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**MEMBERS PRESENT:** Vern Faulkner, Dave Shelton, Gerald Gass, Sam Walsh, Annette Townes, Dennis Blair, Wade Greenlaw, Bill Campbell, Dan Dow

**MEMBERS ABSENT:** Brian Cornish

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

**1. APPROVAL OF AGENDA**

Moved by A. Townes; Seconded by Dave Shelton

Carried

**2. APPROVAL OF MINUTES**

Meeting 15-05 held on May 12<sup>th</sup>, 2015.

Moved by S. Walsh; Seconded by D. Shelton

**MOTION:** “that the Minutes of meeting 15-05 be approved as presented.”

Carried

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

**4. SUBDIVISION SUBMISSIONS**

**Item 15-07-04:**

Applicant: Murphy Surveys Ltd.

Eugene C. WORMELL & Minnie Helen WORMELL Subdivision 2012-1  
Consideration of the creation of lot 2012-1 on a 20-  
metre wide private right-of-way.

Moved by S. Walsh; 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 “Eugene C. Wormell & Minnie Helen Wormell Subdivision 2012-1” subject to the final plan of subdivision being stamped with the “Private right-of-way” note.

Carried

**Item 15-07-05:**

Applicant: Hal & Faith Keith

Hal & Faith KEITH Subdivision  
Consideration of the creation of five lots on a 20-metre wide private right-of-way.

Moved by D. Dow; 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 right-of-way for the development of land as shown on plan “Hal & Faith Keith Subdivision” subject to the final plan of subdivision being stamped with the “Private right-of-way” note; the right-of-way being shown as part of lot 5; and the thirty-metre buffer from Lake Utopia being shown on, and the following statement being added to, the final plan: “This area is subject to Regulation 90-80 *Watercourse & Wetland Alteration Regulation – Clean Water Act.*”

Carried

**Item 15-07-06:**

Applicant: Murphy Surveys Ltd.

www.lakecottagelots.com Ltd. Subdivision 2014-1  
Consideration of the creation of three lots on a 20-metre wide private right-of-way.

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 right-of-way for the development of land as shown on plan www.lakecottagelots.com Ltd. Subdivision 2014-1” subject to the final plan of subdivision being stamped with the “Private right-of-way” note; and the right-of-way being shown as part of the remnant property on the final plan of subdivision.

Carried

**Item 15-07-07:**

Applicant: Hughes Surveys & Consultants Inc.

Harold, Jeffrey & Patricia IRVING Subdivision

Consideration of the creation of lot 15-01 on a 20-metre wide private right-of-way.

Moved by S. Walsh; 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*; approves a private right-of-way for the development of land as shown on plan "Harold, Jeffrey & Patricia Irving Subdivision" subject to the final plan of subdivision being stamped with the "Private right-of-way" note.

Carried

**Item 15-07-08:**

Applicant: Hughes Surveys & Consultants Inc.

R & G LEVESQUE (1985) LTD. Subdivision  
Consideration of the creation of eight lots on a 20-metre wide private access.

Consideration of a variance in the width of a lot.

Moved by D. Dow; 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 "R & G Levesque (1985) Ltd. Subdivision" subject to the final plan of subdivision being stamped with the "Private Access" note; the final plan bearing a water quality advisory note; the 30-metre buffer from Lake Utopia 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*"; and as per Subsection 46(1) - *Provincial Subdivision Regulation*; approves a 34-metre variance in the width of a lot to create the private access road with a width of 20-metres.

Carried

**5. ADJOURNMENT**

Moved by D. Dow

**MOTION:** "that there being no further business, the meeting adjourned at 7:01 pm."

Carried

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Vern Faulkner, Chairperson  
Secretary

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Judy Hartford, Recording