

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

MEETING # 17-03 (Monday, March 13, 2017 at 6:30 pm)

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

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

MEMBERS ABSENT: Dave Shelton

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

1. APPROVAL OF AGENDA

Moved by W. Greenlaw; Seconded by G. Gass

MOTION: "that Item 17-03-04 be heard second"

Carried

2. APPROVAL OF MINUTES

Meeting 16-12 held on December 12, 2016.

Moved by W. Greenlaw; Seconded by A. Townes

MOTION: "that the Minutes of meeting 16-12 be approved as presented."

Carried

3. DECLARATION OF CONFLICT OF INTEREST: None

4. SUBDIVISION SUBMISSIONS

Item 17-03-01:

Applicant: Hughes Surveys & Consultants Inc.

SANDLEIGH DEVELOPMENTS LTD. Subdivision Re-approval
Consideration of the creation of 13 lots on a 20-metre wide private access.

Moved by G. Gass; 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*; approves a private access for the development of land as shown on plan "SANDLEIGH DEVELOPMENTS 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 for fluoride and uranium;

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 and Wetland Alteration Regulation of the Clean Water Act*".

Carried

Item 17-03-04:

Applicant: Hughes Surveys & Consultants Inc.

Dennis HALL Subdivision Re-approval
Consideration of the creation of five lots on a 20-metre wide private right-of-way.

Moved by W. Greenlaw; 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 “Dennis HALL Subdivision 09- 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.

Carried

Item 17-03-03:

Applicant: WSP Group Inc.

CLEGHORN Subdivision 2017-1
Consideration of the creation of a lot on a 6-metre wide private right-of-way.

Moved by B. Cornish; 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*; approves a private right-of-way for the development of land as shown on plan “CLEGHORN Subdivision 17- 01” subject to the final plan of subdivision being stamped with the “Private Right-of-Way” note; 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 - 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*”.

5. ADJOURNMENT

Moved by B. Cornish

MOTION: “that there being no further business, the meeting adjourned at 6:54 pm.

Carried

Vern Faulkner, Chairperson
Director

Dan Harrington, Planning

Judy Hartford, Development Officer