

Regional Service Commission 11  
PLANNING REVIEW AND ADJUSTMENT COMMITTEE (PRAC)

MEETING # 15-11 (Tuesday, November 24, 2015 at 5:00 pm)  
Majestic/Admiral Boardroom, Ramada Hotel, 480 Riverside Drive, Fredericton

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**MEMBERS PRESENT:** John T. Nisbet, Bernie Hoganson, Mike Chamberlain, Susan Jonah, Daryl Prince, Paul Milburn, Peter Corey, Scott Smith, Eldon Hunter, Colin Trail

**MEMBERS ABSENT:** Carman Nason, Brian Toole

**ALSO PRESENT:** Stephen McAlinden, General Manager of Planning and Development; Kelly Brewer, Development Officer; Mary Stone, Recording Secretary

**1. APPROVAL OF THE AGENDA**

Moved by C. Trail; Seconded by S. Smith

**MOTION:** "that the Agenda be approved as amended".

Carried

**2. APPROVAL OF MINUTES**

Meeting 15-10 held on October 27, 2015

Moved by M. Chamberlain; Seconded by D. Prince

**MOTION:** "that the Minutes of meeting 15-10 be approved as presented".

Carried

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

**4. DEVELOPMENT OFFICER VARIANCES:** None

**5. NEW BUSINESS:**

**Item 15-11-05:**

Applicant: Russell Best c/o John Best - **APPLICATION WITHDRAWN**

John Best – Similar to or Compatible with Application  
Consideration of storage of equipment as being similar to or compatible with uses permitted in the "Resource" zone of the Village of Minto Plan.

**Item 15-11-06:**

Applicant: WSP Canada Inc.

Caverhill Subdivision 15-2  
Consideration of the creation of two lots on a 20-metre wide private access.

Moved by P. Milburn; Seconded by S. Smith

**MOTION:** The Planning Review and Adjustment Committee of the Regional Service Commission 11 as per Subsection 6(1) - *Provincial Subdivision Regulation*; approves a 20-metre wide private access for the development of land as shown on plan "CAVERHILL Subdivision 15-2" subject to:

- a) the final plan of subdivision being stamped with the "Private Access" note; and,
- b) the 30-metre buffer from the Saint John River (Mactaquac Forebay) being shown on, and the following note being added to, the final plan: "This area is subject to Regulation 90-80- *Wetland and Watercourse Alteration Regulation – Clean Water Act*;".

Carried

**Item 15-11-07:**

Applicant: WSP Canada Inc.

M.C. Hammer Inc. Subdivision  
Consideration of the creation of three lots on private right-of-way.

Moved by D. Prince; Seconded by S. Smith

**MOTION:** The Planning Review and Adjustment Committee of the Regional Service Commission 11 as per Subsection 6(1) – *Provincial Subdivision Regulation*; approves a private right-of-way for the development of land as shown on plan "M. C. Hammer Inc. Subdivision" subject to the final plan of subdivision being stamped with the "Private Right-of-Way" note.

Carried

**Item 15-11-08:**

Applicant: SurTek Group Ltd.

I Weld Ltd. Subdivision 2015-1  
Consideration of the creation of six lots on a private right-of-way.  
Consideration of a variance in the width of a lot.

Moved by T. Nisbet; Seconded by B. Hoganson

**MOTION:** The Planning Review and Adjustment Committee of the Regional Service Commission 11 as per Subsection 6(1) – *Provincial Subdivision Regulation*; Subsection 35(b) - *Community Planning Act*;

1. approves a private access for the development of land as shown on plan "I. Weld Ltd. Subdivision 2015-1" subject to:
  - a) the final plan of subdivision being stamped with the "Private Right-of-Way" note;
  - b) a right-of-way agreement to cross over PID# 45179645 being presented with the final plan of subdivision; and

c) the thirty-metre buffer from Grand Lake and the provincially significant wetland 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 – Clean Water Act"; and

2. approves a variance of 45 metres in the width of a lot to create lot 15-6 with a width of 9 metres at minimum setback from the private access.

Carried

**Item 15-11-09:**

Applicant: WSP Canada Inc.

Berdie Emily Darrah Subdivision  
Consideration of the creation of a lot on a private right-of-way.  
Consideration of a variance in the depth of a lot.

Moved by S. Smith; Seconded by S. Jonah

**MOTION:** The Planning Review and Adjustment Committee of the Regional Service Commission 11 as per Section 5(1) – *Village of Chipman By-Law 77 Subdivision Regulation; Subsection 46(1) – Community Planning Act;*

1. approves a 3-metre wide private right-of-way for the development of land as shown on plan "Berdie Emily Darrah Subdivision" subject to the final plan of subdivision being stamped with the "Private Right-of-Way" note; and

2. approves a 3.538-metre variance in the depth of a lot to create lot 15-1 with a depth of 26.462 metres.

Carried

**Item 15-11-10:**

Applicant: SurTek Group Ltd.

Gagetown Creek Subdivision 2015-1  
Consideration of the creation of three lots on private right-of-way.

Moved by T. Nisbet; Seconded by B. Hoganson

**MOTION:** The Planning Review and Adjustment Committee of the Regional Service Commission 11 as per Section 8(1) – *Village of Gagetown By-Law 38 Subdivision By-law;* approves a private right-of-way for the development of land as shown on plan "Gagetown Creek Subdivision 2015-1" subject to:

1. the final plan of subdivision being stamped with the "Private Right-of-Way" note; and

2. the thirty-metre buffer from Gagetown Creek and the provincially significant wetland 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 – Clean Water Act.*"

Carried

**Item 15-11-11:**

Applicant: Eastern Land Surveys

Riverview Estates Subdivision

Consideration of the creation of three lots on private right-of-way.

Moved by T. Nisbet; Seconded by P. Milburn

**MOTION:** The Planning Review and Adjustment Committee of the Regional Service Commission 11 as per Section 8(1) – *Village of Gagetown By-Law 38 Subdivision By-law*; approves a 10-metre wide private right-of-way for the development of land as shown on plan “Riverview Estates Subdivision” subject to:

- a) the final plan of subdivision being stamped with the “Private Right-of-Way” note; and
- b) the thirty-metre buffer from the Saint John River 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 – Clean Water Act”.

Carried

**Item 15-11-12:**

Applicant: WSP Canada Inc.

Birdlands Ltd. Headland Development Subdivision – Reapplication

Reapplication – Consideration of recommendation of the creation of Headwind Court to the Minister of Transportation and Infrastructure for his assent.

Moved by D. Prince; Seconded by P. Milburn

**MOTION:** The Planning Review and Adjustment Committee of the Regional Service Commission 11 as per Subsection 6(1) – *Provincial Subdivision Regulation*; Section 55 – *Community Planning Act*; recommends the creation of Headwind Court to the Minister of Transportation and Infrastructure for his assent.

Carried

**6. ADJOURNMENT**

Moved by C. Trail

**MOTION:** “That there being no further business, the meeting adjourned at 5:40 pm.”

Carried

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Eldon Hunter, Chairperson

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Mary Stone, Recording Secretary