

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

MINUTES OF MEETING # 17-01 (Tuesday, January 31, 2017 at 5:00 pm)
Majestic/Admiral Boardroom, Ramada Hotel, 480 Riverside Drive, Fredericton

MEMBERS PRESENT: Bernie Hoganson, Mike Chamberlain, Susan Jonah, Paul Milburn, Scott Smith, Eldon Hunter, John T. Nisbet, Carman Nason, Daryl Prince, Brian Toole, Peter Corey

MEMBERS ABSENT: Colin Trail

ALSO PRESENT: Stephen McAlinden, General Manager of Planning and Development; Robin Canavan, Development Officer; Mary Stone, Recording Secretary

1. ELECTION OF CHAIR AND VICE CHAIR

Stephen McAlinden called for nominations and self-nominations for the Chair position.
Eldon Hunter was nominated by Mike Chamberlain.
Eldon Hunter indicated he would accept the nomination.
Susan Jonah nominated herself.
Stephen McAlinden called for additional nominations twice.
Following a vote, Eldon Hunter be named as Chair.

Eldon Hunter took the Chair and called for nomination for the Vice Chair position.
Susan Jonah was nominated for Vice Chair by Tom Nisbet and seconded by Daryl Prince.
Susan Jonah indicated she would accept the nomination.
Chair, Eldon Hunter, called for additional nominations twice.
Nominations cease and Susan Jonah be named as Vice Chair.

2. APPROVAL OF THE AGENDA

Moved by D. Prince; Seconded by C. Nason

MOTION: "that the Agenda be approved as presented."

Motion Carried

3. APPROVAL OF MINUTES

Meeting 16-12 held on December 13, 2016

Moved by S. Smith; Seconded by P. Milburn

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

Motion Carried

4. DECLARATION OF CONFLICT OF INTEREST: None

5. DEVELOPMENT OFFICER VARIANCES: Stephen McAlinden presented the Development Officer Variances that were approved during the month of December 2016.

6. NEW BUSINESS:

Item 17-01-06:

Applicant: SurTek Group Ltd.

Woodbury Developments Ltd. Sub. Phase 2A
Consideration of the creation of one lot on a private right-of-way.

Moved by P. Milburn; Seconded by B. Toole

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 show on plan “Woodbury Developments Ltd. Subdivision Phase 2A” subject to:

- a) the final plan of subdivision being stamped with the “Private Right-of-Way” note;
- b) the private right-of-way to be designed and built to meet the standards outlined in the publication prepared by the Department of Transportation and Infrastructure entitled “A Guide to the Minimum Standards for the Construction of Subdivision Roads and Streets” to ensure layout and drainage requirements will meet these standards to ensure that the proposed street can be accepted by the Province in the future as a public street;
- c) the road design being prepared by a professional Engineer licensed to practice in the Province of New Brunswick;
- d) the road design being certified by the aforementioned professional Engineer prior to stamping of the final plan;
- e) an access permit from the Department of Transportation and Infrastructure to cross PID #75336016 being presented with the final plan of subdivision.

Motion Carried

Item 17-01-07:

Applicant: SurTek Group Ltd.

Tim Mills Subdivision 2016-1
Consideration of the creation of one lot on a private right-of-way.

Moved by M. Chamberlain; 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*; approves a 6- metre wide private right-of-way for the development of land as shown on plan “Tim Mills Subdivision 2016-1” subject to:

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

2. the 30-metre buffer from Salmon Bay and the pond 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*".

Motion Carried

Item 17-01-08:

Applicant: Dale MacFarlane Land Surveying Ltd.

Keith and Jane Howell Subdivision

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

Moved by M. Chamberlain; 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*; approves a 6-metre wide access for the development of land as show on plan "Keith and Jane Howell Subdivision Lot 17-01" subject to:

a) the final plan of subdivision being stamped with the "Private Access" note.

Motion Carried

7. ADJOURNMENT

Moved by D. Prince

MOTION: "That there being no further business, the meeting adjourned 5:35 pm."

Motion Carried

Eldon Hunter, Chairperson

Mary Stone, Recording Secretary