

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

MINUTES OF MEETING # 19-09 (Tuesday, September 24, 2019 at 5:00 pm)  
Regional Service Commission 11, 860 Prospect Street, Fredericton, NB

---

**MEMBERS PRESENT:** Eldon Hunter, Susan Jonah, Tom Nisbet, Mike Chamberlain, Bernie Hoganson, Paul Milburn, Blaine Nason, Bobbi Hartt, Brian Toole, Peter Morrison, Peter Corey

**MEMBERS ABSENT:** None

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

**1. APPROVAL OF THE AGENDA**

Moved by M. Chamberlain; Seconded by P. Milburn

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

Motion Carried

**2. APPROVAL OF MINUTES**

Meeting 19-08 held on August 27, 2019.

Moved by E. Hunter; Seconded by P. Morrison

**MOTION:** "that the Minutes of meeting 19-08 be approved as carried".

Motion Carried

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

**4. DEVELOPMENT OFFICER VARIANCES:** Stephen McAlinden presented the development officer variances and subdivision re-approvals for August 2019.

**5. NEW BUSINESS:**

**Item 19-09-05**

Applicant: 708818 NB Ltd.

Meadow Valley – Public Street Subdivision  
Consideration of the recommendation of new public streets to the Minister of Transportation and Infrastructure for his assent.

Consideration of a variance in the width of a lot.

.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*, Section 87(2)(a) – *Community Planning Act*, Subsection 55(1)(b) - *Community Planning Act*:

1) recommend the creation of two new public streets and the extension of an existing street as shown on plan “Meadow Valley Subdivision” to the Minister of Transportation and Infrastructure for his assent; subject to:

a) the 30-metre buffer from watercourses and 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 Alteration Regulation – Clean Water Act*; and,

b) street names being approved and registered with NB911 prior to stamping of the final plan; and,

2) approve a 34-metre variance in the width of a lot to create lot 7 with a width of 20 metres at a minimum setback from a public street.

Motion Carried

**Item 19-09-06:**

Applicant: 708818 NB Ltd.

Meadow Valley Subdivision – Private Access  
Consideration of the creation of four lots on a private access.

Moved by P. Milburn; Seconded by M. Chamberlain

**MOTION:** The Planning Review and Adjustment Committee of the Regional Service Commission 11 as per Subsection 6(1) – *Provincial Subdivision Regulation*, approves a private access for the development of land as shown on plan “Meadow Valley Subdivision” subject to:

- a) the final plan of subdivision being stamped with the “Private Access” note;
- b) the private access being 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 - 2017” to ensure layout and drainage requirements will meet these standards to ensure that the proposed access 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; and,
- e) the 30-metre buffer from watercourses and 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 Alteration Regulation – Clean Water Act*.”

Motion Carried

**Item 19-09-07:**

Applicant: Westhony Inc.

Lakeview on the Mountain Subdivision 19-1  
Consideration of the creation of six lots on a private right-of-way.

Consideration of variances in the width of lots.

Moved by E. Hunter; 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*, Subsection 55(1) - *Community Planning Act*,

1. approves a private right-of-way for the development of land as shown on plan “Lakeview on the Mountain Subdivision 19-1” 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# 75051573 being presented with final plan of subdivision; and,
  - c. the 30-metre buffer from Kelly’s Creek Basin 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*”;
2. approves a 5.17-metre variance in the width of lots 19-1 to 19-5 to create the lots with a width of 48.83 metres at a minimum setback from Mountain Road; and,
3. approves a 3.33-metre variance in the width of lot 19-6 to create the lot with a width of 50.67 metres at a minimum setback from Mountain Road.

Motion Carried

**Item 19-09-08:**

Applicant: Cornerstone Surveys Inc.

Embleton Subdivision

Consideration of the creation of a remnant on a 20-metre wide private right-of-way.

Moved by M. Chamberlain; 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*, approves a 20-metre wide private right-of-way for the development of land as shown on plan “Embleton Subdivision” subject to the final plan of subdivision being stamped with the “Private Right-of-Way” note.

Motion Carried

**Item 19-09-09:**

Applicant: Rural Community of Hanwell

Jardine – Rezoning

Proposed amendment to rezone lands from Commercial Light Industrial – “CLI” zone to Commercial – “C” zone in the Rural Community of Hanwell Rural Plan.

Moved by E. Hunter; Seconded by S. Jonah

**MOTION:** The Planning Review and Adjustment Committee of the Regional Service Commission 11 recommend that the Council of the Rural Community of Hanwell adopt the By-Law, as proposed.

Motion Carried

**6. ADJOURNMENT**

Moved by M. Chamberlain

**MOTION:** "That there being no further business, the meeting adjourned at 5:22 pm."

Motion Carried

---

Tom Nisbet, Chairperson

---

Mary Stone, Recording Secretary