

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

MINUTES OF MEETING # 20-12 (Tuesday, December 15, 2020 at 5:00 pm)  
Via Zoom Web Conferencing and Internet Broadcasting

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**MEMBERS PRESENT:** Bernie Hoganson, Bobbi Hartt, Mike Chamberlain, Susan Jonah, Peter Morrison, Peter Dufour, Blaine Nason, Tom Nisbet, Brian Toole, Gordon Crouse

**MEMBERS ABSENT:** Peter Corey, Eldon Hunter

**ALSO PRESENT:** Stephen McAlinden, General Manager; Robin Canavan, Development Officer; Kelly Shaw, Development Officer; Mary Stone, Recording Secretary

**1. APPROVAL OF THE AGENDA**

Moved by P. Morrison; Seconded by S. Jonah

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

Motion Carried

**2. APPROVAL OF MINUTES**

Moved by M. Chamberlain; Seconded by B. Hartt

**MOTION:** "that the Minutes of meeting 20-11 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 November 2020.

**5. NEW BUSINESS:**

**Item 20-12-05:**

Applicant: Cornerstone Surveys Inc.

Paradise Estates Subdivision – Phase 2

Consideration of the recommendation of a new public street to the Minister of Transportation and Infrastructure for her assent.

Moved by S. Jonah; Seconded by B. Hartt

**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*;

recommends the creation of one new public street as shown on plan "Paradise Estate Subdivision Phase 2" to the Minister of Transportation and Infrastructure for her assent subject to:

- 1) the street name being approved and registered with NB911 prior to stamping the final plan.

Motion Carried

**Item 20-12-06:**

Applicant: Cornerstone Surveys Inc.

Tony Bourgoin Subdivision  
Consideration of the creation of five lots on a private right-of-way.

Moved by B. Toole; Seconded by B. Nason

**MOTION:** The Planning Review and Adjustment Committee of the Regional Service Commission 11 as per Subsection 6(1) – *Provincial Subdivision Regulation*; approves a 10-metre wide private right-of-way for the development of land as shown on plan "Tony Bourgoin Subdivision" subject to:

- a) the final plan of subdivision being stamped with the "Private Right-of-Way" note;
- b) right-of-way agreements to cross over PID#75044842, 75044867 and 75476283 being presented with the final plan of subdivision; and,
- c) the 30-metre buffer from Mactaquac head pond being shown on, and the following note 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 20-12-07:**

Applicant: Cornerstone Surveys Inc.

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

Moved by S. Jonah; Seconded by P. Morrison

**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 "Mersereau Subdivision" subject to the final plan of subdivision being stamped with the "Private Right-of-Way" note.

Motion Carried

**Item 20-12-08:**

Applicant: Hughes Surveys

690949 N.B. Ltd. Subdivision

Consideration of the creation of two lots on a private right-of-way.

Moved by B. Nason; 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*;

- 1) approves a 6-metre private right-of-way for the development of land as shown on tentative plan “690919 N.B Ltd 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 Washademoak Lake and watercourse 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 by Division

**Item 20-12-09:**

Applicant: Central NB Surveyors

Philshirl Subdivision 2020-1

Consideration of the creation of five lots on a twenty-metre wide private access.

Moved by S. Jonah; Seconded by B. Hartt

**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 “Philshirl Subdivision No. 2020-1” subject to

- a) the final plan of subdivision being stamped with the “Private Access” note; and,
- b) the private access being shown as part of the remnant property.

Motion Carried

**Item 20-12-10:**

Applicant: Eastern Land Surveys Ltd.

Brunswick Forest Service Sub 20-1

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

Moved by B. Nason; 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 10-metre wide private right-of-way for the development of land as shown on tentative plan “Brunswick Forest Services Ltd. Subdivision 20-1” subject to:

- a) the final plan of subdivision being stamped with the "Private Right-of-Way" note; and,
- b) a right-of-way agreement to cross PID# 75130203 being presented with the final plan of subdivision.

Motion Carried

**Item 20-12-11:**

Applicant: Brennan Surveys

Timothy N. Tompkins & Theresa M. Tompkins Subdivision  
Consideration of the creation of one lot on a private right-of-way.

Moved by B. Toole; Seconded by P. Morrison

**MOTION:** The Planning Review and Adjustment Committee of the Regional Service Commission 11 as per Subsection 6(1) – *Provincial Subdivision Regulation*; approves a 15-metre wide private right-of-way for the development of land as shown on plan "Timothy N. Tompkins & Theresa M. Tompkins Subdivision" subject to:

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

Motion Carried

**6. ADJOURNMENT**

Moved by M. Chamberlain

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

Motion Carried

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Tom Nisbet, Chairperson

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Mary Stone, Recording Secretary