



**Minutes of PRAC MEETING held on July 18th, 2023 at
Valley Waters Village Hall
10 Municipal Street, Norton, N.B. E5T 0C8**

mcb

Attendance:

Susan Northrup
Bob Bates
Rick Horton
Gordon Keirstead
Nelson Ball
Harold Keith

Staff:

Director Corporate Services - Mark Flewwelling
Development Officer – Wayne Merceer
Planner – Jennifer Brown
Recording Secretary – Pam Kaye

Public: 9

Meeting called to order by Planner Jennifer Brown.

Motion by Rick Horton, to make an amendment to the agenda, adding election of chair, seconded by Nelson Ball. (Motion carried)

Jennifer asked if there were any volunteers for a chair?

Susan Northrup made a motion to elect Bob Bates for chair, Bob declined.

Rick Horton made a motion to elect Susan Northrup for chair, name will stand.

Any volunteers for a vice-chair?

Rick Horton made a motion that Susan Northrup be chair and Bob Bates Vice chair, seconded by Nelson Ball. (Motion carried 6-0)

Susan called the meeting to order and started with introductions to the new board and area representing.

Jennifer explained to the public how the meeting would proceed.

Chair asked if there was any conflict of interest with these applications - none

**Approval of Minutes for September 20, 2022, by Nelson Ball, seconded by Rick Horton
(Motions carried 6-0)**

The chair turned the meeting over to Wayne Mercer to present the property information.

1. Property Information	
Applicant	GSD Holding Inc. (Robert Hollett)
Property Identification Number	00131904
Location	110 Cleveland Rd., South Branch
County	Kings RD
Land Area	15.4 acres (38 acres)
Zoning	n/a

2. Proposal	
Proposed Land Use	The applicant wishes to subdivide the existing property to create 7 new recreational lots that abut a Private Access (Ohio Drive) as shown on the tentative plan named Goshen Valley Subdivision 22-1 (Attachment C) Subdivision application submitted on December 14, 2022.
Existing Land Use	Recreational – 2 cottages
Services	N/A
Road	Cleveland Rd. – Public (Local passible)
	.

Recommendation:

With regard to the evaluation, the Development Officer recommends approving the Tentative Subdivision Plan named Goshen Valley Subdivision 22-1 with the following notes shown on the plan:

- 1 The “Private Access” shown on this plan is not suitable as a public street and therefore all maintenance services and improvements are the responsibility of the property owners.
- 2 The “Private Access” shown on this plan is guaranteed as a right-of-way to all new lots abutting this access.

Bob Bates made a motion to approve the recommendation for subdivision plan Goshen Valley Subdivision 22-1, seconded by Harold Keith. Motion carried (6-0)

2. Subdivision – Hughes Road, Codys

Applicant	G-Tech Services Inc. (Dean Guest)
Property Identification Number	45150984
Location	Hughes Rd., Codys, Butternut Valley
Parish/Village	Johnston

County	Queens
Land area	37 hectares (90 acres)

Proposal	
Proposed Land Use	Seasonal recreational building lot and access
Existing Land Use	Vacant land- Forested areas
Services	New wells and septic as needed. To be approved as needed. Lot is over 1 acre to meet regulations
Subdivision Name	G-Tech Services Inc. Subdivision

Recommendation:

Based on the above evaluation, it is recommended that the Planning Review and Adjustment Committee of Kings Regional Service Commission approve the Proposed Private Access – Twin Brooks Lane as being advisable for the development of the land as per Section 6(1) of the Provincial Subdivision Regulation. This approval will allow the Development Officer to approve the proposed Tentative Subdivision Plan – G-Tech Services Inc. 23-1 –subject to the following conditions:

1. The following notes be placed on the face of the plan:

Lots and in this subdivision, plan have been approved fronting on a private access. Lots registered, and subsequently developed, may not receive public services, such as school busing, garbage pick-up and snow ploughing, until and unless the access has been constructed to a standard acceptable and transferrable to the Department of Transportation and other applicable public authorities.

The “Private Access – Twin Brooks Lane” shown on this plan is not suitable for a public street. The Department of Transportation will not upgrade or maintain the “Private Access- Twin Brooks Lane” in the future. All maintenance services and improvements to the “Private Access- Twin Brooks Lane” are the responsibility of the property owners.

The “Private Access – Twin Brooks Lane” shown on this plan is guaranteed as a right-of-way from Belleisle Shore Rd to all new lots shown and delineated on said “Private Access”. The “Private Access –Twin Brooks Lane” shown on this plan does not represent a separate building lot. The Planning Review Adjustment Committee (PRAC) of Kings Regional Service Commission does not carry on-site inspections of the private access shown on this plan. Construction of a private access on this parcel of land in accordance with all relevant regulations, if any, is the strict and sole responsibility of the property owner or developer. The PRAC expressly makes no representations nor warranties of any nature whatsoever that the condition and construction of the access is suitable for safe movement of vehicle traffic. The PRAC only approves the location of the access shown on this plan and not its condition and makes no representation nor warranties whatsoever with respect to the condition of the access

2. The Private Access – Twin Brooks Lane must be constructed to a standard that emergency vehicles are able to travel safely without obstruction or problems and a suitable turnaround constructed at the terminus.

Rationale:

1. The proposed private access is an acceptable means to access the proposed lots for recreational/seasonal use as per the Kings RSC Guideline for Lot Creation on Private Accesses.

2. The area along the unimproved section of Hughes Rd is suitable for recreational/seasonal residences. There are no permanent year-round residences nearby.

3. The Development Officer is of the opinion that the proposed lots are reasonable and desirable for the development of the parcel of land in accord with the intent of the Community Planning Act and Provincial Subdivision Regulation 80-159.

4. The Development Officer has considered the topography of the land, the provision of the lots being

suitable for the intended use and convenient access to the lots as per Section 5(4) of the Provincial Subdivision Regulation 80-159.

Rick Horton made a motion to accept recommendations of Development officer, seconded by Bob Bates. (Motion carried 6-0)

3.Rezoning – 255 Roachville Road, Roachville Nelson Ball, Rick Horton

Property Information	
Applicant	Holly and Greg Northrup c/o Kings Regional Service Commission
PID	00106385
Location	255 Roachville Rd., Roachville
Taxation Authority	Butternut Valley
County	Kings
Land area	4,200 sqm (1.04 acres)

Proposal	
Proposed Land Use	Residential
Existing Land Use	Residential
Services	N/A
Approval Request	Amend zoning from Industrial “I” to Rural “R” to facilitate alignment with zoning and use

Recommendation:

It is recommended that the Planning Review and Adjustment Committee recommend the council of Butternut Valley approve the proposed rezoning of the property at 255 Roachville Road, otherwise known as PID 00106385, from Industrial “I” to Rural “RU” to allow the property to be a conforming use under the Studholm Parish Planning Area Rural Plan.

Rick Horton made a motion to approve the rezoning, seconded by Nelson Ball. (Motion carried 6-0)

4.Rezoning and subdivision 2377 Route 121, Riverbank

Property Information	
Applicant	Walter Pollock
Property Identification Number	30278477
Location	2377 Route 121, Riverbank
County	Kings
Land area	52,000 square meters (12 acres)
Subdivision Name	Pollock Subdivision

Proposal	
Proposal Land Use	Residential
Existing Land Use	Undeveloped
Services	On-site septic and well systems to be installed in accordance with Provincial Regulations and

	Permits
Approval request	To amend the subject property's Environmental Constraint "EC" and Rural "RU" zoning to Rural Residential "RR to permit the creation of a three (3) lot residential subdivision

Recommendation:

Based on the information provided, it is recommended that the Planning Review and Adjustment Committee of Kings Regional Service Commission:

1. Recommend the Council of the Village of Butternut Valley approve the proposed rezoning of a portion of the property 2377 Route 121, Riverbank, New Brunswick or PID 30278477 from Rural "RU" and Environmental Constraint "EC" to Rural Residential

Rick Horton moved to accept recommendation to Butternut Valley Council, seconded by Nelson Ball.

Motion carried (6-0)

5.Rezoning 216 Roachville Road, Roachville

Property Information	
Applicant	Bruce Carhart (Sussex Christian School)
Property Identification Number	30252936
Location	216 Roachville Rd., Roachville
Taxation Authority	Butternut Valley
County	Kings
Land Area	27,000 metres squared (6.67 acres)

Proposal	
Proposed Land Use	Education facility and multi-unit residential
Existing Land Use	Motel and eatery
Approval Sought	Amend zoning from Commercial "C" and Rural "RU" to Development "D" to permit a proposed educational facility with associated dormitories and food services and multi-unit residential dwellings.

Recommendation:

It is recommended that the Planning Review and Adjustment Committee support the approval of the proposed rezoning of PID 30252936, from Commercial "C" and Rural "RU" to Development "D" to facilitate the development of a school and multi-unit dwelling, subject to the following Section 59 conditions:

1) The development and use of the parcel of land be in accordance with detailed building elevation and site plans, prepared by the proponent and subject to the approval of the Development Officer, illustrating the design and location of buildings and structures, outdoor storage, driveway accesses, vehicle parking, loading areas, landscaping, amenity spaces, signs, exterior lighting, and other such site features;

2) The above elevation and site plans are attached to the permit application for the development of the parcel of land;

3) The applicant shall update the proposed parking lot design to provide the required number of barrier-

27 Winter Street, Unit 2, Sussex, N.B. E4E 2H9 Tel: (506)432-7530 Fax: (506) 432-7539

email:info@rsc8.ca www.rsc8.ca

free parking spaces as per the Studholm Parish Planning Area Rural Plan;

4) The applicant shall ensure that if any ground disturbance should be proposed to the subjects property (e.g. excavation, grubbing), that an Archaeological Site Alteration Permit be applied for as portions of the property fall within 200-m of a registered Indigenous archaeological site (BkJ-2) as per Chase McLean of the Archaeology and Heritage Branch of the Department of Tourism, Culture and Heritage. Consultation with First Nations will be required before a permit is issued.


**Bob Bates made a motion to accept recommendation, seconded by Rick Horton
Motion carried (6-0)**

Next meeting tentatively August 15, 2023

Meeting adjourned by Rick Horton at 11:09 am.



Susan Northrup (Chair)



Pam Kaye, (Recording Secretary)