



PRAC MEETING
Sussex Regional Library meeting room
October 17, 2023, 10:00 am

Attendance:

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

Staff:

Development Officer – Brian Hook
 Recording Secretary – Pam Kaye

Meeting called to order by Chair Susan Northrup at 10:04 am.

Conflict of Interest- None

**Approval of Minutes for July 18, 2023, by Gordon Keirstead, seconded by Rick Horton
 (Motions carried 6-0)**

The chair turned the meeting over to Brian Hook to present the property information.

1. Property Information	
Applicant	DeSaulniers Surveys Inc for Clark Family
Property Identification Number	45064466
Location	1995 Route 705
Parish/Village	Wickham Parish, Valley Water
County	Queens
Land Area	3.8 Hectares (9.4 acres)
Zoning	n/a

2. Proposed use	Seasonal recreational building lot and private
------------------------	--

	access
Existing Land Use	Seasonal Dwellings
Services	New wells and septic as needed. To be approved as needed. Lots are over 1 acre to meet regulations
Subdivision Name	James and Gloria Clarke Subdivision

Services	New wells and septic as needed. To be approved as needed. Lot is over 1 acre to meet regulations
Subdivision Name	James and Gloria Clarke 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 – Stone Acres 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 – James and Gloria Clark – subject to the following conditions.

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

Lots 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 plowing, 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 – Stone Acres Lane” shown on this plan is not suitable for a public street. The Department of Transportation will not upgrade or maintain the “Private Access – Stone Acres 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 – Stone Acres Lane” shown on this plan is guaranteed as a right-of-way from Route 705 to all new lots shown and delineated on said “Private Access – Stone Acres 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 – Stone Acres+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 Washademoak Lake is suitable for recreational/seasonal residences.
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.

Robert Bates made a motion to recommend they extend the private access in a 6 meter right of way clear to water's edge, seconded by Rick Horton. Motion carried (6-0)

Nelson Ball made a motion to accept amended recommendations approval of subdivision, seconded by Rick Horton. Motion carried (6-0)

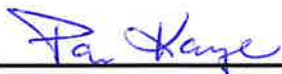
Brian will meet with Ed and revisions will be sent out to board members.

Next meeting will be when needed when applications received.

Motion for adjournment made by Robert Bates at 10:48 am.



Susan Northrup, Chairperson



Pam Kaye, Recording Secretary

