



PRAC MEETING
Teams Virtual meeting
February 13,2024, 7:00 pm

Attendance:

Susan Northrup
 Bob Bates
 Gordon Keirstead
 Nelson Ball
 Harold Keith

Absent: Rick Horton

Staff:

Development Officer – Brian Hook
 Recording Secretary – Pam Kaye

While we were waiting to get everyone into Teams, Brian informed us there will be a meeting next month on March 19.

Meeting called to order by Chair Susan Northrup at 7:08 pm.

Conflict of Interest- None

Minutes were not circulated, move to the next meeting.

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

1. Property Information	
Applicant	Renewed Living Solutions Corp.
Property Identification Number	30170286
Location	1334 Route 850
Parish/Village	Keirsteadville, Valley Waters
County	Kings
Land Area	5.77 hectares (23.4 acres)

2. Proposal	
Proposed Land Use	Vacant Lot (woods access), Cottage Lot and private access
Existing Land Use	Vacant Lot and Cottage Lot
Services	New wells and septic as needed. To be approved as needed. Lots are over 1 acre to meet regulations
Subdivision Name	C. Stanley and Stanley Septic Systems 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 – Durant 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 – C Stanley and Stanley Enterprises – subject to the following conditions:

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

If the Lot 23-1 is to be further subdivided, the first portion of the Private Access shall be made to conform to the Private Access Policy in effect at that time.

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 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 – Durant Lane” shown on this plan is not suitable for a public street. The Department of Transportation will not upgrade or maintain the “Private Access- Durant 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 – Durant 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”. The “Private Access – Durant 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.

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2. *Durant 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 turnaround constructed at the terminus.*
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Gordon Keirstead made a motion to approve the plan with recommendations, seconded by Nelson Ball.

Motion carried (5-0)

1. Property Information	
Applicant	Brenda Lee and Bruce Durant
Property Identification Number	00142661
Location	Baseline Rd.
Parish/Village	Kars Parish, Valley Waters
County	Kings
Land Area	2.79 Hectares (6.9 acres)

2. Proposal	
Proposed Land Use	Seasonal building lot and private access
Existing Land Use	Seasonal Dwellings
Services	New wells and septic as needed. To be approved as needed. Lot is over 1 acre to meet regulations
Subdivision Name	Brenda Lee and Bruce Durant Subdivision 24-1

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

the responsibility of the property owners.

The "Private Access – Durant 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". The "Private Access – Durant 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 – Durant 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.

Bob Bates made a motion to accept the plan with recommendations, seconded by Harold Keith. Motion carried (5-0)

Pam asked about the minutes since they were not distributed but on next month's agenda.

We are short three members on this committee, Brian will look into areas where there is no representation. We need nine members and only have six at present. Bob asked if new board is supposed to be involved. Gordon explained that the names came from the board then would be submitted to KRSC for approval.

The meeting adjourned at 7:40 pm.


Susan Northrup, Chairperson



Pam Kaye, Recording Secretary