



PRAC MEETING
Valley Waters Municipal Building
December 17, 2024, 10:00 am

Attendance:

Susan Northrup
 Harold Keith
 Nelson Ball
 Bob Bates

Absent:

Rick Horton
 Gordon Keirstead

Staff:

Development Officer - Brian Hook
 Recording Secretary – Pam Kaye

Meeting called to order by Chair Susan Northrup at 10:45 am. waited for a quorum

Motion to amend agenda by Nelson Ball to remove Roy VanWart Lane Private Lane extension, seconded by Harold Keith. (Motion carried 4-0)

Conflict of Interest- None

Bob Bates moved to approve the Minutes of November 26, 2024, seconded by Harold Keith Motion carried. (4-0)

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

1. Property Information	
Applicant	698810NB Inc. Shawn Tucker
Property Identification Number	30109342
Location	Guthrie Road
Parish/Village	Norton, Parish, Valley Waters
County	Kings
Land Area	6.7 hectares (16.6 acres)

2. Proposal	
Proposed Land Use	Building lots and private road
Existing Land Use	Vacant Wooded
Services	New wells and septic as needed. To be approved as needed. Lots are over 1 acre to meet regulations
Subdivision Name	Guthrie Road 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 Road – Maxwell 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 – Guthrie Rd. Subdivision – subject to the following conditions.

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

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

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

The “Private Road – Maxwell Lane” show on this plan is guaranteed as a right-of-way from Route 705 to all new lots shown and delineated on said “Private Road”. The “Private Road” – Maxwell 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 onsite inspections of the private road shown on this plan. Construction of a private road 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 road is suitable for safe movement of vehicle traffic. The PRAC only approves the location of the road shown on this plan and not its condition and makes no representation nor warranties whatsoever with respect to the condition of the road.

2. The Private Road -Maxwell Lane must be constructed to a standard as set out in policy section (6) in Valley Waters Subdivision By-Law. It is recommended that a road association be established by the property owners to ensure proper maintenance of the private road.

Rationale:

1. The proposed private road is an acceptable means to access the proposed lots for full time use as per Valley Waters Subdivision By-Law.
2. The area along Guthrie Rd. is suitable for full-time residents.

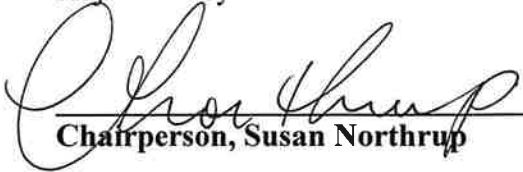
3. The Development Officer is of the opinion that the proposed lots are reasonable and desirable for the development of the parcel of land in accord with the intent of the Community Planning Act and Provincial Subdivision Regulation 80-159.
4. The Development Officer has considered the topography of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

Nelson Ball made a motion to approve the recommendations with amendments, seconded by Bob Bates. Motion carried (4-0)

Susan Northrup, Chairperson, took down information discussed about changing the policy to have private road associations formed to look after maintenance on private roads to be brought back in February.

Next meeting will be tentatively January 21, 2025

Adjourned by Bob Bates at 11:31 a.m.


Chairperson, Susan Northrup


Recording Secretary, Pam Kaye

