



PRAC MEETING
Valley Waters Municipal Building, Norton, N.B.
January 21, 2025, 10:00 a.m.

Attendance:

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

Staff:

Development Officer – Brian Hook
 Recording Secretary – Pam Kaye
 Dillon Consulting – Stephen Stone

Meeting called to order by Chair Susan Northrup at 10:00 pm.

Conflict of Interest- None

Minutes from December 19, 2024, were approved by Nelson Ball, seconded by Bob Bates.

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

1. Property Information	
Applicant	Wade Roy VanWart
Property Identification Number	00143750
Location	Route 124
Parish/Village	Kars Parish, Valley Waters
County	Kings
Land Area	36.93 hectares (91.22 acres)

2. Proposal	
Proposed Land Use	Farm, with new Seasonal building lots and revised private access
Existing Land Use	Farm, House, Farm Buildings and Seasonal Dwellings/RVs
Services	New wells and septic as needed. To be approved as needed. Lots are over 1 acre to meet regulations
Subdivision Name	VanWart Farm 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 – 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 VanWart Tentative Subdivision Plan subject to the following conditions:

1. The following notes shall 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 transferable to the Department of Transportation and other applicable public authorities.

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

The “Private Access – VanWart Farm Lane” shown on this plan is guaranteed as a right-of-way from Route 124 to all new lots shown and delineated on said “Private Access”. The “Private Access – VanWart Farm 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 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 -Van Wart Farm 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.

3. The final plan shall accurately represent the new location of the private access

Rationale:

1. The proposed private access is an acceptable means to access the proposed lot for passive recreational/seasonal use as per the Kings RSC Guideline for Lot Creation on Private Accesses.
2. This extension and revised layout of VanWart Farm Lane is good use of the land to access good cottage lots on the short of Belleisle Bay.
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 this application with recommendations, seconded by Rick Horton, Motion carried (6-0).

Brian Hook set out parameters of terms and conditions for public for second application.
Meeting turned over to Stephen Stone from Dillan Consulting to discuss Midland Meadows Expansion.

1. Property Information	
Applicant	Midland Meadows Golf Course
Property Identification Number	00185108
Location	774 Route 855, Norton
Local Government	Valley Waters
County	Kings
Land area	75.21 Hectares

2. Proposal	
Proposed Land Use	Expansion of Midland Meadows Golf Course (6 new holes)
Existing Land Use	Greenfield
Approval Sought	Conditional Use

Recommendation:

Based on the information provided, it is recommended that the Planning Review and Adjustment Committee of Kings Regional Service Commission apply the following terms and conditions of the proposed golf course expansion:

1. The development and use of the parcel of land be in accordance with detailed site plans, prepared by the proponent and subject to the approval of the Development Officer, illustrating the design and location of the golf course infrastructure and any outdoor storage, accesses, signs and other such site features;
2. The applicant shall submit a detailed Landscaping Plan to the satisfaction of the Development Officer prior to a permit being issued.

3. The applicant is required to follow all approvals and recommendations of the Department of Environment, including the Environmental Impact Assessment Regulations, Clean Water Act, and Clean Air Act.
4. All activities within 30m of any watercourse on the subject property are subject to a Watercourse and Wetland Alteration Permit from the Department of Environment.
5. The applicant shall work closely with the Department of Transportation and Infrastructure to ensure the crossing of Route 855 is in compliance with applicable regulations and safety requirements.
6. The applicant shall post signage warning golfers of adjacent private property and to report any errant balls to the Golf Course operators for monitoring.
7. That tee times for golfers be limited to the hours of 7:30 a.m. to 8:00 p.m. or dusk, whichever is sooner.

Chair Susan Northrup then asked the public who asked to speak. The VanWart family was asked if they had any questions. None were asked.

Chair then asked who wanted to speak from the Totten family first:

Sherri Totten spoke about the beautiful area, as a neighbouring lot owners' family living in a quiet community, we have some concerns that the expansion of the golf course would spoil the area and change the character of Midland. It may not be what other landowners want to see happening in their community.

Mary Crowley, wife of landowner adjacent to golf course, expressed they had the right to share their side of story. Believe it will change the way we use this property. They would no longer be allowed to use it the way we have used it in the past. We have found golf balls in our hay, people crossing road in a sketchy manner.

Roley McIntyre lives in Quispamsis, has a cottage in Cambridge Narrows, family has been coming to the golf course for many years. This is a quality operation; they restored the old Midland Hall for the clubhouse, and the quality of the course has improved over the years. Expansion will be good for people who golf, bring more economic value to community.

Jodi Totten replied they are not opposed to the golf course, asking for conditions that will allow us to use our property as intended. Asking for consideration of their concerns by golfers.

Evelyn Tays lives on third farm from course and the land lets the water run towards us. We have no issues with the water. No problem with the expansion, great for community, cannot see where it will change quiet community.

Nick Brown, Brownsville farm, Sussex, farms off number 7 tee at Sussex Golf Course for past three years. We have had no health issues with cows. The applicant asked us to share our experience, we have had no ill effects.

Chris, owner of farm near course stated that an assessment was done by an outside agency, conditions have been recommended. This is a conditional use application; the committee is deciding on the list of

conditions.

Sheri Totten asked what plan is for recommendations, it takes time to grow trees. Stephen Stone answered there is already a tree line between two properties.

Chris Palmer, a member of golf course . Growth is good, big team effort from golfers at the course, respect for adjoining properties, community effort from owners. Recreation is important

Sherry and Glen Gray- golf course owners

Crossing is the same as ATV crossing up the road.

Brian addressed crossing issue – Site distances, past experiences show it is very safe spot to cross.

Currently operating a 12-hole golf course, expansion is needed, as golf usage is growing. Looking at all factors and the opposite side of the road was less invasive and natural for expansion. Tree line there should be sufficient to keep balls out of field. Signs will be put up to not trespass.

Working with Keddy family farm to address any concerns. We do not want to stop any of our neighbours from using their land as they wish. Beautification is a large part of our mandate. We also pride ourselves in supporting the local community. We want to work together to solve these issues.

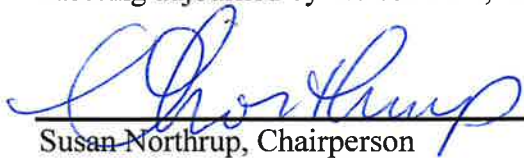
Chair Northrup asked if any questions:

Bob Bates asked if the lowering of the speed limit had been identified. Grays have been working with DTI on this matter.

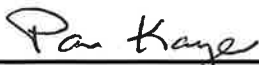
Harold Keith made a motion to approve this application with conditions and subject to environmental conditions, seconded by Rick Horton. Motion carried (6-0).

Chair Northrup thanked everyone for coming and expressing their views.

Meeting adjourned by Nelson Ball, seconded by Rick Horton at 11:06 a.m.



Susan Northrup, Chairperson



Pam Kaye, Recording Secretary

