



Notice To Residents and Landowners

Jul 3, 2025

To whom it may concern,

PID 45213162 (Highway 10, Coles Island) (the “subject lands”) in Butternut Valley is the subject of an application submitted to the Kings Regional Service Commission (KRSC) to allow a conditional use under the Johnston Rural Plan.

The subject lands are currently zoned Rural and are currently vacant. The application seeks approval to establish a contractor yard to:

1. Stage road-building equipment for provincial and local contracts;
2. Stockpile granulars and construction materials on a project-by-project basis;
3. Store and screen Recycled Asphalt Pavement (RAP) for re-use in road surface remediation.

Under the Rural zone, a contractor’s yard is a main use subject to terms and conditions imposed by the Commission.

No permanent buildings are proposed at this time; a compacted gravel pad, perimeter security fencing, and mobile screening equipment are envisioned. The company seeks confirmation of terms and conditions before finalizing the purchase and commencing due diligence investigations (environmental, geotechnical, and traffic).

The subject site is approximately 24 acres (97,000 m²). According to the Province of New Brunswick reference mapping, the subject property is extensively covered by wetland (in excess of 50%) of the large property. The nearest adjacent property is located 400m to the south of the subject property.

Proposal: Approval and conditions to allow for the establishment of a contractor's yard

You are invited to express your views, either in favour of or against the proposed application. You may do so in writing and/or verbally at the Planning Review and Adjustment Committee (PRAC) meeting beginning at 10 AM on July 15 at Valley Waters: 10 Municipal Street, Norton, NB E5T 1J7. Comments submitted in writing should be addressed to the attention of:

**Planning Review and Adjustment Committee
Kings Regional Service Commission
27 Winter Street, Unit 2
Sussex, NB E4E 2H9**

Or

info@kingsrsc.ca

All submissions will be provided to PRAC for consideration as part of their decision-making process.

A copy of the proposed application may be viewed at the Kings RSC office during regular business hours or by contacting Staff at 506-432-7530 or info@kingsrsc.ca. A copy of the PRAC agenda and associated reports will be available at the PRAC website www.kingsrsc.ca/prac the Friday before the PRAC meeting.

Thank you and we look forward to hearing your views on this application.

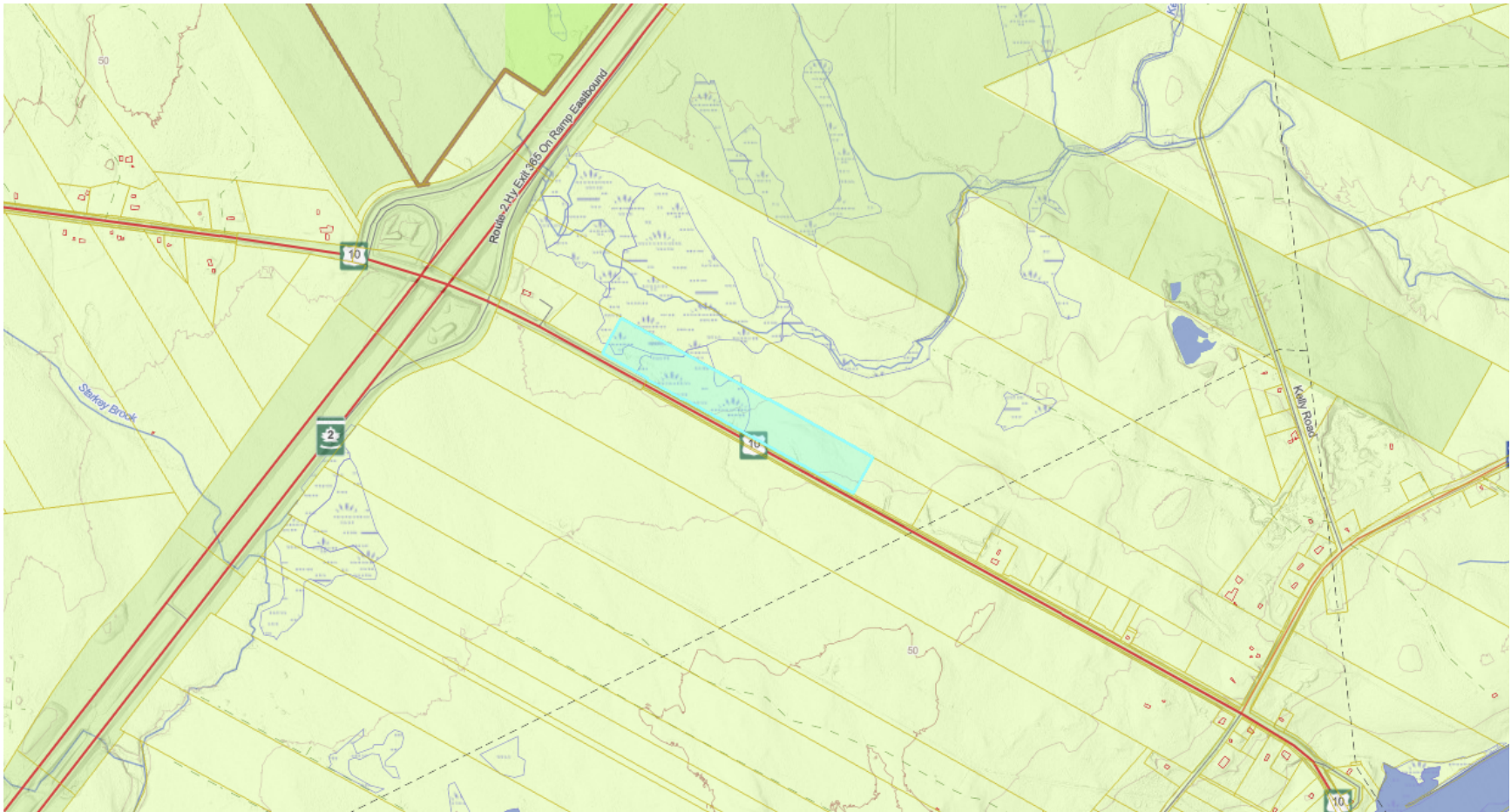
If you have any questions or wish to attend the meeting, please call 506-432-7530.

Attachment 1: Subject Site Location

Attachment 2: Satellite View



Attachment 1: Subject Site Location



Attachment 2: Satellite View

