



PRAC MEETING
Valley Waters Municipal Building
June 26, 2025 10:00 am

Attendance:

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

Public: Stephanie Pilon, Chris Smith,

Staff:

Dillon Consulting – Stephen Stone
Recording Secretary – Pam Kaye

Chair Susan Northrup the meeting to order at 10:00 am and asked if there were any additions to the agenda. It was noted that the discussion about Private Road Associations should be added. Gordon Keirstead moved the approval of the amended agenda, seconded by Rick Horton. Chair asked if there were any conflicts of interest? None declared.

No minutes were available for approval; it was determined the March 11 minutes were the last meeting. We will approve them at the next meeting.

Susan turned the meeting over to Stephen Stone to present the property information.

1. Property Information	
Applicant	Chris Smith
Property Identification Number	00187260
Location	361 Route 124
Municipality	Valley Waters
County	Kings
Land Area	4,000m

2. Proposal	
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Proposed Land Use	Seasonal Ice Cream Stand
Existing Land Use	Existing Quonset Hut on the property
Approval Sought	To permit the temporary use of a seasonal ice cream stand

Recommendation:

Staff recommends that PRAC consider allowing the request for a temporary variance for a seasonal ice cream stand at PID 00187260, Route 124, Norton, New Brunswick, for an initial temporary period not exceeding one year, pursuant to Section 53 (2)(i) of the Community Planning Act. This authorization should be subject to the following terms and conditions:

1. That the seasonal ice cream stand operates only for a temporary period not exceeding one year from the date of approval, with the possibility for renewal as per the Community Planning Act.
2. That the total floor area devoted to the ice cream stand operation does not exceed 56 square metres (600 square feet), consistent with the size limitations for other small-scale commercial uses permitted in residential zones such as bakeries.
3. That the applicant provides privacy fencing or landscaped screening along the southern property lines abutting residential properties, as requested by neighbours, to minimize visual and quality of life impacts. The type and location of such screening should be approved by staff.
4. That all signage and exterior lighting associated with the operation comply with Section 5.9 of the Norton Rural Plan and be designed and located to minimize any glare or nuisance to adjacent residential properties.
5. That adequate off-street parking be provided on-site, in accordance with the general provisions of Section 5.4 of the Rural Plan (eg. Table 5.1 for "Other Uses" as a guideline), with a detailed parking plan reviewed and approved by staff.
6. That staff review and approve the final site plan, incorporating all stipulated conditions, prior to the commencement of any operations

There were many questions from the board for the applicant Chris Smith and the neighbour Stephanie Pilon was allowed to give her opinion and her requirements for fencing.

**Bob Bates made a motion to approve the recommendations, seconded by Nelson Ball.
Motion carried (5-1) (Keirstead).**

A discussion was held about the status of the recommendations for a Private Road association. Presentations were given at Butternut Valley and Valley Waters. It was recommended that a representative attend the next meeting of the two areas. It was later learned the recommendation is at the first and second reading level for Valley Waters.

Next meeting is scheduled for July 15.

Adjourned by Bob Bates at 11:00 a.m.

