



PRAC MEETING
Valley Waters Municipal Building
March 11, 2025 10:00 am

Attendance:

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

Public: Dale Clarke

Staff:

Development Officer - Brian Hook
Recording Secretary – Pam Kaye

Meeting called to order by Chair Susan Northrup at 9:58 am. Chair asked if there were any conflicts of interest? None declared.

Motion to accept minutes of January 21 and February 25, 2025, by Harold Keith, seconded by Rick Horton (Motion carried 6-0)

Susan turned the meeting over to Brian Hook to present the property information. Before starting Brian wanted to mention the work done on the Road Association last month, has been looked over by Don More Surveys. They suggest looking at the condominium legislature already in place. They are also interested in the experience of continuing with this project. Bob Bates recommended Chair Susan Northrup send a letter to the two CAO's to start the approval process. The board would like to have Road Association recommendations applied to this application.

1. Property Information	
Applicant	Faithful Farms – Dale Clarke
Property Identification Number	30360713
Location	Route 865
Parish/Village	Norton, Valley Waters
County	Kings
Land Area	17.34 hectares (43 acres)

27 Winter Street, Unit 2, Sussex, N.B. E4E 2H9 Tel: (506)432-7530 Fax: (506) 432-7539
email:info@rsc8.ca www.rsc8.ca



27 Winter Street, Unit 1,
Sussex, NB, E4E 2H9

Tel: (506) 432-7530

Email: info@KingsRSC.ca
Website: www.KingsRSC.ca

PRAC AGENDA:

**July 15, 2025 at 10 AM
Valley Waters Village Hall
10 Municipal Street, Norton, NB, E5T 0C8**

1. Introduction

- a. Call the meeting to order
- b. Disclosure of Conflict of Interest
- c. Approval of the Minutes
 - i. June 26, 2025
 - ii. March 11, 2025

2. Applications

a. Conditional Use Application

Location: Highway 10 at Coles Island

Purpose: Apply terms and conditions on a Contractors Yard

3. Adjournment

- a. Next meeting - August 19, 2025
- b. Adjournment

2. Proposal	
Proposed Land Use	Building lots and private road with a farm
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	Faithful Farms 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 – Faithful Farm 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 – Faithful Farm 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 – Faithful Farm Lane” shown on this plan is not suitable for a public street. The Department of Transportation will not upgrade or maintain the “Private Road – Faithful Farm Lane” in the future. All maintenance services and improvements to the “Private Road – Faithful Lane” are the responsibility of the property owners.

The “Private Road – Faithful Farm Lane” shown on this plan is guaranteed as a right-of-way from Route 865 to all new lots shown and delineated on said “Private Road”. The “Private Road” – Faithful 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 out on-site 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 – Faithful Farm Lane must be constructed to a standard that emergency vehicles are able to travel safely without obstruction or problems with a suitable turnaround constructed at the terminus.

Rationale:

1. The proposed private road is an acceptable means to access the proposed lots for full time

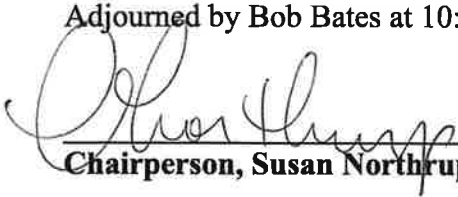
use as per Valley Waters Subdivision By-Law.

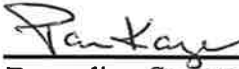
2. The area along Route 865 is suitable for full-time residents.
3. The Development Officer is of the opinion that the proposed lots are reasonable and desirable for the development of the parcel of land in accord with the intent of the Community Planning Act and Provincial Subdivision Regulation 80-159.
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.

Bob Bates made a motion to approve the recommendations, seconded by Nelson Ball. Motion carried (6-0)

Next meeting will be tentatively in May, nothing for April.

Adjourned by Bob Bates at 10:30 a.m.


Chairperson, Susan Northrup


Recording Secretary, Pam Kaye