



PRAC MEETING
Valley Waters Municipal Building
August 19, 2025 10:00 am

Attendance:

Susan Northrup
 Harold Keith
 Nelson Ball
 Bob Bates
 Gordon Keirstead

Absent: Rick Horton

Public: Christian School (2) Neighbours (4)

Staff

Dillon Consulting –Thomas Lewallen
 Secretary – Pam Kaye

Chair Susan Northrup the meeting to order at 10:00 am. Welcome everyone!!

Chair asked if there were any conflicts of interest? None declared.

Minutes for meetings on July 15 were approved by Nelson Ball and seconded by Harold Keith.

Motion carried (5-0)

Susan turned the meeting over to Thomas, from Dillon Consulting to present the property information.

1. Property Information	
Applicant	Sussex Christian School
Property Identification Number	00120386
Location	29 Milk Board Road, Roachville
Municipality	Butternut Valley
County	Kings
Land Area	3.05 ha

2. Proposal	
Proposed Land Use	Religious Education Facility

Existing Land Use	Business Office
Approval Sought	Permit a temporary use to allow for a Religious Education Facility in a Commercial "C" to Community Facility "CF" to permit a proposed religious education facility.

Recommendation:

Based on the information provided, it is recommended that the Planning Review and Adjustment Committee of Kings Regional Service Commission:

1. Recommend the Planning Review and Adjustments Committee (PRAC) approve the request for a temporary use at 29 Milk Board Road (PID 00120386) in Butternut Valley, New Brunswick to allow for renovations to commence prior to the full rezoning approval.
2. Recommend the Council of the Village of Butternut Valley approve the proposed rezoning of 29 Milk Board Road (PID 00120386) in Roachville, New Brunswick from Commercial "C" to Community Facility "CF" to facilitate the development of a school, subject to the following conditions:
 - 1) The development and use of the parcel of land be in accordance with detailed building elevation and site plans, prepared by the proponent and subject to the approval of the Development Officer, illustrating the design and location of buildings and structures, outdoor storage, driveway accesses, vehicle parking, loading areas, landscaping, amenity spaces, signs, exterior lighting, and other such site features.


Concerns were voiced by neighbours on the road about their water table.

Harold Keith made a motion to approve the temporary use recommendations, subject to water recovery testing seconded by Bob Bates.

Motion carried (4-1) Gordon Keirstead.

Next meeting is scheduled for September 16, 2025

Adjourned by Harold Keith at 10:45 a.m.


 Chairperson, Susan Northrup


 Recording Secretary, Pam Kaye