



PRAC MEETING
Valley Waters Municipal Building
May 19, 2026 10:00 am

Attendance:

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

Applicant (2)

Staff

Dillon Consulting –Thomas Lewallen
 Secretary – Pam Kaye

Thomas Lewallen brought the meeting to order at 10:10 am and declared open the nominations for Chair. Unanimous recommendation to keep the same Chair, Susan Northrup, she accepted. Nominations closed.

Chair Susan Northrup asked for nominations for Vice-Chair and unanimous recommendation for same Vice-Chair, Robert Bates, who accepted. Nominations closed.

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

Pam read the last minutes from August 19, 2025, as it was difficult to find them. Bob Bates asked for approval of the minutes, seconded by Rick Horton. Motion carried (6-0)

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

1. Property Information	
Applicant	NFT Developments LP
Location	Waterford Parish
Province	New Brunswick
County	Kings
Land Area	N/A

2. Proposal	
Proposed Land Use	Wind Turbine Development
Existing Land Use	Utility
Approval Sought	Rural Plan Amendment to permit Large Scale Wind Turbines

Many questions were asked before the meeting. Asked for map of area to put in perspective, Dillon and applicant provided maps. There have been public meetings held in the area, also all landowners, camp owners have been contacted. All land leases have been acquired. There will be 11 windmills built in the Waterford area, with 42 in total built in phases, on crown and private land. The setback has been increased to 1 km. The important question of who would fix roads that were damaged during the building process and the company is responsible for any repairs.

Recommendation:

That the Planning Review and Adjustment Committee recommend the Minister of Local Government approve the proposed by-law amendment to enable the development of large scale wind turbines as a conditional use under the Waterford Parish Planning Area Rural Plan.

Nelson made a motion to amend the Waterford Parish Rural Plan to enable the development of large-scale wind turbines as a Conditional use in the Rural (RU) zone, seconded by Gordon Keirstead. Motion carried (6-0)

Next meeting is scheduled for June 16, 2026

Adjourned by Bob Bates at 10:37 a.m.



Chairperson, Susan Northrup



Recording Secretary, Pam Kaye