



PRAC MEETING
Valley Waters Municipal Building
June 16, 2026 10:00 am

Attendance:

Susan Northrup
Harold Keith
Nelson Ball
Bob Bates
Rick Horton

Absent: Gordon Keirstead

Public: 5

Applicant: 2

Staff

Dillon Consulting – Thomas Lewallen
Secretary – Pam Kaye

Chair brought the meeting to order at 10:00.

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

Rick Horton asked for approval of the minutes, seconded by Bob Bates. Motion carried (5-0)

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

1. Property Information	
Applicant	DMSE/Hart Devit
PID Number	00177337, 3004132, 30041339
Location	928 Route 850
Taxation Authority	Valley Waters
County	Kings
Existing Land Area	2.66 ha
Land Area	1.35 ha – Lot 26-1, 1.31 ha – Lot 26-2

2. Proposal	
Proposed Lots	2
Approval Sought	Permit the creation of two lots with a frontage of 47.4 and 48.7 metres when 54 metres is required.

Recommendation:

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

1. Approve a variance from the Valley Waters Subdivision By-law for a 47.4 metres frontage for Lot 26-1 as identified on the subdivision plan identified as MacKay Subdivision 26-1; and
2. Approve a variance from the Valley Waters Subdivision By-law for a 48.7 metres frontage for Lot 26-2 as identified on the subdivision plan identified as MacKay Subdivision 26-1.

Bob Bates made a motion to amend a variance from the Valley Waters Subdivision seconded by Nelson Ball. Motion carried (5-0)

2. Property Information	
Applicant	NFT Developments LP
PID	30054969,30054894,30054977,30054902,30055032, 30055040, 30055057,30055024,30054944,30054951,30054993,30055016,30055495, 30054878,30054886,30054985,30054860,00485375,00151506,30056501
Location	Waterford Parish
Taxation Authority	Province of NB
County	Kings
Land Area	819.92 ha
Zoning	Rural

2. Proposal		
Proposed Land Use	Wind Turbine Development	
Services	Utility	
Approval Request	Similar or Compatible Use	

Recommendations

It is recommended that the Planning Review and Adjustment Committee approve the proposed Similar or Compatible Use application to permit the development of large-scale wind turbines within the Rural (RU) zone of the Waterford Parish Planning Area Rural Plan subject to the following conditions:

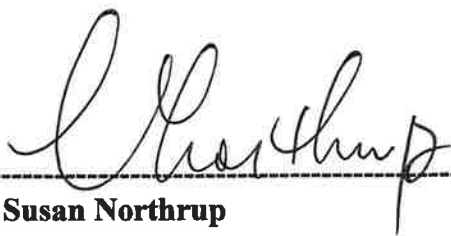
1. Any required standards imposed by Federal and/or Provincial regulatory authorities exceeding the following conditions take precedent.
2. No large-scale wind turbine shall be located within:
 - a. 1,000 metres of an existing dwelling unit on a non-participating property;
 - b. 500 metres or 3.5 times the wind turbine total height, whichever is greater, of a public road;
 - c. a distance of one (1) times the height of the wind turbine from any nonparticipating property line; and
 - d. a distance of 1.5 times the height of the wind turbine from public non-maintained roads.
3. Sound levels shall not exceed the noise criteria set out in Wind Turbines and Sound: Review and Best Practice Guidelines at the exterior wall of a dwelling unit on adjacent non-participating properties;
4. Shadow flicker on non-participating properties or public roads shall not exceed the maximum levels outlined in the New Brunswick Sector Guideline: Additional Information Requirements for Wind Turbines; and
5. Any development permit for a large scale wind turbine is subject to the following conditions:
 - a. a site plan, drawn to scale by a professional engineer or land surveyor who is licensed to practice in the Province of New Brunswick, showing the location of all wind turbines, adjacent structures and land parcels within the participating properties and identifying dwellings, structures, roads, and rights-of-way within the established setbacks on both participating and non-participating properties and their distance from the wind turbine;
 - b. the results of a Wind Turbine Noise Modeling Study, or an equivalent study, as required by Federal and/or Provincial approval.
 - c. if applicable, the submission of a valid Certificate of Determination under the Environmental Impact Assessment Regulation along with any changes, comments, conditions, or studies required and imposed by Federal and/or Provincial regulatory authorities; and
 - d. a copy of the decommissioning plan.

Several questions were asked and answered from the public.

Bob Bates made a motion to approve the Similar or Compatible use application for the Waterford Parish Plan, seconded by Harold Keith. Motion carried (5-0).

Next meeting is scheduled for July 21, 2026.

Meeting adjourned by Bob Bates at 11:30 a.m.



Chairperson, Susan Northrup



Recording Secretary, Pam Kaye