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

Tel: (506) 432-7530

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

PRAC MEETING

Valley Waters Municipal Building

July 21, 2026, 10:00 a.m.

Attendance:

Susan Northrup

Harold Keith

Nelson Ball

Bob Bates

Rick Horton

Gordon Keirstead

Public: 2

Applicant: 5

Staff

Dillon Consulting – Thomas Lewallen

Secretary – Pam Kaye

Chair Susan Northrup brought the meeting to order at 10:00.

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

Minutes were circulated before the meeting, Gordon Keirstead asked for approval of the minutes, seconded by Rick Horton. Motion carried (6-0)

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

1. Property Information	
Applicant	Shawnee McConchie
Property Identification Numbers	00184218
Location	6 Earl McGinnis Lane, Norton
Taxation Authority	Province of New Brunswick
County	Kings
Land area	16,213 m2

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c. That the total number of Animal Units (AU) on the property does not exceed 0.3 AU or 8 chickens on a permanent basis.

2. That the Planning Review and Adjustment Committee deny the proposed Temporary Use application to permit an additional 4 pics or 4 animal Units (AU)

A motion to allow the temporary use of 4 pigs till the end of 2026 was made by Harold Keith, seconded by Rick Horton. (Motion carried 5-1) GK contrary.

A motion to approve the variance to allow 3 goats and 7 chickens on a permanent basis, not to exceed 1.28 animal units on the undersized lot was made by Nelson Ball, seconded by Bob Bates. Motion carried (5-1) GK contrary.

Nelson declared a conflict with the Nordic Drive application.

3. Property Information	
Applicant	DMSE / Pete Johnston
PID Numbers	30343941
Location	Nordic Drive, Waterford
Taxation Authority	Province of New Brunswick
County	Kings
Proposed Lot Land Area	41.26 ha

Proposal	
Proposed Lots	10
Approval Sought	Permit the creation of 10 lots along an extension of the existing private road Nordic Drive. The subdivision requires a variance for lot frontage on three lots, a variance for the total length of a cul-de-sac exceeding 180 metres in length

Recommendation:

Based on the information provided, it is recommended that the Planning Review and Adjustment Committee of Kings Regional Service Commission:
1. Rescind the previous condition limiting the number of additional properties that can be subdivided off Nordic Drive to 5;
2. Approve a variance from the Provincial Subdivision Regulation and Waterford Parish Rural Plan for a 35.1 metre frontage for Lot 13 as identified on the subdivision plan identified as Poley Mountain Resorts Ltd. Subdivision;
3. Approve a variance from the Provincial Subdivision Regulation and Waterford

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Zoning	Institution (INST)

Proposal	
Proposed Land Use	Ice Cream Shed
Services	Retail
Approval Request	Temporary Use

Recommendation:

It is recommended that the Planning Review and Adjustment Committee approve the proposed Temporary Use Application to permit the placement and operation of an ice cream shed at 6 Earl McGinnis Lane subject to the following conditions:

1. That the ice cream shed is located on the periphery of the parking area.

Bob Bates made a motion to permit a seasonal ice cream shed at 6 Earl McGinnis Lane, Seconded by Nelson Ball. Motion carried (6-0)

2. Property Information	
Applicant	Devon Law
Property Identification Numbers	00150227
Location	935 Waterford Road, Waterford
Taxation Authority	Province of New Brunswick
County	Kings
Land Area	3,682 m2
Zoning	Mixed Use (MU) Environmental Constraint (EC)

Proposal	
Proposed Land Use	Agricultural Use (Keeping of Livestock)
Approved request	Variance/Temporary Use

Recommendation

1. That the Planning Review and Adjustment Committee approve this proposed variance application to permit the keeping of 7 chickens at 935 Waterford Road subject to the following conditions:
   a. That the animal shelters not be located within the portion of the property that is zones Environmental Constraint (EC)
   b. That the animal shelters not be located within 3 metres of a neighbouring property line;

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Parish Rural Plan for a 21.8 metre frontage for Lot 14 as identified on the subdivision plan identified as Poley Mountain Resorts Ltd. Subdivision;
4. Approve a variance from the Provincial Subdivision Regulation and Waterford Parish Rural Plan for a 22.2 metre frontage for Lot 15 as identified on the subdivision plan identified as Poley Mountain Resorts Ltd. Subdivision; and
5. Approve a variance from the Provincial Subdivision Regulation and Waterford Parish Rural Plan for a 260-metre length of a cul-de-sac as identified on the subdivision plan identified as Poley Mountain Resorts Ltd. Subdivision subject to the following conditions:
a. An abbreviated water supply assessment be completed at the cost of the applicant; and
b. That the average road grade does not exceed 8%.

A motion was made by Bob Bates to rescind the previous conditions of the first 5 lots, for the purpose of the subdivision to create 10 additional lots along an extension of Nordic Drive which terminates in a cul-de-sac, creating variances for total street length and lot frontages, seconded by Rick Horton (Motion carried 4-1) GK contrary.

Next meeting is tentatively August 18, 2026.

Meeting adjourned at 10:56 am.

Susan Northrup, Chairperson

Pam Kaye, Secretary