

**Planning Review Adjustment Committee
August 8, 2018**

Minutes of the meeting of the Planning Review Adjustment Committee of the Fundy Regional Service Commission held on Wednesday August 8, 2018 at 1:00 p.m. at Crane Mountain, Saint John.

1. Call to Order

The Chairperson, Dwight Allaby, called the meeting to order at 1:00 p.m.

2. Record of Attendance

BOARD MEMBERS

Dwight Allaby, Chairperson
Joan Seeley, Vice Chairperson
Glen Baxter, PRAC Member
Paul Gordon, PRAC Member
Ron Bridges, PRAC Member
Walter Pollock, PRAC Member
Brenda Rathburn, PRAC Member
Midge Thompson, PRAC Member

OTHERS

Brian Shannon, Fundy Regional Service Commission
Louise Lukeman, Recording Secretary, FRSC
Everett Crawford – Agent for Freda Sheldrick Subdivision
Wayne Watson – Land Owner for Watson Subdivision
Barbara McKay
Juanita Sheldrick

3. Approval of Order of Business

The Chairperson asked for approval of the agenda as presented.

Motion: To approve the agenda August 8, 2018 as presented.

Moved: Joan Seeley
Seconded: Paul Gordon
Vote: Motion Carried

4. Disclosure of Conflict of Interest

None

5. Approval of Minutes

The Chairperson called for a motion to approve the minutes as presented.

Motion: To approve the minutes of September 14, 2016 as presented.

Moved: Joan Seeley
Seconded: Glen Baxter
Vote: Motion Carried

6. F. Sheldrick – Subdivision Proposal

Brian Shannon gave an overview of the presentation on the application for the F. Sheldrick Subdivision Proposal.

Applicant: Everett Crawford as agent for Freda Sheldrick & Estate of Lebaron Sheldrick

Request: To create a lot with a minimum area of at least one acre. The lot is to be accessed over the existing driveway extend through a field of the parent property to the proposed lot

Requirement for the operation: The proposed lot would use the location of the existing driveway as part of the ROW to the proposed lot, it will be described in the new deed and be shown on the final subdivision plan from Route 845 to the proposed lot.

The proposed lot will meet or exceed the minimum lot dimensions in length and width and the required minimum area:

The required lot dimensions 54m width x minimum 38m depth and at least 4000 square meters.

Consultation: Nine notice letters were mailed out to property owners within 100 meters of the subject property. As of August 2, 2018 no written replies have been received.

Recommendations: Brian Shannon recommends the approval to the creation of the Right of Way over the existing driveway and the further distance through the field area to the proposed new lot, which meets or exceeds the width, depth and area requirements of the Provincial SD regulations with the following conditions:

- The access is suitably constructed for passage and maneuvering of emergency vehicles.
- The existing ROW rights benefiting Civic 1254 be kept.

Motion: To approve the creation of the F. Sheldrick Subdivision under the conditions recommended by Brian Shannon.

Moved: Midge Thompson
Seconded: Paul Gordon
Vote: Motion Carried

7. W. Watson – Subdivision Proposal

Brian Shannon gave an overview of the presentation on the application for the W. Watson Subdivision Proposal.

Applicant: Wayne Watson

Request: To create a lot with a minimum area of three acres. The lot is to be accessed over the existing driveway and then extend through the new property division line.

Requirement for the operation: The proposed lot would use the location of the existing driveway as part of the ROW to the proposed lot; it will be described in the new deed and be shown on the final subdivision plan to the proposed lot.

The proposed lot will meet or exceed the minimum lot dimensions in length and width and the required minimum area:

The required lot dimensions 54m width x minimum 38m depth and at least 4000 square meters.

It was noted that there are three properties accessed by the ROW. Two of the properties are adjacent and used in conjunction by one owner.

Consultation: Six notice letters were mailed out to property owners within 100 meters of the subject property. As of August 2, 2018 no written replies have been received.

Recommendations: Brian Shannon recommends the approval to the creation of the Right of Way over the existing driveway and the further distance through the field area to the proposed new lot, which meets or exceeds the width, depth and area requirements of the Provincial SD regulations with the following conditions:

- The access is suitably constructed for passage and maneuvering of emergency vehicles.
- The existing ROW rights benefiting the new lot be stated in the new deed
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Motion: To approve the creation of the W. Watson Subdivision under the conditions recommended by Brian Shannon.

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- Moved: Brenda Rathburn
- Seconded: Paul Gordon
- Vote: Motion Carried

8. Other Business

- Some members expressed concerns about the PRAC meeting times of 1pm. They would rather have the meetings at 10am.
- Joan Seeley will be travelling for the next few months and was asking if she can attend the meetings electronically (face time)

9. Motion to Adjourn

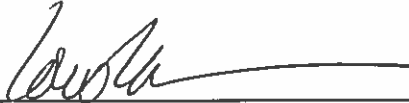
Motion: The Chair called for a motion to adjourn at 2:10pm.

- Moved: Joan Seeley
- Seconded: Brenda Rathburn
- Vote: Motion Carried

APPROVED (date) Oct 2 2018



Dwight Allaby, Chairperson



Louise Lukeman, Recording Secretary