



MEETING MINUTES
Planning Review Adjustment Committee
Monday, January 22, 2024
6:30 PM virtually on Microsoft Teams

1. Call to Order

The Chairperson, John Cairns, called the meeting to order at 6:35 p.m.

2. Record of Attendance

John Cairns (Chair)
Ron Bridges
Samara Carvell
Cindy MacCready
Shawn Brown

Absent

Rob Jeffrey
Bernard Brideau
Greg Moran

Staff

Nick Cameron, Development Officer, FRSC
Cassie Silhanek, Recording Secretary, FRSC
Emily Trainor, Planner, Dillon Consulting on behalf of FRSC

Public

Andrew Toole, Don More Surveys

3. Approval of Order of Business

Motion: To approve the January 22, 2024, Agenda as circulated.

Moved: Cindy MacCready

Seconded: Ron Bridges

Vote: *Motion Carried*

4. Disclosure of Conflict of Interest

None.

5. Approval of Minutes

None.

6. Presentation of Applications

a. Subdivision of (1) new building lot abutting a private access – Parent PID 00141713, off Route 850 Road, Kingston, Fundy Rural District

Applicant: Don-More Surveys on behalf of Bill Dunnet (owner)

Request: to approve an existing right-of-way as a private access for one proposed lot.

Emily Trainor (FRSC) presented an overview of the application, the staff report and read the staff recommendation for the record.

It is recommended that PRAC approve the proposed private access serving Lots 23-2 and 23-3 in the Tentative Subdivision Plan for the property located at 305 Route 850, Kingston (PID 00141713), subject to the following conditions:

- 1. Legal right of access, whether by deeded right-of-way, conveyance of right of way or other means, shall be assured to subsequent owners, assigns, heirs and successors.*
- 2. Both the legal right of access and subdivision approval shall include provisions advising that:
 - a. development along the private access shall not receive public services unless upgraded to Department of Transportation and Infrastructure standards; and*
 - b. owners, assigns, heirs and successors shall assume joint ownership and responsibility for private access construction and maintenance.**
- 3. The Department of Environment and Local Government reviews and accepts the proposed design;*
- 4. The proposed private access shall be clearly delineated, dimensioned (20 metres in width, 70 metres in length) and labeled as "Private Access" on the Final Subdivision Plan; and*
- 5. A Development Officer variance shall be granted for Lot 23-3.*

Discussion

Chair Cairns opened the floor to the applicant. Andrew Toole was present and indicated he is there to answer questions.

Chair Cairns asked if there was anyone else wishing to speak.

Chair Cairns opened the floor to the committee. One concern was brought forward regarding the hydro lines if the access is expanded, and it was stated by Mr. Cameron and Ms. Trainor that if that was to become an issue, it would be a building permit requirement to provide an alternative plan.

Mr. Cameron made a clarification that the turn around was something being consider but is no longer recommended due to the grade of the road in that area and the proposed building areas are within 90 metres of the public road.

Motion: To approve the staff recommendation.

Moved: Cindy MacCready

Seconded: Shawn Brown

Vote: *Motion Carried*

7. Next meeting

Mr. Cameron stated there were no applications received at this time for the next PRAC meeting.

8. Adjournment

Motion: To adjourn the meeting at 7:06 PM

Moved: Cindy MacCready

Vote: *Motion Carried*

APPROVED (date) March 18th 2024

ORIGINALS SIGNED

John Cairns, Vice-Chair

ORIGINALS SIGNED

Cassie Silhanek, Recording Secretary