



**Planning Review and Adjustment Committee**

Date of Meeting: September 13, 2017  
Location: Board Room, 3143 Main Street, Centreville

**Attendance:** Alan McLaughlin  
Elaine English  
Kenneth Clark  
Mark Atwater

**Regrets:** Andy Leech, Chair  
Trevor Welch

**Staff:** Katelyn Hayden, Executive Director/Planning Director  
Bev Gullison, Office Administrator

Meeting was called to order by Committee Chair, Katelyn Hayden at 6:30 pm, in the absence of the Chair and Vice Chair.

Mark Atwater nominated Elaine English to fill the role of Chair for the September 13, 2017 meeting, seconded by Ken Clark, Elaine accepted the nomination.

**Motion Carried**  
**No opposed**

**Approval of Minutes**

**Motion:** To approve the minutes of the July 12, 2017 meeting.  
**Moved:** Alan McLaughlin  
**Seconded:** Mark Atwater

**Carried**

**Conflict of Interest**

None

**Zoning Applications**

None



## **Subdivision Applications**

### **Item: S-7-2017**

**Applicant:** WSP Canada  
Route 107, Parish of Kent

NB Railway Company – PID 10020592  
Consideration to create a lot proposed to be access via a 10-metre private right-of-way for the erection of a communication tower by Bell Canada.

Katelyn Hayden reviewed Planning Staff report # 21/17 and distributed the tentative subdivision plan, map and sketch diagram showing the proposed Bell tower location and noted PRAC approval is required as the proposed lot does not have frontage on a public road.

Katelyn stated since she was not certain if both the Canadian National Railway Company and the New Brunswick Railway Company were owned by the JD Irving companies she is requesting a right-of-way agreement prior to approval of the Final Plan of Subdivision.

Ken Clark inquired if the lot was being created for the sole purpose to construct the tower and Katelyn stated a tower accessory building to house equipment may also be built on site.

Katelyn informed the members that according to the *Community Planning Act* if a property is leased for a period of more than 10 years a lot must be created. Katelyn noted the subject area is very secluded and reviewed an area map with the members. Katelyn stated there are two small privately held lots in the area and all neighbouring property owners were notified.

**Motion:** To approve the tentative plan of subdivision to create lot 17-1 proposed to be accessed via a 10-metre private right-of-way subject to the terms and conditions listed in Planning Staff Report 21/17.

**Moved:** Ken Clark  
**Seconded:** Alan McLaughlin

**Carried**



**Item: S-8-2017**

**Applicant:** Dale MacFarlane Land Surveying Ltd.  
Cape Road, Newburg

James & Lynn Patterson – PID 10024198  
Consideration to create a lot proposed to be accessed via a 20 metre private right-of-way in order to sell or transfer ownership of the lot to his brother to construct a hunting camp.

Katelyn reviewed a map of the area and the subdivision plan with the committee members indicating the location of the proposed lot and the proposed right-of-way access. Katelyn informed the members that James Patterson’s brother currently has a travel trailer located on the property.

Katelyn advised that Dale MacFarlane has confirmed that Oliver Monteith, who owns the property to the north, will grant a right-of-way access will cross his property. Therefore, a legal right-a-way agreement to cross his property and the proposed lot must be prepared prior to approval of the Final Plan of Subdivision.

**Motion:** To approve the tentative plan of subdivision to create lot 17-01, which will be accessed via a 20 metre wide private right-of-way subject to the terms and conditions listed in Planning Staff Report 22/17.

**Moved:** Mark Atwater  
**Seconded:** Ken Clark

**Carried**

**Variance Applications**

None

**Old Business**

None

**New Business**


None



**Adjournment:**

**Motion:** To adjourn meeting  
**Moved:** Ken Clark

Meeting adjourned at 6:56 pm.

X   
Elaine English, Chair