

Regional Service Commission 8
Minutes of the planning Review and Adjustment Committee Meeting
Held June 21, 2022, at the Norton Municipal Hall

Attendance:

Dave Henderson (Chair)
Susan Northrup
Bob Bates
Rick Horton
Karin Boye
Harold Keith
Nelson Ball
Scott Watson

Absent:

John Blenis

Staff:

Planner – Jennifer Brown
Recording Secretary – Pam Kaye

Public: 2

Jesse Vergen
Sussex Corner Mayor Wayne Wilkins

Meeting called to order by Chair, Dave Henderson at 10:06

Conflict of Interest- none

Chair asked for approval of minutes of May 31, 2022, moved by Rick Horton, seconded by Karin Boye

Motion carried (8-0)

Chair turned meeting over to Jennifer for Application #1 Timber Frame Developments – Nordic Heights

Item #1

1. Property Information	
Applicant	Timber Frame Developments c/o Sandra Jepson and Jesse Vergen (owner)
Property Identification Number	30203203 and 30343941
Location	Waterford Road
Parish/Village	Waterford
County	Kings

1. Property Information	
Land Area	43 hectares
Subdivision Name	Nordic Heights

2. Proposal	
Proposed Land Use	Seasonal Residential Subdivision
Existing Land Use	Undeveloped land
Services	On-site sewage disposal system to be installed and one-site well to be drilled on each lot
Approval Sought	To recommend the location of the private street to the Minister of Transportation and Infrastructure as per Section 87(2) of the Community Planning Act.

Recommendation:

It is recommended that the Planning Review and Adjustment Committee approve the location of the proposed private street as being advisable for the development of the land on PID 30203202 and 30343941, known as the Nordic Heights Subdivision, as per Section 87(2) of the Community Planning Act with the following terms and conditions.

1. The proposed private street must meet the minimum requirements of the Community Planning Act's Regulation 80-159.
2. The applicant must obtain an access permit and approval from the Province's Department of Transportation and Infrastructure;
3. That future development of the proposed private access be limited to a maximum of 5 residential lots; and
4. Residential development on each lot is subject to a building permit and must be in keeping with the standards described in the Waterford Parish Planning Area Rural Plan Regulation.

**Nelson Ball made a motion to accept the recommendation, with terms and conditions, seconded by Rick Horton
Motion carried (8-0)**

Next meeting July 19, 2022

Meeting adjourned by Bob Bates at 10:55 am.

David Henderson

David Henderson, (Chair)

Pam Kaye

Pam Kaye, (Recording Secretary)