



Planning Review and Adjustment Committee

Date of Meeting: November 8, 2017

Location: Board Room, 3143 Main Street, Centreville

Attendance: Andy Leech, Chair
Alan McLaughlin
Elaine English
Kenneth Clark
Trevor Welch

Regrets: Mark Atwater

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

Meeting was called to order by Committee Chair, Andy Leech at 6:30 pm.

Approval of Minutes

Motion: To approve the minutes of the October 11, 2017 meeting.

Moved: Ken Clark

Seconded: Trevor Welch

Carried

Conflict of Interest

Trevor Welch advised he has a conflict of interest on subdivision application S-11-2017, as he is the applicant, but will be available to answer any questions the committee may have.

Zoning Applications

None



Subdivision Applications

Item: S-11-2017

Applicant: Welch Surveys Ltd. – PID 65037624
Owner: Estate of Stanley Giggie – c/o Robert Derrah
Location: Kincardine Road
Bon Accord

Consideration to create 1 lot to be accessed via a private right-of-way, as documented in Planning Staff Report # 31/17.

Katelyn McGrath presented Planning Staff report # 31/17 informing the committee members, that PRAC approval is required to create this proposed hunting camp lot, as the lot does not front on a public road. Katelyn further reviewed area aerial maps indicating the location of the existing right-of-way and the location of the additional right-of-way that will be required from HJ Crabbe in order for legal access to be granted.

Alan McLaughlin inquired if the Crown Reserve Road could be opened and Trevor Welch confirmed it could be but an application would need to be sent to the Department of Transportation and noted the road would be built at the expense of the property owners.

Motion: To approve the tentative plan of subdivision to create lot 2017-01 accessed via a private right-of-way subject to the terms and conditions documented in Planning Staff Report # 31/17.

Moved: Elaine English
Seconded: Alan McLaughlin

Carried



Variance Applications

Item: V-4-2017

Applicant: Richard Reid – PID 10052470
Owner: 647991 NB Ltd.
Location: 311 Lockhart Mill Road
Jacksonville

Consideration to approve a compatible use variance application to permit a courier service depot to be located at 311 Lockhart Mill Road in an area currently zoned as Commercial.

Katelyn McGrath reviewed Planning Staffing report #30/17 advising that Richard Reid, on behalf of 647991 NB Ltd., has made application for a similar and compatible use variance approval to permit a courier service depot to be located at 311 Lockhart Mill Road.

Katelyn presented a map of the area showing the locations and types of businesses that currently exist in proximity to the subject property. Katelyn also informed the members that these existing businesses are primarily commercial & light industrial or industrial.

Katelyn read a clause from the South Central Carleton County Planning Area Rural Plan Regulation, as it relates to economic growth and ensuring adequate separation from incompatible land uses. Katelyn also informed the members that neither a courier depot/operation or distribution center are defined by the regulation and as such PRAC, through the variance process, must decide if the proposed use is similar to and compatible with other permitted uses in the Commercial zone.

Katelyn informed the members that the staff have received letters of support from 4 of the adjacent property owners.

Andy Leech inquired if Richard Reid is the owner of the business and Katelyn advised that Richard is the Real Estate agent negotiating a potential land transaction.

Alan McLaughlin inquired regarding adequate truck loading space and Katelyn stated the building is currently equipped with loading doors. The aerial photo was reviewed for scale.



Motion: To approve a similar and compatible use variance to permit the use of property located at 311 Lockhart Mill Road as a courier service depot subject to the terms and conditions documented in Planning Staff Report # 30/17.

Moved: Trevor Welch
Seconded: Elaine English

Carried

Old Business

None

New Business

None

Adjournment:

Motion: To adjourn meeting
Moved: Ken Clark

Meeting adjourned at 6:50 pm.

X 

Andy Leech, Chair