



**PLANNING REVIEW AND ADJUSTMENT COMMITTEE**

Date of Meeting: July 11, 2018

**Attendance:** Andy Leech, Chair  
Trevor Welch, Vice-Chair  
Alan McLaughlin  
Kenneth Clark

**Regrets:** Elaine English  
Mark Atwater

**Staff:** Colleen Bawn, Planning Director  
Bev Gullison, Office Administrator

**Members of the Public:** 4 members of the public were present

Meeting was called to order by Committee Chair, Andy Leech at 7:00 pm.

**A. Approval of Minutes**

**2018-05-01 Motion:** To approve the minutes of the May 29, 2018 meeting.  
**Moved:** Ken Clark  
**Seconded:** Alan McLaughlin

**Carried**

**B. Conflict of Interest**

None

**C. Zoning Applications**

**1. Rezoning - Z-3-2018**

**Applicant:** Beatty Properties Ltd. - Proposed courier service depot

**PID(s):** 10228088, 10228096 and 10228104

**Location:** Hemlock Street at Beardsley Road, LSD Woodstock

The Planning Director reviewed Planning Staff Report #17/18 and advised that access has been accepted by the NB Dept. of Transportation and Infrastructure (DTI) but stated the traffic impact study has not yet been reviewed by DTI.

The Planning Director outlined the rezoning approval process, including that the next step is the August 1<sup>st</sup>, 2018 Public Hearing, and that the public will have 14 days thereafter to make any further written submissions before all information, including the written submission form the public and the Committee's recommendation, is sent to the Minister of Environment and Local Government.

Andy Leech reiterated that the Planning Review and Adjustment Committee only recommends to the Minister of Environment and Local Government and that the final decision is the responsibility of the Minister.

Debra Keenan of 139 Beardsley Road, Lower Woodstock, spoke as a delegation. She read comments prepared by her husband Kenneth Keenan expressing concerns about changes to the area from the original residential neighbourhood/rural character in the past, noise from truck traffic, and traffic safety at the Hemlock Road-Beardsley Road intersection. In response to a question from the Committee, Mrs. Keenan noted that their house is immediately south of the truck wash on Beardsley Road.

Richard Reid, representing the Applicant, advised the Committee he was present to answer any questions from the Committee. There were none.

The Planning Director, in response to the Committee's questions regarding the status of the traffic impact study and the DTI's review of that study, that the Applicant's technical consultant's had prepared the study at DTI's request and that submission and DTI review were pending.

**2018-07-02 Motion:** That the Planning Review and Adjustment Committee recommend to the Minister of Environment and Local Government that South Central Carleton County Rural Plan Regulation – *Community Planning Act* be amended as follows:

1. the text of the Rural Plan Regulation be amended to:
  - (a) add a definition for "transportation terminal and distribution centre";
  - and
  - (b) create a new zone "Commercial and Light Industrial Two (C& LI2) Zone", and that C & LI 2 Zone should permit all of the uses currently permitted in the Commercial and Light Industrial (C & LI) Zone plus the "transportation terminal and distribution centre" use;

and

2. the Zoning Map of the Rural Plan Regulation be amended to:  
rezone the three Subject Properties identified as PID 10228088, 10228096, and 10228104 to Commercial and Light Industrial Two (C& LI2) Zone";

and

3. the Zoning Map amendment (rezoning) be subject to any terms and conditions required to satisfy the requirements of DTI relating to the proposed development of a “transportation terminal and distribution centre”;  
and as more specifically described in Schedule E attached to WVRSC Planning Report No. 17/18 dated July 6, 2018.

Moved: Trevor Welch  
Seconded: Ken Clark

**Carried**

At 7:20p.m. Mr. Reid and Mrs. Kennan departed the meeting.

#### **D. Subdivision Applications**

None

#### **E. Variance Applications**

##### **1. Temporary Use Variance - V-1-2018**

**Applicant:** Mary & John O’Leary – proposed commercial uses in R-2 (Residential Mix) Zone  
**PID:** 10106011  
**Location:** 340 Main St., Hartland

The Planning Director reviewed Planning Staffing Report 18/18 .

Andy Leech advised that the Committee has the final decision on variance applications.

Doug Hovey, representing the United Baptist Church at 349 Main Street, Hartland, spoke as a delegation. He noted that the Church was supportive of the Application and were willing to allow their property to be used for parking for the proposed project, provided that the Applicant entered into written agreement regarding liability, not using church property as financial collateral, etc.).

The Applicant, Mary O’Leary, spoke as a delegation and briefly described the proposal. In response to questions from the Committee, she explained that special event use of the building would include rentals from local businesses for training, Christmas parties and similar events that want a small but beautiful interior provided by the Arts and Crafts period design of the building, and confirmed she understood that the temporary use approval is limited to one-year’s duration.

In responding to questions from the Applicant, the Planning Director advised that the Applicant should contact the Building Inspector directly as to whether or not specific renovations (such as structural change, creating washrooms, changing the number of guest rooms for the bed and breakfast use). Andy Leech informed the applicant that the PRAC committee would only need

to be updated if the property uses were to change from what is specifically approved in the Temporary Use Variance.

At approximately 7:40 p.m. Kenneth and Debra Keenan joined the meeting and requested to speak as a delegation regarding Agenda Item C1. Chairperson Andy Leech explained that the Committee had already voted on that matter and that that portion of the meeting was already concluded. The Planning Director briefly described the remaining opportunities for the Keenan's to provide input on the Rezoning Application to the Minister of Environment and Local Government, through the Public Hearing process. The Keenans expressed their disappointment at not being allowed further opportunity to address the Committee.

**2018-07-03 Motion:** That the application submitted by Mary and John O'Leary for a one-year Temporary Use Variance to permit the existing residential building on property located at 340 Main Street, Hartland (PID 10106011) zoned R-2 (Residential Mixed) Zone to be used for the following commercial purposes: massage therapy clinic; bed and breakfast; office; and special event venue, be approved, pursuant to Subsection 53(2)(i)(i) of the *Community Planning Act* ch.19.

Moved: Alan McLaughlin

Seconded: Trevor Welch

**Carried**

At approximately 7:45 p.m. all members of the public departed the meeting.

#### **F. Old Business**

A copy of the updated Planning Review and Adjustment Committee By-Law and Operating Procedures, as approved by the WVRSC Board at the June 21, 2018 meeting, was provided to the members for their records and reference.

#### **G. New Business**

None

#### **H. Adjournment**

Motion: To adjourn meeting

Moved: Trevor Welch

Meeting adjourned at 7:50 pm.

Next meeting is scheduled for August 8, 2018.

X

  
Andy Leech, Chair