



## Planning Review and Adjustment Committee

Date of Meeting: February 2, 2017

Location: Board Room, 3143 Main Street, Centreville

**Attendance:** Andy Leech, Chair  
Alan McLaughlin  
Elaine English  
Mark Atwater  
Trevor Welch

**Regrets:** Kenneth Clark

**Staff:** Katelyn Hayden, 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 November 30, 2016 meeting.  
**Moved:** Elaine English  
**Seconded:** Mark Atwater  
**Carried**

### **Conflict of Interest**

None

### **Zoning Applications**

None



## **Subdivision Applications**

### **Brennan Surveys – Kinney Road, Carlow - Subdivision to Create a 9 Metre Right-of-Way**

Katelyn Hayden reviewed Planning Staff Report #31/16 and advised the committee members that Brennan Surveys has made an application of a tentative plan of subdivision to create a lot which will be accessed via a 9 metre wide right-of-way.

Katelyn Hayden stated Mr. John Ebbett is selling the remainder of his property and wishes to create a lot that will be sold to his nephew, Bill Campbell. Katelyn Hayden advised that Bill Campbell owns a mobile home and garage currently located on the property, and shares a driveway with his father, Richard Campbell, who owns the adjacent property. Katelyn Hayden noted the property owners are proposing a 9 metre right-of-way access, which will ensure Bill Campbell is granted ownership before Mr. Ebbett sells the remnant field.

Katelyn Hayden advised this application does not meet the lot creation guidelines, but stated given that this mobile home has been on the property for many years, prior to existing regulations, requested the committee consider approval of the lot, given the particular circumstances. Katelyn Hayden stated that Brennan Surveys would be informed this would be a one-time occurrence and future applications shall comply with regulated lot creation guidelines.

Alan McLaughlin inquired if this 9 metre wide access was on Kinney Hill Lane or Kinney Road. Katelyn Hayden advised the 9 metre wide access is on Kinney Hill Lane and Kinney Road is owned by Department of Transportation.

Andy Leech informed the members that he had some concern regarding the application since the mobile home was not on a foundation and could be relocated. Andy Leech stated if the vote should be a tie that he would not support the application.

**Motion:** To approve a Tentative Plan of Subdivision to Create Lot 2016-2 to be accessed via a 9-metre wide right-of-way subject to the terms and conditions documented in Planning Staff Report #31/16.

Moved: Trevor Welch

Seconded: Elaine English

**Carried**

## **Variance Applications**

None



**Old Business**

None

**New Business**

None

**Adjournment:**

**Motion:** To adjourn meeting  
**Moved:** Mark Atwater

Meeting adjourned at 6:45 pm.

A handwritten signature in black ink, appearing to read "Andy Leech", written in a cursive style.

X \_\_\_\_\_  
**Andy Leech, Chair**