



Planning Review and Adjustment Committee

Date of Meeting: April 5, 2017

Location: Board Room, 3143 Main Street, Centreville

Attendance: Alan McLaughlin
Elaine English
Kenneth Clark
Mark Atwater
Trevor Welch – Vice-Chair

Regrets: Andy Leech, Chair

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

Meeting was called to order by Committee Vice-Chair, Trevor Welch at 6:42 pm.

Approval of Minutes

Motion: To approve the minutes of the February 2, 2017 meeting.
Moved: Elaine English
Seconded: Ken Clark

Carried

Conflict of Interest

Trevor Welch advised conflict with P.R. #7/17 as he is the surveyor for the Tentative Subdivision Plan.

Zoning Applications

Item: Z-2-2017

Applicant: TK Cook Properties
Route 560, Jacksonville

Consideration to recommend rezoning application from R2 to MHP and amend South Central Carleton County Rural Plan Regulation to permit rezoning as documented in Planning Staff Report #5/17.



Area residents, Mr. and Mrs Robert McFarlane were in attendance for this item and Katelyn Hayden reminded the group that the PRAC committee does not approve or deny the rezoning application and their role is to only forward the recommendation to the Minister of Environment and Local Government.

Katelyn Hayden reviewed a map of the area and discussed the lot development plans.

Alan McLaughlin inquired regarding the current sewer and well system on the property to be amalgamated. Katelyn stated the committee could request a term and condition be added to ensure all health and environment issues would be resolved, however, she noted the Department of Public Health will address any concerns under their regulations. Katelyn advised the communal septic system is currently only at approximately 50% capacity and the Plumbing Inspector will be reapproving any additional development.

Area resident, Mr. McFarlane asked for clarification regarding the number of new lots that will be permitted on the property and Katelyn advised 4 additional mini home lease lots can be created, and advised these lots will also require amalgamation with the existing mini-home park.

Alan McLaughlin inquired regarding the existing setback by-laws and Katelyn stated according to the provincial setback regulations a side setback of 3 meters is required from side and rear property lines.

Trevor Welch reminded the group they are only recommending to the Minister of Environment and Local Government that the proposal meets all the criteria necessary to amalgamate the subject property in order to increase the size of the existing mini-home park. Katelyn informed the group that if TK Properties should wish to purchase additional adjacent land in the future, area residents would again be notified.

Mr. McFarlane stated as a neighbour of the subject property he would recommend that a privacy fence be constructed to separate the additional buildings from his property. Katelyn stated that the committee can recommend a term and condition and Trevor Welch noted we cannot enforce the request but we can recommend to the Minister that a term and condition be added. Mr. McFarlane requested the fence be larger than 6 feet as a 6 foot fence would not provide his property with sufficient privacy. After discussion the committee felt that a 10 foot fence was excessive, but that 8' would be a reasonable compromise.

MOTION: The Planning Review and Adjustment Committee of the Western Valley Regional Service Commission recommends to the Minister of Environment and Local Government to



rezone property identified at PID 10050649 from Residential Two (R2) to the Mini Home Park (MHP) zone under the *South Central Carleton County Rural Plan Regulation – Community Planning Act* and to amend the *South Central Carleton County Rural Plan Regulation – Community Planning Act* as it relates to the subject property, to permit the rezoning to Mini Home Park (MHP) be approved subject to the following term and condition:

- a) Construct an 8’ high opaque privacy wooden fence on the northern property line of PID 10217800 and 10047942

Moved: Elaine English
Seconded: Alan McLaughlin

Carried

Item: Z-1-2017

Applicant: RIM Holdings Inc.
Route 110, East Centreville

Consideration to rezone 4 properties from Rural and Resource One to Commercial & Light Industrial as detailed in Planning Staff Report #1/17.

A document listing permitted uses under the Rural & Resource one and Commercial and Light Industrial zones were distributed to the members for review.

Katelyn Hayden noted Rim Holdings Inc. is the primary applicant; however, Burbank Industrial Supplies also owns one of the smaller properties. Katelyn noted no concerns were brought forward by the neighbouring property owners.

Katelyn Hayden noted RIM Holdings Inc. currently has no development plans for the property but Burbank Industrial Supplies plan to construct a building to house supplies for HSF Foods and Hillspring farms. Katelyn stated the construction of this building could have been permitted under the Agricultural zoning category but noted for future development it would be wise to rezone the properties to Commercial and Light Industrial given the proximity of the Trans-Canada highway.

MOTION: The Planning Review and Adjustment Committee of the Western Valley Regional Service Commission recommend to the Minister of Environment and Local Government to rezone properties identified as PID 10187292, 10257749, 10257855 & 10254811 from Rural and



Resource One to Commercial & Light Industrial under the *South Central Carleton County Rural Plan Regulation – Community Planning Act*.

Moved: Ken Clark

Seconded: Mark Atwater

Carried

Subdivision Applications

Item: S-1-2017

Applicant: RIM Holdings Inc.
Route 110, East Centreville

RIM Holdings Inc. Subdivision
Consideration to create a lot on an existing 20 metre wide private access as detailed in Planning Staff Report 2/17.

Katelyn advised the 20 metre private access was created at its current location in 2007 by plan 2428845 registered by Service New Brunswick and noted this was the same property as was recommended for rezoning in the previous zoning application, as recorded in Planning Staff Report 1/17.

Katelyn informed the members that RIM Holdings has ownership of the private access and Brunway has the right to travel it. Trevor Welch inquired regarding how many landowners are required before a road association is recommended. Katelyn Hayden advised if Brunway and Burbank Industrial did not currently exist on the subject property and the approval of a 20 metre private access was a new request, then a landowner association would have been suggested as a term and condition for the application's approval.

MOTION: To approved the Tentative Plan of Subdivision to create a lot 09-3 accessed via an existing 20 metre private access, subject to the following terms and conditions:

- a) The Final Plan of Subdivision be substantially in accordance with Map II attached to Planning Report 2/17 to the satisfaction of the Development Officer;



- b) Legal right-of-way access be granted over the 20-metre private access to the owners, subsequent owners, assigns, heirs, and successors of Lot 09-3 by deed as shown on Map II attached to Planning Report 2/17.

Moved: Mark Atwater
Seconded: Elaine English

Carried

Item: S-2-2017

Applicant: Welch Surveys Ltd.
East Glassville Road, Glassville

Elaine English will Chair this application as Trevor Welch noted a conflict of interest.

Ross Corey Subdivision – PID 10000909
Consideration to create 2 lots to be accessed via a 10 metre and 20 metre wide private right-of-way as documented in Planning Staff Report #7/17.

Katelyn reviewed maps of the subject property and advised the applicant is proposing to create a 9 metre right-of-way from the East Glassville Road along the southern property line to a logging road that has existed for more than 50 years, as well as a 20 metre right-of-way shown over the existing woods road. She advised this road is utilized to access DNR property and also utilized by the other property owners and noted she is only requesting legal right-of-way access to ensure none of the property owners will ever be restricted from legally accessing the proposed lots.

MOTION: To approve the Tentative Plan of Subdivision to create lot 16-01 and lot 16-02, accessed via a 10-metre and 20-metre wide private right-of-way subject to the following terms and conditions:

- a) The Final Plan of Subdivision be substantially in accordance with Map II attached to Planning Report 7/17 to the satisfaction of the Development Officer;
- b) Legal right-of-way access be granted over the remnant and proposed Lot 16-01 to the owners, subsequent owners, assigns, heirs, and successors of Lot 16-01 and Lot 16-02 by deed as shown on Map II attached to Planning Report 7/17.

Moved: Ken Clark
Seconded: Alan McLaughlin

Carried



Item: S-3-2017

Applicant: Dale MacFarlane Land Surveying Ltd.
Route 130, Oakland

Stewart McIsaac Subdivision
Consideration to create a lot which will result in the remnant portion being accessed via a 9 metre wide right of way over the proposed lot as detailed in Planning Staff Report #9/17.

Katelyn reviewed the subdivision plan of the subject property indicating the boundary between the LSD of Peel and the Town of Florenceville-Bristol. Katelyn informed the members that a call from a resident was received addressing concerns regarding the possible development of a residential subdivision and they were assured a residential subdivision was not part of this particular proposal, and if in the future a residential development was proposed they would receive an additional notification letter.

Katelyn advised a copy of the report was forwarded to the Village Clerk of the Town of Florenceville-Bristol and no objections were provided.

MOTION: To approve the Tentative Plan of Subdivision to create lot 17-01 which will result in the remnant of PID 10083426 accessed via a 9-metre-wide right-of-way over the proposed lot 17-01 be approved subject to the following terms and conditions:

- a) The Final Plan of Subdivision be substantially in accordance with Map II attached to Planning Report 9/17 to the satisfaction of the Development Officer;
- b) Legal right-of-way access be granted over proposed Lot 17-01 to the owners, subsequent owners, assigns, heirs, and successors of the remnant of PID 10083426 by deed as shown on Map II attached to Planning Report 9/17.

Moved: Mark Atwater
Seconded: Elaine English

Carried



Old Business

None


New Business

None

Adjournment:

Motion: To adjourn meeting
Moved: Ken Clark

Meeting adjourned at 7:41 pm.

X 
Trevor Welch, Vice-Chair