



PLANNING REVIEW AND ADJUSTMENT COMMITTEE

Date of Meeting: February 8, 2018

Location: Board Room, 3143 Main Street, Centreville

Attendance: Elaine English – Acting Chair
Alan McLaughlin
Kenneth Clark
Mark Atwater

Regrets: Andy Leech, Chair
Trevor Welch, Vice-Chair

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

Motion: To appoint Elaine English as Acting Chair for the February 8, 2018 Planning Review and Adjustment Committee.

Moved: Ken Clark
Seconded: Alan McLaughlin

Carried

Meeting was called to order by Acting Committee Chair, Elaine English, at 7:10 pm.

Approval of Minutes

Motion: To approve the minutes of the January 10, 2018 meeting.
Moved: Mark Atwater
Seconded: Ken Clark

Carried

Conflict of Interest

None



Zoning Applications

Item: Z-1-2018

Applicant: Western Valley Regional Service Commission - Administrative Zoning

Owner: Acott Construction Limited

Location: Tamarack St., Beardsley

Owner: Woodstock Truck Shop Ltd.

Location: Route 560, Jacksonville

For consideration to approve to rezone a portion of two properties under the South Central Carleton County Rural Plan Regulation – Community Planning Act from Rural and Resource One and Industrial and Residential Two & Industrial to Industrial.

Katelyn presented Planning Staff Report # 3/18 and the original 2012 zoning map of the area showing the subject properties that were not zoned properly when the zone designations were assigned in 2012. Katelyn discussed the surrounding properties zoning designations and existing types of businesses. Katelyn advised that all surrounding area residents for both properties were notified by a letter and no concerns were received.

Motion: To approve to rezone property identified at PID 10279115 located at Poplar and Tamarack Street, Beardsley, from Rural and Resource One and Industrial to Industrial, and property identified as PID 10273696 located on Route 560, Jacksonville, from Residential Two & Industrial to Industrial, as recommended by staff in Planning Staff Report #3/18.

Moved: Ken Clark

Seconded: Alan McLaughlin

Carried



Subdivision Applications

Item: S-2-2018

Applicant: David McCarthy
Owner: Same
Location: Rim Road, East Centreville

For consideration to approve a tentative plan of subdivision to create a lot which will be accessed via an existing 20-metre wide private access

Katelyn presented Planning Staff Report #2/18 and displayed area maps showing the existing surrounding area properties. Katelyn reminded the members that the original application to create the parent lot was approved by the Planning Review and Adjustment Committee approximately one year ago. Katelyn advised the members that the 20-metre private access was created in 2007, and informed the members that they are not approving the access but are only approving the creation of an additional lot on the legal access.

Katelyn stated she obtained legal clarification to ensure if the property was to be further subdivided in the future that legal access would also be permitted to be reassigned under the Service New Brunswick Land Titles registry system.

Ken Clark inquired about the lot sizes after the lot is subdivided and Katelyn advised one lot contains 1 hectare and the new lot size is 1 ½ acres.

Motion: To approve the tentative plan of subdivision to create lot 2017-5 to be accessed via an existing 20-metre wide 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 2/18 to the satisfaction of the Development Officer;

Moved: Mark Atwater
Seconded: Alan McLaughlin

Carried



Variance Applications

None

Old Business

None

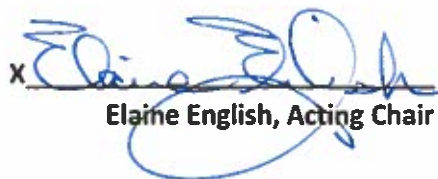
New Business

Next meeting date is scheduled for March 14, 2018.

Adjournment:

Motion: To adjourn meeting
Moved: Ken Clark

Meeting adjourned at 7:25 pm.

X 
Elaine English, Acting Chair