



PLANNING REVIEW AND ADJUSTMENT COMMITTEE MINUTES

Date of Meeting: May 8, 2019

Location: Board Room, 3143 Main Street, Centreville

Attendance: Andy Leech, Chair
Trevor Welch, Vice-Chair
Alan McLaughlin
Elaine English
Kenneth Clark
Mark Atwater

Regrets:

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

Members of the Public: None

Meeting was called to order by Committee Chair, Andy Leech at 7:04 pm.

Approval of Minutes

Motion: To approve the minutes of the April 10, 2019 meeting.

Moved: Mark Atwater
Seconded: Alan McLaughlin

Carried

Conflict of Interest

Trevor Welch declared a conflict of interest for Subdivision Application S-2-2019 prepared by Welch Surveys, but stated he would be available to address any questions.

Zoning Applications

None

Subdivision Applications

1. Item: S-2-2019

Applicant: Welch Surveys Ltd.
Owner: Carl & Marion Robinson
Location: Route 105, Northampton

For consideration to approve a tentative plan of subdivision to create one lot serviced by a private right-of-way on property identified as 10024537

The Planning Director presented Planning Staff Report # 6/19 and provided copies of the tentative subdivision plan and maps of the subject area. The Planning Director stated that GEO NB maps show that the subject property does not connect with Route 105, and advised that this is shown incorrectly, as the subject property does connect to Route 105 according to survey information.

Trevor Welch inquired if the remaining lots would require an additional right-of-way, and the Planning Director stated that was not necessary, as they would continue to have right-of-way access to Hilltop Lane, as changing ownership does not change access.

2019-05-01

Motion: To approve the application submitted by Welch Surveys Ltd. for approval of a tentative plan of subdivision to create one lot serviced by a private right-of-way on property identified as PID 10024537 subject to the following terms and conditions:

- a) The site be developed substantially in accordance with Map II attached to PR 6/19;

Moved: English English
Seconded: Ken Clark

Carried

Variance Applications

1. Item: V-2-2019

Applicant: G & T Development Inc.
Owner: Tim Cook
Location: Shore Road, Grafton

For consideration to approve a similar use/compatible use variance to permit the construction of a convenience store and drive thru restaurant with a gasoline bar on property identified as 10286540.

The Planning Director reviewed Planning Staff Report # 05/19 and provided area maps, drawings of the proposed plan, and excerpts from the South Central Carleton County Planning Area Rural Plan Regulation indicating permitted uses for Rural and Resource One and Rural and Resource Two zones.

The Planning Director advised that a Traffic Study has been completed and submitted to the Department of Transportation and Infrastructure, and stated that the District Highway Engineer had no issues with the project.

The Planning Director also suggested to the members that they may wish to consider adding a term and condition that would require a vegetation buffer be planted on the boundary of the residential properties. After discussing the recommendation, the members agreed that the additional term and condition should be included.

2019-05-02

Motion: To approve the the application submitted by G&T Development Inc. for a similar use/compatible use variance to permit the construction of a convenience store and drive thru restaurant with a gasoline bar on property identified as PID 10286540 subject to the following terms and conditions:

- a) All construction on the subject property shall comply with the National Building Code of Canada 2010, and a building permit be issued prior to the commencement of any construction on the subject property;
- b) All provincial permits required by regulation, all environmental approvals, and access approval, be obtained prior to the issuance of a building permit;
- c) Final site plan, parking and landscaping plan be to the satisfaction of the Development Officer;
- d) A 5 metre buffer comprised of a hedge or trees, or a 1.5 metre high opaque fence be provided on or near the property line shared with a residential use to the satisfaction of the Development Officer.

- e) A vegetation buffer be planted on the property lines shared with PID 10286532.

Moved: Trevor Welch
Seconded: Elaine English

Carried

G. Old Business

None

H. New Business

None

I. Adjournment:

Motion: To adjourn meeting
Moved: Trevor Welch

Meeting adjourned at 7:25 pm.

X 
Andy Leech, Chair