



## PLANNING REVIEW AND ADJUSTMENT COMMITTEE MINUTES

Date of Meeting: October 9, 2019

Location: Board Room, 3143 Main Street, Centreville

**Attendance:** Andy Leech, Chair  
Trevor Welch, Vice-Chair  
Elaine English  
Kenneth Clark

**Regrets:** Alan McLaughlin  
Mark Atwater

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

Meeting was called to order by Committee Chair, Andy Leech at 6:56 pm.

### **Approval of Minutes**

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

**Moved:** Elaine English  
**Seconded:** Kenneth Clark

**Carried**

### **Conflict of Interest**

Trevor Welch declared a conflict for Item 2, File S-6-2019, as he is the applicant but advised he would be available to address any questions the members may have.

### **Zoning Applications**

None

## **Subdivision Applications**

### **1. Item: S-5-2019**

**Applicant:** Estate of Sylvain Rioux  
**Owner:** c/o Carl Rioux  
**Location:** Branch Road, Diamond Island

For consideration of a tentative plan of subdivision to create one (1) lot serviced by a private access on properties identified as PID 65171415 and 65140733.

The Planning Director discussed Planning Staff Report #14/19 while reviewing maps of the subject property, as distributed to the committee members. The Planning Director informed the members that the issue with this plan is that when the parcel was created it was assigned a separate PID and as a result the owners believed that they owned 2 separate lots and during Estate planning the lot and the parcel were left to 2 different individuals. The Planning Director stated this was a mapping issue and that legally the parcel and the lot cannot be sold separately. Therefore, the Estate is requesting to resolve the issue with the creation of Lot 2019-3.

### **2019-09-01**

**Motion:** To approve a tentative plan of subdivision to create one lot serviced by a private access on properties identified as PID 65171415 and 65140733 subject to the following terms and conditions:

- a) The final plan be substantially in accordance with Map II attached to PR 14/19 to the satisfaction of the Development Officer;
- b) The 15.24-metre wide right-of-way shown of Map II attached to PR 14-19 be granted by deed to proposed Lot 2019-3.

**Moved:** Kenneth Clark  
**Seconded:** Elaine English

**Carried**

### **2. Item: S-6-2019**

**Applicant:** Welch Surveys Ltd.  
**Owner:** Robert Lee Cheney  
**Location:** Route 570, Gordonsville

For consideration of a tentative plan of subdivision to create one (1) lot serviced by a private access on property identified as PID 10029254.

The Planning Director presented Planning Staff Report #16/19 while referencing the previously distributed subdivision plan, area maps and aerial photo with the members. The Planning Director advised that the owner wishes to separate the farmland from the woodlot, as he plans to sell the fields and maintain the woodlot. The Planning Director also noted that an agreement with the purchaser to maintain the 10-metre R-O-W, as shows on the tentative plan was reached.

**2019-09-02**

**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 10029254 subject to the following terms and conditions:

- a) The final plan of subdivision be substantially in accordance with Map II attached to PR 16/19 to the satisfaction of the Development Officer;
- b) The 10-metre wide right-of-way shown on Map II be granted by deed to the remnant PID10029254.

Moved: Elaine English  
Seconded: Kenneth Clark

**Carried**

**G. Old Business**

None

**H. New Business**

None

**I. Adjournment:**

Motion: To adjourn meeting  
Moved: Trevor Welch

Meeting adjourned at 7:08 pm.

X   
Andy Leech, Chair