



PLANNING REVIEW AND ADJUSTMENT COMMITTEE MINUTES

Date of Meeting: December 11, 2019

Location: Board Room, 3143 Main Street, Centreville

Attendance: Andy Leech, Chair
Trevor Welch, Vice-Chair
Alan McLaughlin
Kenneth Stephenson
Mark Atwater

Regrets: Kenneth Clark
Elaine English

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

Members of the Public:

Meeting was called to order by Committee Chair, Andy Leech at 6:43 pm.

Approval of Minutes

Motion: To approve the minutes of the November 13, 2019 meeting.

Moved: Trevor Welch

Seconded: Mark Atwater

Carried

Conflict of Interest

None

Zoning Applications

None

Subdivision Applications

1. Item: S-7-2019

Applicant: Dale MacFarlane Land Surveying Ltd.
Owner: Tyler and Andrea Langdon
Location: Cambers Point Lane, Skiff Lake

For consideration of a tentative plan of subdivision to create one (1) water access lot serviced by a private access on properties identified as PID 75511170.

The Planning Director reviewed Planning Staff Report #22/19 with the members while displaying aerial maps and the tentative plan of subdivision. The Planning Director advised that she had requested the Surveyor show Note D on the subdivision plan stating that lot 19-01 is to be used solely for vehicle parking and watercraft access to Skiff Lake for commuting to and from the Langdon family cottage, which is situated on "Halfway Island".

After discussions, the members determined that to guarantee that the proposed lot could not be developed for overnight accommodations that the lawyer must include a restricted encumbrance when preparing the land transfer description, as worded in 'Note D' on the subdivision plan.

2019-12-01

Motion: To approve the tentative plan of subdivision to create one water access lot serviced by a private access on property identified as PID 75511170 subject to the following terms and conditions:

- a) The site be developed substantially in accordance with Map II attached to Planning Report 22/19;
- b) The lawyer incorporates the wording from 'Note D', as shown on the subdivision plan, in the land transfer description. The land transfer description wording to read, "Lot 19-01 is to be used solely for vehicle parking and watercraft access to Skiff Lake for commuting to and from the Langdon family cottage, which is situated on 'halfway Island' on said Skiff Lake (PID of said island 75030783)".

Moved: Trevor Welch
Seconded: Alan McLaughlin

Carried

Variance Applications

None

G. Old Business

None

H. New Business

Subdivision – Guideline for Lot Creation on Private Roads

The Planning Director asked the members when the guidelines for lot creation on private roads are met if they still required that the application be heard by PRAC, as she does not recommend approval unless these guidelines are met.

The members discussed and decided if the guidelines were met and no other concerns or controversy existed regarding the lot creation than the requirement to have these applications reviewed by PRAC would not be necessary.

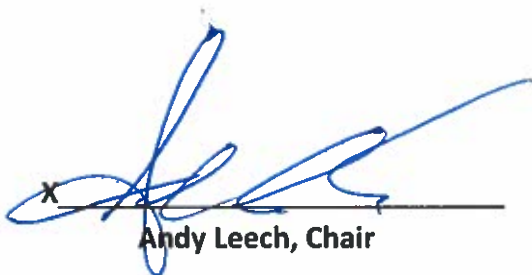
The Planning Director stated that there are a couple of references in the existing guideline that must be updated, as the Community Planning Act was revised, and that she will make those revisions and request a motion regarding lot creation on private roads at the next meeting.

I. Adjournment:

Motion: To adjourn meeting

Moved: Trevor Welch

Meeting adjourned at 7:13 pm.

A handwritten signature in blue ink, appearing to read 'Andy Leech', is written over a horizontal line. To the left of the signature, there is a small 'X' mark.

Andy Leech, Chair