



PLANNING REVIEW AND ADJUSTMENT COMMITTEE MINUTES

Date of Meeting: May 12, 2021

Via Zoom Conferencing

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

Regrets: None

Staff: Conor Tripp, Acting Planning Director
Bev Gullison, Office Administrator

Members of the Public: Jennifer Brown, Planner, Dillon Consulting Ltd.

Meeting was called to order by Committee Chair, Andy Leech at 6:35 pm.

Adoption of the Agenda:

Motion: To approve the Agenda of the May 12, 2021 meeting.

Moved: Elaine English

Seconded: Ken Clark

Motion Unanimously Carried

Approval of Minutes

Motion: To approve the minutes of the November 18, 2020 meeting.

Moved: Ken Clark

Seconded: Elaine English

Motion Unanimously Carried

Conflict of Interest

None

Village of Bath Rural Plan

Jennifer Brown, Planner, Dillon Consulting Ltd. presented a summary of the previously circulated Village of Bath Rural Plan and reviewed the purpose and overview of the rural plan, as well as the process to date and the next steps.

Trevor Welch asked if the public would still have an opportunity to review and request amendments if desired, and Jennifer Brown advised there is a 21-day notice period in which council is encouraged to ensure that the public is aware which provides an opportunity to offer feedback to council. Jennifer Brown stated that Council can update the plan through the Public Hearing process.

Alan McLaughlin asked about the grandfathering of existing properties, such as agricultural storage buildings. Jennifer Brown advised that if the zoning has changed, the Community Planning Act permits the uses to continue until those uses are vacated.

Andy Leech inquired regarding existing vacant properties, such as the hospital and the grocery store. Jennifer Brown confirmed that at the direction of council the hospital will stay institutional, and the grocery store would remain commercial.

2020-05-01

Motion: Move that the Planning Review and Adjustment Committee of Western Valley Regional Service Commission recommend the approval of the Village of Bath Rural Plan By-law #20 to the Village of Bath Council.

Moved: Ken Clark

Seconded: Elaine English

Motion Unanimously Carried

Zoning Applications

Item: Z-1-2021

Applicant: Riverside Hardware Ltd.
Location: 85 Centennial St., Plaster Rock

To recommend the property identified as PID 65166845 to be rezoned from Institutional to Single-Detached and Two-Unit Residential Zone and to forward the recommendations to the Village of Plaster Rock Council for their consideration for approval.

The Acting Planning Director, Conor Tripp, reviewed Planning Staff report #3/21 and noted that the existing use is a funeral home, and the proposed use is a single-family dwelling. Conor Tripp utilized Google Maps to show the surrounding area and displayed the zoning map and proposed site plans.

2020-05-02

Motion: Move that the Planning Review and Adjustment Committee of Western Valley Regional Service Commission recommend the approval of the application made by Riverside Hardware Ltd. to rezone PID 65166845 from Institutional to Single-Detached and Two-Unit Residential Zone to the Village of Plaster Rock Council.

Moved: Trevor Welch
Seconded: Alan McLaughlin

Motion Unanimously Carried

South Central Carleton County Rural Plan Amendment (18-SCC-045-09)

For consideration to amend the rezoning of several properties and certain policies and provisions to provincial standards, as documented and previously distributed to the members for review, document titled "Planning Report – South Central Carleton County Rural Plan Amendment (18-SCC-045-09).

Conor Tripp presented the Planning Staff report, South Central Carleton County Rural Plan Amendment (18-SCC-045-09) and advised that typically these 8 amendments would be replaced and repealed rather than creating a new general amendment. Conor Tripp stated that many of the rezoning requests pertain to a specific property and he noted that these changes were necessary for many years, as was previously addressed by the public and staff.

Conor Tripp reviewed the summary document of the 8 amendments showing the current zoning of the involved properties and the proposed zone, which will be integrated in the updated SCCC Rural Plan. Conor Tripp further discussed the additional proposed revisions to the rural plan, as detailed in the planning report and displayed the current and proposed zoning maps for member review and discussion.

Trevor Welch stated he would require more detail to determine what the impact of these changes would mean, primarily relating to agricultural use, as he has concerns due to past zoning errors encountered within other municipalities. Trevor Welch advised he would need to further investigate the current zoning map with the proposed amendments.

Conor Tripp displayed and examined with the members both the existing and the proposed maps and explained that many of these changes were requested by the property owners or the existing use did not match the current zone. Conor Tripp stated by reviewing Appendix A of the Planning Report, you will note that most of these properties are being rezoned from R1 & R2 to C & LI. Conor Tripp advised that many of the proposed rezoning properties are in proximity of a highway interchange.

Andy Leech stated he has concerns regarding such a large piece of property on Scott Street, Woodstock being rezoned to Commercial and Light industrial when it is now vacant land next to a preserve. Conor Tripp advised that if PRAC has concerns they can recommend changes.

Trevor Welch asked for clarification relating to the Planning Report's Proposed Revision section, Title & Areas Designation, regarding the Indigenous Peoples as part of their natural and cultural heritage and questioned if this could mean another step when requesting survey plan approval. Conor Tripp stated that this should not affect that process. The members further discussed their concerns regarding the possible implications that this statement may have in the future

2021-05-03

Motion: Move that the Planning Review and Adjustment Committee of Western Valley Regional Service Commission recommend the approval of Ministerial Regulation (18-SCC-045-09) amending the South-Central Carleton County Rural Plan Regulation (11-SCC-045-00) to the Minister of Local Government and Local Governance Reform.

Moved: Elaine English

Seconded: Mark Atwater

Motion Carried

2 opposed

St. Croix Corridor North Area Rural Plan Regulation (21-SCN-084-00)

For consideration to recommend that the Planning Review and Adjustment Committee support the approval of the St. Croix Corridor North Area Rural Plan Regulation (21-SCN-084-00) to the Minister of Environment and Local Government for his consideration.

The Conor Tripp reviewed the previously circulated Planning Staff Report prepared for the St. Croix Corridor North Area Rural Plan Regulation and advised that the plan was drafted by the Southwest Regional Service Commission on behalf of the Western Valley Regional Service Commission and a public hearing had been held.

The members reviewed the zoning map and discussed the proposed regulation changes, and no concerns were raised.

2021-05-04

Motion: To move that the Planning Review and Adjustment Committee of Western Valley Regional Service Commission recommend the approval of the St. Croix Corridor North Area Rural Plan Regulation (21-SCN-084-00) to the Minister of Local Government and Local Governance Reform.

Moved: Trevor Welch
Seconded: Ken Clark

Motion Unanimously Carried

G. Old Business

None

H. New Business

The Planning Director advised that there may be a June PRAC meeting scheduled and we will advise the date when known.

I. **Adjournment:**

Motion: To adjourn meeting
Moved: Ken Clark

Meeting adjourned at 8:05 pm.

X 

Trevor Welch, Vice-Chair