



PLANNING REVIEW AND ADJUSTMENT COMMITTEE MINUTES

Date of Meeting: June 8, 2022
Via Zoom

Attendance: Trevor Welch, Chair
Elaine English, Vice-Chair
Alan McLaughlin
Kenneth Stephenson
Lee Patterson
Mark Atwater

Regrets:

Staff: Conor Tripp, Planning Manager
Bev Gullison, Office Administrator

Members of the Public: None

Meeting was called to order by Committee Chair, Trevor Welch at 6:30 pm.

Approval of Agenda:

Motion: To approve the Agenda of the June 8, 2022 meeting

Moved: Alan McLaughlin
Seconded: Lee Patterson

Motion Unanimously Carried

Conflict of Interest

None

Approval of Minutes

Motion: To approve the minutes of the April 13, 2022 meeting

Moved: Alan McLaughlin

Seconded: Lee Patterson

Motion Unanimously Carried

Zoning Applications

K-Line Subdivision – Bull Road, Bedell - Rural & Resource 1 to Residential 1 / Z-3-2022

The Planning Manager, Conor Tripp, reviewed Planning Staff Report #9/22, which was previously circulated to the members, while displaying aerial maps, zoning maps and site plans of the subject properties proposed to be rezoned.

The Planning Manager reiterated that the Western Valley Regional Service Commission received a rezoning application from K-Line Construction for the properties listed below from Rural and Resource One (R&R1) to Residential One (R1) under the South Central Carleton County Rural Plan Regulation – Community Planning Act. The Planning Manager further advised that these properties are part of the K-Line Subdivision, as the initial phase of the subdivision is already zoned R1, and noted that the owner wishes that the most recent phase also be rezoned to R1 to ensure the land uses will be consistent within the rural residential subdivision.

1. 10266922 – K-Line Construction
2. 10266930 – K-Line Construction
3. 10266948 – Shaw, Sabrina & Rodney
4. 10266955 - Shaw, Sabrina & Rodney
5. 10266963 – K-Line Construction
6. 10266989 – K-Line Construction
7. 10267011 – K-Line Construction
8. 10267029 – K-Line Construction
9. 10267037 – K-Line Construction
10. 10267045 – K-Line Construction
11. 10267052 – Moorcroft, Herbert & Muriel
12. 10267078 – Foster, Allison
13. 10267086 – Foster, Allison
14. 10267094 – K-Line Construction
15. 10267102 – K-Line Construction

The Planning Manager stated that a Public Hearing will be conducted on June 14, 2022, via zoom and noted that 27 letters were sent to neighbouring landowners within 100 meters of the subject properties and no concerns were received.

The Planning Manager advised that staff are recommending that PRAC recommend to the Minister of Local Government and Local Governance Reform that the application submitted by K-Line Construction Ltd. (including those properties owned by Rod and Sabrina Shaw, Herbert Moorcroft, and Allison Foster) be approved.

Trevor Welch asked to confirm next steps if PRAC approves the application. The Planning Manager stated PRAC's recommendations and any comments from the Public Hearing would be included in a package that will be forwarded to the Minister of Local Government and Local Governance Reform and they will approve, deny, or possibly assign their specific terms and conditions.

The Planning Manager advised that this will likely be the last rezoning that will occur within an unincorporated area because of the local government reform process now occurring, as it takes approximately 6-8 months to have a property rezoned in an unincorporated area.

2022-06-01

Motion: To recommend to the Minister of Local Government and Local Governance Reform that the rezoning application submitted by K-Line Construction Ltd. (including those properties owned by Rod and Sabrina Shaw, Herbert Moorcroft, and Allison Foster) be approved to be rezoned from Rural and Resource One (R&R1) to Residential One (R1) under the South Central Carleton County Rural Plan Regulation – Community Planning Act.

Moved: Kenneth Stephenson

Seconded: Lee Patterson

Motion Unanimously Carried

G. Old Business

None

H. New Business

The Planning Manager stated a PRAC meeting is scheduled for July 13, 2022.

I. Adjournment:

Motion: To adjourn meeting
Moved: Elaine English

Meeting adjourned at 6:50pm.

X 

Trevor Welch, Chair