

APPROVED MINUTES
Planning Board Committee Meeting
Wednesday, January 13, 2021 6:00pm
North Shore Community Centre

PRESENT: Melissa Paquet, Joe Doran, Charlotte Vriends, Mayor Gerard Watts, Chair Krista Shaw, Valerie Payn, CAO Stephanie Moase

10 Members of the Public

Regrets- Jason Doyle, Eileen Bain, Dolores Watts

1. CALL TO ORDER: 6:00 pm by

2. APPROVAL OF THE AGENDA:

It was duly moved and seconded that the agenda be approved as presented

Moved By Melissa Paquet, Seconded by Joe Doran

All in Favor

MOTION CARRIED

2.1. Disclosure of Pecuniary or other Conflicts of Interest

There were none

3. APPROVAL OF THE MINUTES:

3.1 APPROVAL OF OCT 29, 2020 MEETING MINUTES

It was duly moved and seconded that the Oct 29, 2020 minutes be approved as presented

Moved By Valerie Payn, Seconded by Charlotte Vriends

All in Favor

MOTION CARRIED

3.2 APPROVAL OF NOV 25, 2020 PUBLIC MEETING MINUTES

It was duly moved and seconded that the Nov 25, 2020 minutes be approved as presented

Moved By Melissa Paquet, Seconded by Joe Doran

All in Favor

MOTION CARRIED

4. BUSINESS ARISING FROM THE MINUTES

There was none

5. NEW BUSINESS

5.1. Review of Application for NS-20-85 Subdivision RFD-2021-003

“WHEREAS, Council received an application for preliminary approval of a subdivision for 14 lots (first stage 6 lots, second stage 8 lots) PIDs 135228 and 679621 on Allencook Lane.

AND WHEREAS Planning Board has reviewed the application and the recommendation from Derek French, Development Officer and recommends to Council

AND WHEREAS preliminary approval for 18 lots was granted in 2009 and 4 lots have received final approval. The existing private road will be updated to Provincial private road standards. A parcel of land has been set aside for Greenspace.

BE IT RESOLVED THAT that Planning Board recommends to Council to grant preliminary approval for 14 lots (first stage 6 lots, second stage 8 lots) PIDs 135228 and 679621 on Allencook Lane conditional to the following:

1. Council approval of proposed Greenspace and that space being deeded to the Homeowner's Association which will be fully responsible for property taxes, maintenance, upkeep and any cost associated with future development.
2. Approval from Department of Transportation that Allencook Lane has been constructed to Provincial private road standards including any stormwater management they may require
3. Proof of a Registered HomeOwner's Association for the Subdivision
4. Six copies of a legal survey plan showing the six lots for phase 1 (and prior to the 12 month expiration of the Preliminary Approval the additional 8 lots for Phase 2) of adequate size to encompass the septic circle for category 2 soil type, Allencook Lane and the Greenspace.

Moved By Melissa Paquet, Seconded by Joe Doran
All in Favor
MOTION CARRIED

6. NEXT MEETING: TBA
7. ADJOURNMENT: 6:41pm

It was duly moved and seconded that the meeting be adjourned
Moved By Joe Doran, Seconded by Valerie Payn
All in Favor
MOTION CARRIED

SIGNED: Krista Shaw, Chair

DATE:

SIGNED: Stephanie Moase, CAO

DATE: