

## Community of Kingston

### Minutes of Regular Monthly Meeting Tuesday, April 14<sup>th</sup>, 2015

#### Present:

Alan Miller, Chair  
Julie Ireson  
Joe Dolphin  
Keith Boire  
Dwight Thompson  
Jan Holmes  
Dianne Dowling, Administrator

#### Regrets:

Tom Coady

#### CALL TO ORDER

Meeting called to order at 7:05 PM by Chair

#### APPROVAL OF AGENDA

#### Motion:

*"To approve the agenda as circulated"* (MO Joe Dolphin (S) Jan Holmes, Motion carried

#### APPROVAL OF MINUTES:

#### Motion:

*"To approve the minutes of the March 10, 2015 meeting as amended with the two noted corrections as follows:  
Chair Millier was present for the first motion; and correct the spelling of accessory."* (M) Dwight Thompson (S) Keith Boire, Motion carried.

#### BUSINESS ARISING FROM MINUTES:

1. Rezoning request: Chair Miller and Councilor Dolphin will visit residents in the vicinity of the Insulation Company to create a list of concerns. They will report back to the May 12, 2015 meeting.
2. Administrator reported that the response has been mailed to Mr. Yeo and she has received no reply.
3. Allister Pollard appeal: Administrator reported that a package containing all the information relating to this file has been dropped off to Mr. Hooley's office. She also read the response received from Mr. Hooley concerning the target dates and the date for the appeal. (May 25, 2015) Council discussed the

issue and the reasoning behind the 10 foot setback requirement and the ramifications of it not being followed. The Chair said he drove by the site and had a look at the building in question. He asked Councilors to have some options ready should the appellants wish to settle this issue with mediation. The Chair, Councilor Dolphin and Council Thompson agreed to meet with Mr. Hooley concerning this appeal.

#### **PLANNING REPORT:**

1. Application for subdivision of 17 acres for agricultural use from Wayne and Wanda Newson: Councilor Holmes declared a conflict regarding this application and noted she needed to leave the meeting early anyway. Before she left she mentioned that since Council were encouraging more contact with the neighborhood of Kingston that it would be a good idea to rotate our meetings between the 4-H building in Kingston and the Emyvale Recreation Center.

Council discussed the application from the Newson's at great length and concerns were expressed over the access should this parcel ultimately be developed. The option discussed was to stamp the Plan "agricultural use" only which would restrict the use of this property to agricultural development.

After much discussion the Chair called for a motion on this application:

#### **Motion:**

*"To approve this application as submitted with no restrictions"* (M) Keith Boire – Being no seconder this motion died.

It was decided that this decision be two separate motions since there are no issues with the subdivision application as submitted for agricultural use. However, should a potential property owner wish to establish a residence on this property then the access would not be acceptable.

#### **Motion:**

*"To approve this subdivision application as submitted"* (M) Keith Boire (S) Joe Dolphin, Motion carried.

#### **Motion:**

*"That this subdivision plan be stamped for agricultural use only"* (M) Dwight Thompson – being no seconder this motion died.

Councilor Dolphin questioned if a policy should be adopted should a concern like this arise again and it was noted that every application is unique and should to be evaluated individually making it difficult to establish a policy.

2. The Administrator said she received a subdivision application today for PID # 765628, so it does not meet the Council's condition of being received 24 hours prior to the meeting. She also noted that a lot categorization is required for this application and being as the ground is still covered with snow that will

not likely be done until June. Council reviewed the application and had some concerns with the access being proposed. The Administrator is to draft a response to the applicant outlining the regulations concerning access and panhandle lots and advising that no decision can be made until the lot is categorized for septic.

**NEW BUSINESS:**

1. Infrastructure Project: Administrator read the letter from the province clarifying what services the community has jurisdiction over and noted that a high speed internet project would be beyond the scope of the community's powers.
2. An application for a student for 2015 under the Jobs for Youth program has been sent to the Province.
3. The Administrator is authorized to order 50 copies of the Community bylaws and a copy will be given out to every applicant.

Being no further business the meeting was adjourned at 8:50 PM by Councilor Thompson.

Submitted,

Dianne Dowling

Administrator