

Rural Municipality of KINGSTON
Minutes of Planning Board Meeting

Location: Rec Centre

Date: June 22, 2023

Board Members	Present	Absent
Dwight Thompson	x	
Alan Miller	x	
Joe Dolphin	x	

1. CALL TO ORDER at 6:30
2. Topics of Discussion
 - a. Tremblay-Abel/Markland Development Application
 - b. Mowat Development Application
3. Discussion Notes
 - a. Tremblay-Abel/Markland Development Application – Recommendation for approval to council was given after discussion on all the contentious issues regarding the application, which included:
 - i. Non-compliant setback from the road. Bylaws allowed for additions and renovations so long as it did not further reduce the non-compliant setback.
 - ii. Request for a variance to reduce the side setback to the north from 15 to 10 feet was approved so long as applicant provided council/development officer with signed acceptance of the reduced setback by the owner of the affected neighbouring property.
 - iii. Accessory building built without a permit and 8 feet from the neighbouring property must be included in the development application and must either be moved to a location 15 feet from the boundary line or 10 feet should a variance request be made and proper approval given in writing from the adjacent property owner.
 - iv. Concerns over the age and size of the septic system was discussed relative to the undersized lot (0.3 acres). Planning Board made it clear to the applicants that it should be a major consideration for them as there is not sufficient space on the lot to install a second system and should the

existing system fail, substantial costs would be incurred by the owners.

- v. Planning Board made it clear, if the lot did not have an existing residence, then an engineered septic system would be required.
- vi. The recommendation for approval was based on a renovation and extension of the home, not a tear down and reconstruction as that would require the full setback from the road required by the Province.


b. Mowat Development Application

- i. The Mowats provided the reasons why they wanted the barn located farther from the land currently being farmed to not reduce the agricultural land available to farm.
- ii. Dwight expressed concerns over the potential view scape change and manure management.
- iii. Keith noted the property most likely to be affected also raised chickens and goats, so were aware of the agricultural nature of the neighbourhood.

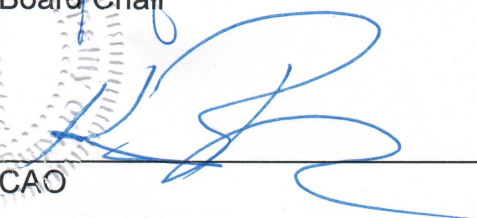
4. Recommendations to Council

- a. To approve application for the Tremblay-Abel/Markland Development Application subject to the conditions listed under the discussion notes from the meeting.
- b. To approve the location of the Mowat barn in the front yard so long as the Provincial Road setback was respected.
- c. Planning Board recommended Council discuss the issue of front yard accessory building approval in order to be consistent.
 - i. The upcoming Plan and Bylaw review should address this issue and give clarification on how Kingston should deal with this issue.


10. ADJOURNMENT Meeting Adjourned at: 7:10pm



Board Chair



CAO



July 18, 2023
Date