

**Minutes**  
**Rural Municipality of KINGSTON**  
**Emyvale Recreation Center**  
**Planning Board Meeting**  
**October 21, 2024, 7PM**

**Attendance**

Y	Dwight Thompson (Chair)		Y	Tory Kennedy
Y	Joe Dolphin		N	Tom Coady
Y	Alan Miller (Mayor)		Y	Keith Boire (CA0)
			N	Miro Terrazas

Call to Order At:	7:03 pm			
Approval of Agenda	M	Tory Kennedy	S	Joe Dolphin
Approval of Minutes Oct 8,2024	M	Tory Kennedy	S	Joe Dolphin

**1. BUSINESS CONTINUED SINCE PREVIOUS BOARD MEETING**

**A. Guindon Excavation Pit Application.**

1. Discussion took place over the legal opinion received from Meaghan Hughes. No clear direction was given in the advice.
2. Planning Board was aware of the recent communications with Jeff Sampson from the Highways department indicating the current access point to the road at the easement did not meet safe sight distance criteria and as such could not be approved as an access for the proposed development.
3. In light of the absence of a legal access, the Planning Board decided to recommend to council that the application be denied. To that end, the following motion was made

Moved by:	Joe Dolphin			
Seconded by:	Tory Kennedy			
Motion: To recommend to council that the Guindon Excavation Pit application be denied base on the inability to obtain an entrance way approval at the only access point to the western parcel of the proposed site.				
Motion Carried:	Unanimously Yes	Vote for:		Vote against:

**B. Cudmore Subdivision and Development Applications**

1. Discussion took place over the subdivision application as well as the development application. Planning Board decided to recommend to council that the application should be approved. To that end the following motion was made:

Moved by:	Joe Dolphin			
Seconded by:	Tory Kennedy			
Motion: To recommend to council that the Cudmore subdivision and development should be approved subject to compliance with all relevant bylaws.				
Motion Carried:	Unanimously Yes	Vote for:		Vote against:

**2. PLAN REVIEW DISCUSSION**


1. Status of project

- a. Keith let the Board know about the absence of our planner, Dawn Sutherland from the project for approximately 4 weeks due to health issues. Council, Planning Board and the CAO were unaware that work on the project had been delayed.
  - b. Keith met with Dawn via Teams Meeting in the morning, corrected discrepancies between the draft provided to her and the draft presented to the Province.
  - c. Currently all documentation required for preliminary review were in the hands of Robert Zilke, representing the province for the planning department.
  - d. Once complete and the Planning Board and Council are satisfied, the final process will begin.
    - i. Advertisement
    - ii. Public Meeting
    - iii. Submission to the Minister
2. Options for Excavation Pits in the new bylaw
- a. The options of whether or not excavation pits should be zoned Industrial or Site-Specific Amendment were discussed.
  - b. No clear direction was made, but it was the consensus that in order to have the require control over such developments, the municipality needed to manage new pits going forward.
  - c. The Board was informed that there had been an inquiry about another pit application by Sterling Buchanan. CAO had mailed the application form that day to the applicant. Planning Board to address that application once received.

3. ADJOURNMENT

Motion to adjourn at:	8:15pm		
Moved by	Alan Miller	Seconded by	Tory Kennedy
Motion Carried - Yes			

  
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 Dwight Thompson (Chair)

  
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 Keith Boire (CAO)

Date Feb. 4, 2025