

PLANNING ADVISORY COMMITTEE
MINUTES – June 24, 2014

The regular meeting of the Planning Advisory Committee of the town of Quispamsis was held in the Town Hall Council Chambers on Tuesday, June 24, 2014 at 7:00 p.m.

In attendance: Mark Hatfield
 Councillor Pierre Rioux
 David Carlson
 Darren Bishop
 Darin Lamont
 Jean Place
 S. Dwight Colbourne, P.Tech, Municipal Planning Officer
 Violet Brown, Secretary

Absent: Bob McLaughlin
 Marc Gosselin

1. Call to Order

Mark Hatfield called the meeting to order at 7:03 p.m.

2. Approval of the Agenda

MOVED BY: Darin Lamont
SECONDED BY: Darren Bishop

That the agenda be approved.

CARRIED UNANIMOUSLY

3. Disclosure of Interest on Agenda Items

None

4. Review of Previous Meeting Minutes

DATED: June 10, 2014

MOVED BY: Darin Lamont
SECONDED BY: Pierre Rioux

That the Minutes of the June 10, 2014 PAC meeting be approved.

CARRIED UNANIMOUSLY

5. Business Arising from Minutes

<i>Notice of Decision</i>	<i>By-Law Section</i>	<i>Address</i>
Front yard setback – deck	By-law #038 Section 8.(E)(1)(a)	628 Gondola Point Road
Fence setback	By-law #038 Section 6.(S)7	102 Queensbury Drive
Front yard setback – detached garage	By-law #038 Section 8.(E)(1)(b)(i)	391 French Village Road

MOVED BY: Pierre Rioux

SECONDED BY: Jean Place

That the Notices of Decision be received and filed.

CARRIED UNANIMOUSLY

6. Unfinished Business

None

7. New Business

#	<i>Variance Requested</i>	<i>By-Law Section</i>	<i>Address</i>
a)	Size & Height – Detached Garage	Zoning By-law No. 038 Section 8.G.(1)(a) & (c)	29 Stoneyplain Ave.
b)	Eric Lunnie Tentative Subdivision Plan	Zoning By-law No. 035; 2 lots from 1	296 Meenan’s Cove Road
c)	Stonehurst Tentative Subdivision Plan	Zoning By-law No. 035; 15 lots	Westminster Drive, Devonshire Crescent, Winchester Drive area

a) Size & Height – Detached Garage Setback Variance – 29 Stoneyplain Ave.

Mr. Jeffrey Yosten of 29 Stoneyplain Avenue attended the PAC meeting requesting variances from Sections 8(G)(1)(a) and 8(G)(1)(c) of Zoning By-law 038 for the construction of a twenty-eight foot by thirty-two foot (28 x 32; 896 sqft) detached garage having a height of twenty-one (21) feet in the rear yard of their property. The proposed garage exceeds the By-law maximum by 20.3 sq. m. (218 sq. ft). In addition to the area, the garage will be require a height variance as the proposed height is 6.4m, which is 1.4m (4ft 7inches) over the permitted height of 5.0m.

When questioned on the purpose for the added height, Mr. Yosten stated that the increase is for the use of storage in the rafter design; they only have three closets in the main dwelling and require storage for holiday boxes, etc. The oversize garage will be used for their current automobiles and for the future toys they hope to attain, such as a boat. The existing attached garage will be kept as is for his wife’s car and it was confirmed that there is room to drive around the dwelling to where the new garage is intended. The driveway is paved now and the pavement will just be extended.

The trees in the area will be kept as much as possible; perhaps only trimming will be required. It was noted that these trees are thirty plus (30+) feet high and far beyond the garage's intended height.

The PAC Secretary was asked if any letters of concern were received; none were received.

MOVED BY: David Carlson
SECONDED BY: Jean Place

That the PAC approve the 20.3 square metre (218 sq. ft) area variance and the 1.4 metre (4ft 7 inches) height variance with the following conditions:

- 1. The exterior finish of the garage is to be a cladding recognized by the National Building Code of Canada, current adopted edition; and*
- 2. The building is not to be used for business purposes or for the keeping of livestock or as a dwelling.*

CARRIED UNANIMOUSLY

b) Eric Lunnie Tentative Subdivision Plan - 296 Meenan's Cove Road

Mr. Eric Lunnie attended the PAC meeting seeking approval to subdivide his eleven thousand (11,000) square metre (2.7 acre) residential lot at 296 Meenan's Cove Road in order separate his home from the larger parcel prior to placing the house on the market for selling. The subdivision requires variances for a seventeen decimal forty-nine meters (17.49m) width on Lot 74-1, a thirty-three decimal nine meter (33.9m) lot width variance for the remnant parcel and a deeded right-of-way access to Lots 74-1 and Lot 73-1 across the remnant parcel.

The current right-of-way between lots 296 and 304 Meenan's Cove Road was questioned by Mr. Sterling Gillcrest of 304 Meenan's Cove Road and Mr. Lunnie confirmed that there is a deeded access to lot 73-1 (civic # 304) and offered a copy to the PAC Secretary. It was noted that this will not change and also noted that due to the curve and incline of the road in that area, a driveway direct from civic 304 to Meenan's Cove Road is not feasible. Mr. Lunnie stated that there are no plans for the remnant parcel at this time but the access would be granted for all three lots included heirs and successors.

Mr. Doug Crossman of Colonial Drive spoke on the concern for water that now flows downhill from this area to his land. He asked if there was any way to direct the water to the road and not over his land and if future developers would take this into consideration before developing the land. Mr. Colbourne stated that when this tentative plan is final and a civic number is allocated to the remnant parcel of land, the Town can add a note to the property file to watch for the drainage. This note can also be added to the parcel identification information so that when someone wants to build on the lot, a building permit will not be issued without proper review.

The PAC Secretary was asked if any other letters of concern were received; it was noted that several others (Mr. & Mrs. James Flick and Charles Dollar) commented on the same ground water concern.

MOVED BY: Darrin Lamont
SECONDED BY: Jean Place

That the Planning Advisory Committee grant the tentative approval to this proposed subdivision subject on the following conditions:

- 1. The Granting of a 17.49m lot width variance for the proposed expanded Lot 74-1;*
- 2. Granting of a 33.9m lot width variance for the remnant parcel;*
- 3. Deed right-of-way access to Lots 74-1 and Lot 73-1 across the remnant parcel to be clearly identified on the final subdivision plan and by way of the deed transfers;*
- 4. No additional driveways to be established until a Line-of-Sight analysis is completed on that portion of the Meenan's Cove Road covered by this subdivision plan (i.e. Lots 74-1, the remnant parcel and Lot 73-1);*
- 5. Future building or development on or of the remnant lot must be reviewed for storm water, ground water and proper drainage flow before building permits are issued as per the concerns presented at the PAC meeting of June 24, 2014; and*
- 6. Final Plans to be properly signed by the necessary utilities and owners prior to submission to the Town for final approvals.*

CARRIED UNANIMOUSLY

c) Stonehurst Tentative Subdivision Plan – Westminster Drive, Devonshire Crescent, Winchester Drive area

Mr. Gerald Roberts and Mr. George Queen presented a Tentative Subdivision plan proposing the creation of fifteen (15) Single Family residential building lots. This is to include the extension of two existing public streets – Westminster Drive to Devonshire Crescent and Winchester Drive, the creation of over two (2) acres of Land for Public Purpose area, and two Municipal Services and Drainage Easements for sanitary sewer servicing and stormwater management purposes. The tentative plan requires approval from the PAC as new public streets, Land for Public Purposes, and municipal easements are being proposed.

Mr. Roberts acknowledged the concerns received from residents in the area as copies of emails and messages received are delivered to the PAC members and applicant prior to the meetings. These concerns included Mr. Floyd's concern for well water, Mr. & Mrs. Hong's concern for privacy, Mr. MacDonnell's concern for water run-off from above Kingsley Drive and Mr. & Mrs. Smith's concern for well water amounts, traffic, no fire hydrants or water lines, no existing street lighting or sidewalks.

Mr. Alan Floyd of Westminster Drive spoke on the concern for the subdivision and the well water amount. He was pleased to see the original proposal of Town Houses and Apartments was changed to regular size lots but still has concerns for the amount of water required in this area. He stated that nineteen years ago he had a well that was approximately one hundred (100) feet deep and had to re-drill recently to three hundred and three (303) feet and although he now has that reserve, he is worried about the well running dry again. He asked if the Town was bringing Town water to the area in the near future. Mr. Pierre Rioux commented that there are no immediate plans for this and that it could be twenty to twenty-five years before the Town water is run out to this area. Mr. Dwight Colbourne stated that all subdivisions require a water source study, completed by a consultant, that researches the amount of water

available for the area. Mr. Colbourne reviewed the Town's development as a whole and noted that ninety percent (90%) of the Town's residential lots are well based. He explained how each subdivision developed is required to have a portion of the land designated as Land for Public Purposes (LPP), which is used to keep the water in the area. He also noted that the Town continues to look at ways to replenish the ground water and that each subdivision is reviewed with the studies provided and the developers need to comply with these reports and the developer's agreement.

The PAC Secretary was asked if any other letters of concern were received; all received were reviewed.

MOVED BY: Darren Bishop

SECONDED BY: Jean Place

That the PAC grant the tentative approval to this phase of Stonehurst Subdivision subject to the following conditions:

- 1. Proper design drawings for the sanitary sewer system to be submitted to the Town for review and approval prior to any construction;*
- 2. Comprehensive Water Supply Source Assessment report to be submitted and reviewed by the Town prior to approvals and any construction;*
- 3. Engineered Stormwater Management Plan to be submitted to the Town for review and approved prior to final approvals. The plan must address all local drainage patterns and any downstream impacts as well incorporate lot drainage plans for all lots within the subdivision. The plan is to be completed by Developer's Consultant and incorporate recognized engineering best practices.*
- 4. Engineered street design to determine if road grade variances are required prior to final plan approvals;*
- 5. Acceptance of the proposed LPP lands with initial trail base construction completed by the Developer prior to acceptance by the Town;*
- 6. Standard Developer's Agreements, Security bonding and subdivision fees will be required;*
- 7. Subdivision filing fees in the amount of three hundred fifty dollars (\$350.00) for a fifteen (15) lot phase;*
- 8. Final Plans to be properly signed by the necessary utilities and owners prior to submission to the Town for final approvals and Assent of Council; and*
- 9. Building permit issuance will be subject to the provisions of Quispamsis Subdivision By-law No. 35, and Quispamsis Building By-law No.44.*

CARRIED UNANIMOUSLY

8. Information Items

PAC reappointment notifications for Councillor Pierre Rioux, Mr. Darren Bishop and Mr. David Carlson for July 1, 2014 to June 30, 2016. Reappointment notifications to the Unsightly & Dangerous Appeals Committee for Mr. Darren Bishop and Mr. David Carlson for July 1, 2014 to June 30, 2016

9. Adjournment

MOVED BY: David Carlson

That the meeting be adjourned.

The Planning Advisory Committee meeting was adjourned at 7:30 p.m.
The next Planning Advisory Committee meeting is scheduled for July 22, 2014.

Respectfully Submitted,



CHAIRMAN



SECRETARY