

**PLANNING ADVISORY COMMITTEE**  
**MINUTES – April 11, 2017**

The regular meeting of the Planning Advisory Committee of the town of Quispamsis was held in the Town Hall Conference Room on April 11, 2017 at 7:00 p.m.

In attendance:     Bob McLaughlin  
                          Darin Lamont  
                          Darren Bishop  
                          Jean Place  
                          Kendall Mason  
                          Marc Gosselin  
                          S. Dwight Colbourne, P.Tech, Municipal Planning Officer  
                          Violet Brown, Secretary

Absent:               Carolyn LeBlanc

**1. Call to Order**

Bob McLaughlin called the meeting to order at 7:00 p.m.

**2. Approval of the Agenda**

MOVED BY:           Marc Gosselin

SECONDED BY:       Darin Lamont

CARRIED UNANIMOUSLY

**3. Disclosure of Interest on Agenda Items**

None.

**4. Review of Previous Meeting Minutes**

MOVED BY:           Darren Bishop

SECONDED BY:       Darin Lamont

*That the Minutes of the March 28, 2017 PAC meeting be received and filed.*

CARRIED UNANIMOUSLY

**5. Business Arising from Minutes**

<i>Notice of Decision</i>	<i>By-Law Section</i>	<i>Address</i>
<i>Tentative Subdivision Plan – Country View 7C</i>	<i>By-law 035</i>	<i>Flagstone Drive</i>
<i>Rezoning By-law Amendment – Notwithstanding Use for License Dining Room</i>	<i>Community Planning Act, Section 66</i>	<i>515 Hampton Road, PID 30023584</i>
<i>Home Business – Eye Lash Extensions</i>	<i>By-law 038, Section 6BB</i>	<i>15 Concorde Crescent; PID 30193478</i>
<i>Tentative Subdivision Plan – Hatfield, Mark G</i>	<i>By-law 035</i>	<i>Stock Farm Road</i>
<i>Tentative Subdivision Plan – Serenity Heights Phase 1</i>	<i>By-law 035</i>	<i>Stock Farm Road</i>

MOVED BY: Darin Lamont

SECONDED BY: Jean Place

*That the Notices of Decision be received and filed.*

CARRIED UNANIMOUSLY

**6. Unfinished Business**

**a) Still Pending: Tentative Subdivision Plan: Foxborough Ridge; Off Pettingill Rd; 43 lots postponed from March 14, 2017 PAC Meeting.**

**b) Fence Height – 250 Hampton Rd; PID 253922**

Ms. Joan Bulmer attended the PAC meeting on March 28, 2017 seeking approval for a height variance for a fence located in the front yard of a dwelling at 250 Hampton Road, PID 253922. As per Zoning By-law 038, Section 6.(S)(2), the maximum height of a fence in the front yard shall be 75 centimetres (2.5 feet) in height. As this is a major road and the height increase is a significant increase over that permitted by the by-law, no PAC Member was willing to make a motion to approve this variance. Ms. Bulmer was asked if she could show the committee some pictures of what she was proposing so that they could see what the fence may look like at the property.

The applicant was sent a Notice of Decision that tabled the agenda item, on April 3, 2017 by the PAC Secretary and was asked if and when she would be prepared to return to the PAC for further review. The applicant replied by email the same day stating that she was not going to take pictures as asked and would not return to the PAC with this application.

MOVED BY: Darin Lamont

SECONDED BY: Kendall Mason

No decision can be made since the requested information was not received and the applicant stated that she will not return to PAC, therefore the PAC considers the application pulled and it will be removed from the agenda without the requirement of a Notice of Decision.

CARRIED UNANIMOUSLY

**7. New Business**

#	Variance Requested	By-Law Section	Address
a)	Setback for Detached Garage Beyond Frontline of Main Dwelling	By-law 038, Section 8.(G)(1)(b)(i)	10 Carpenter Drive, PID 450254
b)	Amending Subdivision Plan – Folkins Subdivision	By-law 035	Kallars Hill Road

**a) Detached Garage Location – 10 Carpenter Drive, PID 450254**

Ryan and Kara Wilson attended the PAC meeting requesting approval to locate a seven decimal three (7.3) meter by seven decimal three (7.3) meter (24ft by 24ft) detached garage one decimal nine (1.9) metres (6ft 3in) beyond the frontline of the house at 10 Carpenter Drive, PID 450254.

The application was reviewed with the reason the owner is requesting this location is to allow the driveway to line up with the garage.

Notice was sent to all property owners within 100 metres of the proposed development. No concerns were received and no one attended to speak for or against the application.

MOVED BY: Marc Gosselin

SECONDED BY: Jean Place

That the PAC grant approval for the variance from Zoning By-law 038, Section 8.(G)(1)(b)(i) to permit the garage to be located one decimal nine (1.9) meters beyond the frontline of the main building on the lot at 10 Carpenter Drive, PID 450254 subject to 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) Amending Subdivision Plan – Folkins Subdivision, Kallars Hill Road**

The plan that was reviewed proposed the creation of Parcel “A”, a one hundred and eighty-one (181) square metre section of the property identified as PID 90134 – 3 Kallars Hill Road, to become part of the public street right-of-way for Kallars Hill Road. This encroachment has existed for some time without any objections or challenges by the property owners.

In preparation for the 2017 street upgrading program the encroachment was identified and the necessary steps are being taken to address the encroachment by acquiring the lands.

A Purchase and Sale Agreement has been agreed upon between the property owner and the Town. Prior to the submission of the plan to Council for Assent and prior to approval of the Development Officer, the plan is to be reviewed by the Planning Advisory Committee as per the *Community Planning Act Section 56(2)*.

MOVED BY: Darin Lamont  
SECONDED BY: Jean Place

That the PAC grant approval for the Amending Subdivision Plan of Folkins Subdivision subject to the following conditions:

- 1) The execution of a Purchase and Sales Agreement by all parties; and
- 2) The subdivision plan properly signed by the property owners and necessary Public Utilities.

CARRIED UNANIMOUSLY

**8. Information Items**

Council Meeting Minutes: February 7 & 21, March 7 & 21

**9. Adjournment**

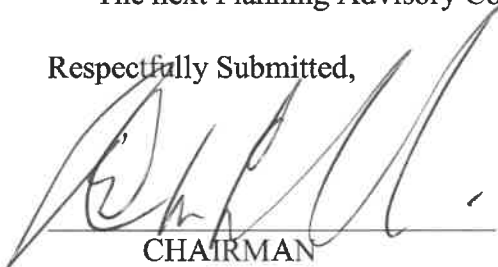
MOVED BY: Darin Lamont

*That the meeting be adjourned.*

The Planning Advisory Committee meeting was adjourned at 7:06 p.m.

The next Planning Advisory Committee meeting is scheduled for April 25, 2017.

Respectfully Submitted,



CHAIRMAN



SECRETARY