



QUISPAMISIS PLANNING ADVISORY COMMITTEE
MEETING MINUTES – April 13, 2021

Present:	Darin Lamont Brenda Fowlie Brent Preston Darren Bishop Marc Gosselin John Groden	Kendall Mason (Virtually) Chrissy Scott, GIS Technologist Jennifer Jarvis, Planning Technologist Violet Brown, PAC Secretary S. Dwight Colbourne, Municipal Planning Officer
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1. Call to Order

Darin Lamont called the meeting to order at 7:00 p.m. at the Town Hall

2. Approval of Agenda

Moved By Brent Preston

Seconded By John Groden

That the Agenda be approved as written.

Motion Carried

3. Disclosures of Interest

No disclosures were declared.

4. Approval of Previous Minutes

Moved By Brenda Fowlie

Seconded By Darren Bishop

That the minutes of the March 23, 2021 PAC meeting be received and filed.

Motion Carried

5. Business Arising from Minutes - Notice of Decisions

Moved By John Groden

Seconded By Marc Gosselin

That the Notices of Decision be received and filed.

Motion Carried

6. Unfinished Business

The application for 5 Esdale Drive is deferred until May 11, 2021.

7. New Business

7.1 19 Waters Edge Lane - Detached Garage Size and Setback

Mr. Adrian Adams attended requesting approval for construction of the detached garage on waterfront property of 19 Waters Edge, PID 30333728. Mr. Adams noted that contact was made with the Province for the environmental Watercourse and Wetland Alteration (WAWA) permit and this is being reviewed.

Ms. Jarvis reviewed the application from a Planning point of view noting that a PAC notice was sent to property owners within 100 metres of property and there were no concerns received and no concerns from staff.

There were no questions from the PAC and no one attended to speak for or against.

Moved By John Groden

Seconded By Marc Gosselin

That the Planning Advisory Committee approve a three decimal zero (3.0) metre height variance from Section 8.(G)(1)(a), a four decimal sixty-three (4.63) square metre size variance from Section 8.(G)(1)(c), a location variance from Section 8.(G)(1)(b)(i) whereas it is proposed to be beyond the front of the house, as well as approval for construction of the detached garage on waterfront property of 19 Waters Edge, PID 30333728, as per Section 6.(I)(1) and 6.(BB)(1)(a), subject to the following terms and conditions:

1. The exterior finish of the garage is to be a cladding recognized by the National Building Code of Canada, current adopted edition;
2. The property owners are required to provide a site drainage plan that ensures surface drainage is controlled on the lot and directed toward existing drainage channels with no impacts to adjacent properties;
3. Correspondence is received from the Department of the Environment determining if there are any issues with existing drainage channel emptying into the Kennebecasis River. Any conditions of approval from the Department of Environment will be forwarded to the Town prior to the issuing of a Building Permit;
4. The detached garage is not to be used for business purposes, self-storage rental, for the keeping of livestock or as a dwelling; and
5. A building permit is to be issued prior to construction.

Motion Carried

7.2 28 Pettingill Road - Parking Setback

Ms. Jennifer Higgins attended requesting a relaxation on the required three (3) metre landscaped buffer zone in the rear yard of 28 Pettingill Road, PID 30220800.

Ms. Jarvis reviewed the application from a Planning point of view noting concerns regarding the accuracy and completeness of the site plan provided and recommend that a site plan be completed identifying the extent of the variance into the buffer zone. She also noted concerns regarding the proposed landscape materials of Rip rap which is not listed as one of the materials to be used in the buffer zone as described in Section 6.(J) of the Zoning By-law.

Ms. Higgins stated that they agree to do a new survey. She stated that she feels the riprap is cleaner and neater versus mulch which gets messy and allows weeds to get through. Ms. Higgins stated that the existing chain link fence is about 2-3 feet from the property line. They are not aware of any concerns from neighbors but have only spoken to and received signature from one neighbor so far. The one neighbor just wanted to ensure the property pins are in place and Ms. Higgins said this will be done as part of the new survey.

Notice was sent to property owners within 100 metres of property and there were no concerns received and no one attended to speak for or against.

Moved By Brent Preston

Seconded By Brenda Fowlie

That the Planning Advisory Committee table this item until such time as a site plan is completed by a Land Surveyor who is licensed in the province of New Brunswick. The site plan will include the following: all lot lines, site access, required parking stalls, including accessibility stalls, drive isle widths, parking stall widths and lengths, directional arrows indicating the flow of traffic on the site, and site drainage.

Motion Carried

7.3 Tentative Subdivision - 535 Gondola Point Road

Mr. Jim Danahy attended of 4 Wakefield Lane attended, along with Mr. & Mrs. McQuilter, the property owners of 530 and 535 Gondola Point Road, for the proposed subdivision of PID 247601, a 1669 square metre waterfront property, into two parcels to become GoWake Beach Subdivision Tentative Plan.

Ms. Jarvis reviewed the application from a Planning point of view noting the proposed subdivision of PID 247601 is to provide unencumbered beach access to parent PID 30221667 and PID 30207880, 530 Gondola Point Road and 4 Wakefield Lane respectfully. Ms. Jarvis noted a search of PID 247601 revealed that there is a notice in the Land Gazette placed by the New Brunswick Department of the Environment (DOE) & Local Government concerning the Remediation Sites

Management System. She further added that the DOE report for land remediation was received by the Town from the current owners.

Notice was sent to property owners within 100 metres of property and there were no concerns received and no one attended to speak for or against.

Moved By Marc Gosselin

Seconded By Kendall Mason

That the Planning Advisory Committee support the Development Officer in approval of the subdivision with respect to Section 6.(BB) of Zoning By-law No. 038 subject to the following:

1. Approval a variance to Section 6.(J) of Subdivision By-law No. 035, with respect to the Town always taking Land for Public Purposes (LPP) when the parcel borders the waterfront;
2. That an amount of \$750 be submitted to the Town, prior to subdivision final approval by the Development Officer, as cash-in-lieu for the LPP obligations for this subdivision; and
3. That no future development, including any buildings or structures be permitted on the lots resulting from the Subdivision of PID 247601 without the prior approval of the Town of Quispamsis and the Planning Advisory Committee.

Motion Carried

7.4 174 Palmer Brook Road - Parking Setback

Mr. Terry Micholuk of Premier Trailers Sales and Service, attended seeking approval for the development of 174 Palmer Brook Road, PID 30238323, by Premier Trailers Sales and Service.

Ms. Jarvis reviewed the application from a Planning point of view noting the applicant wishes to have the parking located in the front yard setback and would like PAC to recognize the twenty-three (23) metres of land from the applicant's front yard property line to the shoulder of Palmer Brook Road, owned by the Department of Transportation (DOT), as green space.

Mr. Micholuk noted that the DOT property is wider by about nine metres for a portion of his property as well as the next Lot than it is for the rest of the setbacks along Palmer Brook Road. Without a variance, this would mean bringing his building back too far to be acknowledged from the road. While the DOT section would be considered the 50' setback if approved, they are proposing to add to the landscaping to make the property look professional.

Mr. Micholuk noted that when the lot was purchased there were no trees on the property as the lot had been clear cut. He also noted that there is a hill that rises sharply at the back of the property, and any attempt to screen their lot would be

mostly ineffective because of the grade change. He is proposing to plant a cedar hedge along the back of the property in one (1) metre intervals for a span of one hundred (100) metres. Staff have no concerns with what the applicant is proposing, finding it reasonable and fair.

Notice was sent to property owners within 100 metres of property and there were no concerns received and no one attended to speak for or against.

Moved By Darren Bishop

Seconded By Brent Preston

That the Planning Advisory Committee approve the development of 174 Palmer Brook Road, PID 30238323, with Premier Trailer Sales and Service subject to the following conditions:

1. The PAC granting a variance to Section 6.(P)(3)(b) of By-law 038, allowing for parking in the front yard setback;
2. The PAC granting a variance to Section 18.(I)(1) of By-law 038, for the landscaping in the front yard being less than fifty percent (50%);
3. The PAC granting a variance to Section 18.(F)(c) and 18.(F)(d) of By-law 038 with respect to the fifteen (15) metre treed buffer zone;
4. The property owner to provide a letter from the Department of Transportation authorizing the improvements and maintenance of the front property belonging to DOT, prior to the execution of a Development Agreement;
5. The property owner is to plant a fast-growing cedar shrub variety every three feet for a span of one hundred (100) metres along the rear lot line and will be included in the Development Agreement;
6. The execution of a standard Development Agreement;
7. A Building Permit is issued by the Town for the building construction; and
8. The development is completed in accordance with all applicable Town By-laws, and policies thereto.

Motion Carried

7.5 11 Gilbert Lane - Foundation Elevation Variance and Waterfront Review

Mr. Sean Luck attended virtually requesting approval for construction on a Lot bordering the waterfront, a variance to Foundation Elevation, and a side yard Variance for 11 Gilbert Lane, PID 30341143.

Ms. Jarvis reviewed the application from a Planning point of view noting the finished floor elevation of the first storey is to be at least one (1) metre above the centerline grade of the street, that no alteration of existing buildings or land shall occur on any property bordering a watercourse without first requesting and being

granted approval by the Planning Advisory Committee and as per Section 25.(F)(3) of Zoning By-law 038, the main dwelling unit must be located on the lot such that a minimum side lot line setback of thirty (30) metres from at least one (1) side lot line is maintained. Ms. Jarvis noted that with any foundation elevation, the property owner must be aware of the risks from storm water runoff and landscape the property appropriately.

Notice was sent to property owners within 100 metres of property and there were no concerns received and no one attended to speak for or against.

Moved By Marc Gosselin

Seconded By Darren Bishop

That the Planning Advisory Committee approve the eight decimal thirty-five (8.35) metre Foundation Elevation Variance from Section 6.(F)(1) of the Zoning By-law 038, the twenty-three decimal forty-three (23.43) metre Variance from Section 25.(F)(3) of Zoning By-law 038 for the Side Yard Setback, and to support construction on the Waterfront Lot as per Section 6.(I) of the Zoning By-law 038 for 11 Gilbert Lane, PID 30341143, subject to the following terms and conditions:

1. The preparation of the "Hold Harmless" agreement should be executed prior to approval of the final inspection of the dwelling; and
2. A building permit is issued prior to construction.

Motion Carried

8. Information Items and/or Discussion

Moved By

That the Information Items be received and filed.

9. Adjournment

Moved By Darren Bishop

Seconded By John Groden

Meeting adjourned at 7:42 p.m.

Respectfully Submitted,



CHAIRMAN



SECRETARY