



QUISPAMIS PLANNING ADVISORY COMMITTEE
MEETING MINUTES – April 23, 2019

Present:	Darin Lamont Darren Bishop Brenda Fowlie Marc Gosselin Brent Preston John Groden	Trevor Murray Violet Brown
Absent:	Kendall Mason	S. Dwight Colbourne

1. Call to Order

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

2. Approval of Agenda

Moved By Darren Bishop

Seconded By Brent Preston

That the Agenda be approved as written.

Motion Carried

3. Disclosures of Interest

No disclosures were declared.

4. Approval of Previous Minutes

Moved By Brent Preston

Seconded By Brenda Fowlie

That the minutes of the April 9, 2019 PAC meeting be received and filed.

Motion Carried

5. Business Arising from Minutes - Notice of Decisions

Amended Developers Agreement - 10 Millennium Drive

Sign Setback - 175 Palmer Brook Road

Tentative Subdivision Plan - Foxborough Ridge

Tentative Subdivision Plan - Woodleigh Park

Moved By Brenda Fowlie

Seconded By John Groden

That the Notices of Decision be received and filed.

Motion Carried

6. Unfinished Business - None

7. New Business

7.1 Home Business - 26 Riverview Drive

Ms. Nicole Ramesar attended, for her husband Shawn, seeking approval for a Home Occupation, that of homemade meals to go, at the property of 26 Riverview Drive, PID 00426379. Ms. Ramesar noted that her husband has been cooking since he was young, he is a red seal cook working out West at this time and when he is home, he does everything like a restaurant with temperatures, sanitary rules, etc. The meals are made fresh based on demands. When he puts an ad out for a particular menu, calls come in for that day. Advertising is done through a website or Facebook only. She also mentioned that they are looking into commercial places now but it will take time to build customers. The desire is for Mr. Ramesar to be able to work in his home community/province.

Ms. Ramesar noted the concern received for privacy and stated that they do not plan on having a bunch of people dropping by because they deliver most meals. There is no signage planned either, they prefer to make the meals and deliver them versus having people stop by for pick up.

It was recognized that one concern received included a suggestion for a 16-foot privacy fence to be built at 26 Riverview Drive, but the PAC cannot ask one property owner to be responsible for privacy on another person's property. With regards to the concerns received for traffic, the applicants have three children themselves so they don't want a bunch of traffic in the area.

Ms. Jamie Hutchings, one of the customers who has received meals from Mr. Ramesar, spoke for the business and stated that she has enjoyed the meals, the level of care and the excellence in both the food and the service. Ms. Hutchings agreed that the Ramesars are working to have family home and their business is an excellent contribution to the community.

No one else spoke for or against the application.

Moved By Brenda Fowlie

Seconded By John Groden

That the PAC approve the home occupation for the production of homemade meals at 26 Riverview Drive, PID 00426379, subject to the following terms and conditions:

1. It shall be secondary to the main residential use of the dwelling;
2. Not more than one person is engaged therein in addition to any permanent resident of the dwelling unit in which it is located;
3. It is confined to the dwelling unit and no part of it is located in an accessory building or structure;
4. The floor area of the dwelling unit, which is devoted to it, does not exceed the lesser of twenty-five (25) percent of the floor area of the dwelling unit, or thirty-two (32) square meters;
5. No change, except for a sign, pursuant to the Town's Sign By-law is made in the outside appearance of the building which would indicate that a home occupation is being conducted therein;
6. No goods or services other than those directly pertaining to the home occupation are supplied or sold therein or therefrom;
7. No equipment or material used therein is stored other than in the dwelling unit;
8. Not more than one (1) commercial vehicle used in connection therewith, or not more than one (1) vehicle of any kind bearing a sign in connection therewith is parked on the lot;
9. There is to be no parking on the street or within Town property; and
10. The PAC approval to operate the business is non-transferable. The approval is solely for the benefit of the property owner named herein. In the event the business is discontinued or the lands are transferred, the said approvals shall terminate.

Motion Carried

7.2 Liquor License - 120 Millennium Drive

Mr. Bill Hart attended seeking approval for a liquor license for clients at the Stylish You Hair Studio & Medispa at 120 Millennium Drive, PID 30246508. He stated that the intent is to apply to the Province for a Liquor License to include beer and wine service to clients during their salon appointments. This is not for setting up a bar to be used as a drinking establishment.

It was noted in the staff memo that the Municipal Plan By-law 054, Section 7.2.1 states that “it shall be a proposal of Council to permit liquor licensed establishments in Commercial Designations on the Future Land Use Map and in the Zoning Map as a Discretionary Use subject to terms and conditions of the Planning Advisory Committee.” This gives PAC the authority to consider the request as a Discretionary Use within the parameters of the Municipal Plan. Furthermore, Section 3D of the Zoning By-law, the PAC has permission to authorize other uses not permitted in a zone if they can assure it is similar or compatible to other uses otherwise permitted in that zone.

Notice was sent to property owners within 100 metres of this property; one call was received questioning the Town’s ability to monitor the location for compliance. It was noted that this was not a drinking establishment and the applicant would be required to follow rules and regulations from the provincial body having jurisdiction.

Moved By Brent Preston

Seconded By Marc Gosselin

That the PAC approve the Discretionary Use of a liquor license for the Stylish You Hair Studio & Medispa at 120 Millennium Drive, PID 30246508, in accordance with the Municipal Plan By-law 054, Section 7.2.1 and through its powers granted through Section 3.D of the Zoning By-law 038, subject to following terms and conditions:

1. It is recognized as a Compatible Use with the existing use of a salon and spa;
2. It is and shall remain incidental to the main use of the property;
3. Hours of Operations for alcohol must be tied to the hours of the Stylish You Hair Studio & Medispa;
4. Alcohol is not to be served or consumed outside of the building; and
5. The owner/operator must obtain liquor license permits from the Province of New Brunswick.

Motion Carried

7.3 Liquor License - 175 Hampton Road

Mr. Bill Hart attended seeking approval for a liquor license for patrons of the Match Box Pizza at Unit 103, 175 Hampton Road, PID 00243204.

Mr. Hart noted that he has already applied for the license which is not a full liquor license because the intent is to serve beer and wine only. He confirmed that this application is not for the Taco Bowl next door even though the two businesses are connected by the kitchen. The alcohol is only for customers eating at the Match Box Pizza location.

Moved By Brenda Fowlie

Seconded By John Groden

That the PAC approve a licensed dining room as a Discretionary Use for the Match Box Pizza at Unit 103, 175 Hampton Road, PID 00243204, subject to following terms and conditions:

1. The sale of alcohol must be incidental to the main use of the unit which is the sale of food;
2. Hours of Operations for alcohol must be tied to the hours of the Match Box Pizza food service;
3. Alcohol is not to be served or consumed outside of the building; and
4. The owner/operator must obtain liquor license permits from the Province of New Brunswick and comply with all conditions therein.

Motion Carried

7.4 Tentative Subdivision Plan - Fernwood Park Phase 2C

No one attended the meeting to represent the Fernwood Park Phase 2-C Tentative Subdivision Plan – PID 30322051.

Moved By Brent Preston

Seconded By Marc Gosselin

That the PAC table this application until the next meeting.

Motion Carried

7.5 Tentative Subdivision Plan - Country View Phase 7C

Mr. Peter Donovan Jr. attended seeking approval for Country View Estates Phase 7C Tentative Subdivision Plan, a plan including thirteen (13) Single or Two Family Residential Lots as Flagstone Drive Extension on PID 30297097.

There was a discussion on the Pumping Station that was noted in the previous approval for this subdivision. It was recognized that the pumping station was a responsibility of Mr. Peter Donovan Sr. but that this work had to be completed before any more residential homes were added to the sewage system in that area. It was confirmed that the generator required for the Pumping Station has been paid for and ordered, and that the site work for the generator installation is to be done by Peter Donovan Jr.

Mr. Murray, the town's Building Inspector, noted the building permits are usually held until sewer and storm water work is completed but they can be released if the developer is working with the town.

The Land for Public Purposes was reviewed as was the easement noted over lot 8C that will be required for a municipal sewer access point.

Moved By Marc Gosselin

Seconded By Darren Bishop

That the PAC grant the approval of the Tentative Subdivision for Country View Estates Phase 7C for thirteen (13) Single or Two Family Residential Lots as Flagstone Drive Extension on PID 30297097 subject to the following conditions:

1. All work is completed on the Waste Water Pumping Station, inclusive of the items listed in the report created by Dillon Consulting Limited dated March 27, 2017 prior to the issuance of any building permit;
2. Proper design drawings for the sanitary sewer system to be submitted to the Town for review and approval prior to any construction;
3. Comprehensive Water Supply Source Assessment report to be submitted and reviewed by the Town prior to final approvals and any construction;
4. Road grade variances from Subdivision By-law No. 035, Section 8.B.i. of one decimal eight two (1.82%);
5. A future street access point, between lots 7-C and 14-C to be considered prior to final approval;
6. An easement is created on lot 8-C, or other lot(s) in that area, for sanitary system connections to adjacent parcels of land;
7. Stormwater management plan to be submitted for this phase. Local drainage patterns, lot drainage plans and storm sewer design to be completed by

Developer's consultants and submitted to the Town for review and approvals prior to any construction. The Developer's consultant must address any downstream impacts;

8. Land for Public Purposes for this phase can be met through the land bank credit established through the creation of the LPP parcel off the Chamberlain Road (PID 30292684);
9. Standard Developer's agreements, bonding and subdivision fees will be required;
10. Subdivision filing fees of \$330.00 for a thirteen lot phase; and
11. Plans to be properly signed by the necessary utilities and owners.

Motion Carried

8. Information Items and/or Discussion

Moved By Brenda Fowlie

That the 2019 Council Meeting Minutes of February 19, March 19, and April 2 be received and filed.

Motion Carried

9. Adjournment

Moved By Darren Bishop

That the PAC meeting conclude at 7:30 p.m.

Respectfully Submitted,



CHAIRMAN



SECRETARY