



## QUISPAMISIS PLANNING ADVISORY COMMITTEE

### MEETING MINUTES – April 9, 2019

Present:                      Darren Bishop                      S. Dwight Colbourne  
                                 Brenda Fowlie                      Violet Brown  
                                 Marc Gosselin  
                                 Kendall Mason  
                                 Brent Preston

Absent:                      Darin Lamont  
                                 John Groden

#### 1.      **Call to Order**

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

#### 2.      **Approval of Agenda**

**Moved By**      Marc Gosselin

**Seconded By** Brent Preston

That the Agenda be approved as written.

**Motion Carried**

#### 3.      **Disclosures of Interest**

Marc Gosselin declared a Conflict of Interest for item 7.1.

#### 4.      **Approval of Previous Minutes**

**Moved By**      Brenda Fowlie

**Seconded By** Kendall Mason

That the minutes of the March 26, 2019 PAC meeting be received and filed.

**Motion Carried**

**5. Business Arising from Minutes - Notice of Decisions**

Fascia Sign Size - 175 Hampton Road

**Moved By** Brent Preston

**Seconded By** Brenda Fowlie

That the Notice of Decision be received and filed.

**Motion Carried**

**6. Unfinished Business**

*Marc Gosselin stepped out of the room.*

**7. New Business**

**7.1 Amend Developers Agreement for Electric Car Chargers - 10 Millennium Drive**

Ms. Jennifer Daigle attended on behalf of Irving Oil Property Investments Limited requesting an Amendment to the existing Developers Agreement for the inclusion of Electric Car Charging Stations as a Similar Use to the permitted liquid fuels for the operation of motor vehicles at 10 Millennium Drive, PID 114595.

Ms. Daigle offered a brief summary of the electric vehicle chargers noted that Tesla chargers are in Aulac and Lincoln and offered images of each of those sites, images for the Millennium site plan for the 8 chargers, lights, signs, pads, cabinets, etc., adding that these Tesla chargers are for Tesla cars and not for other cars but that there are two NB Power chargers at the back of the building lot for any type of electric cars.

Mr. Colbourne noted that the other sites of Aulac and Lincoln are off the highway and away from direct viewing by daily traffic with the Millennium Drive site will be in more of a residential area in comparison. He would like to ensure the landscaping is softened a little so that these chargers do not stand out and the area is in keeping with the Millennium Drive Scheme By-law.

Ms. Daigle noted there will be small signs to say 'charging station' or 'charging parking' but there will not be any new free standing signs. They may use space on the existing signage.

**Moved By** Kendall Mason

**Seconded By** Brent Preston

That the PAC approve the Amendment to the existing Developers Agreement for the inclusion of Electric Car Charging Stations as a Similar Use to the permitted

liquid fuels for the operation of motor vehicles at 10 Millennium Drive, PID 114595, subject to the following terms and conditions:

1. All necessary permits are obtained prior to construction;
2. The Development must be completed in accordance with the plans submitted to the Town and attached to the Amended Development Agreement as a Schedule; and
3. Landscaping is done to buffer the Tesla Charging Stations that meets the Town Planning Department approval as per the Millennium Drive Scheme By-law.

**Motion Carried**

*Marc Gosselin returned to the room.*

**7.2 Sign Setback - 175 Palmer Brook Road**

Neil Wyman attended, for MCW Marketing & Trading, requesting approval for a free-standing sign at the location of 175 Palmer Brook Road, PID 30202477.

It was noted that the staff memo mentioned the front yard of the property and how it should be landscaped grass as agreed upon in the Developer's Agreement of 2002 and the parking of vehicles or trailers is prohibited in this area. Mr. Wyman agreed to make the property compliant with the Developer's Agreement and the Town's By-laws.

**Moved By** Brenda Fowlie

**Seconded By** Marc Gosselin

That the PAC approve the setback variance of two (2) metres from the Sign By-law No. 036, Section 16.A(2)b., and the sign clearance variance of zero decimal two (0.2) metres from Section 16.A(2)d.i), for the free-standing sign at 175 Palmer Brook Road, PID 30202477, subject to the following terms and conditions:

1. A permit is obtained before the sign is erected on site; and
2. The property is compliant with the existing Developer's Agreement with regards to the front yard landscaping and parking.

**Motion Carried**

**7.3 Tentative Subdivision Plan - Foxborough Ridge**

Mr. George Queen attend seeking approval for the Foxborough Ridge Subdivision Tentative Plan for the creation of three (3) new public streets – Briarwood Court, Foxborough Court and Windsor Boulevard, forty-three (43) Single-Family Residential lots and 8860 square metres of Land for Public Purposes. Mr. Queen

noted that nothing has changed from the previous approval, the approval had expired. Mr. Queen also noted that he talked to Mr. David Gallant, the property owner of 166 Pettingill Road, with regards to the sewer connection to the property that Mr. Gallant wishes to subdivision into three lots someday. Any arrangements for easement between lots 4, 5 or 6 of the Foxborough Ridge Plan will be between both property owners to determine.

**Moved By** Brent Preston

**Seconded By** Kendall Mason

That the PAC approve the Foxborough Ridge Subdivision Tentative Plan for the creation of three (3) new public streets – Briarwood Court, Foxborough Court and Windsor Boulevard, forty-three (43) Single-Family Residential lots and 8860 square metres of Land for Public Purposes, subject to the following conditions:

1. Submission of engineered street design so as to confirm the street centreline grades and profile for compliance with the Subdivision By-law;
2. Street length variance for Foxborough Court to two hundred twenty-five (225) metres is approved but any changes need to be reviewed by the Planning Advisory Committee;
3. Submission of engineered design drawings for the sanitary sewerage system to the Town for review and approval, with any alternate Municipal Service Easements to be clearly identified prior to final plan approval;
4. Submission of a Comprehensive Water Supply Source Assessment (Hydrogeological Assessment) report will be required to demonstrate there is sufficient quality and quantity groundwater;
5. Submission of a comprehensive Stormwater Management Plan inclusive of engineered design drawings of the proposed stormwater management system and a lot grading plan. The Stormwater Management Plan must identify any areas where easements are required and these are to be incorporated into the final subdivision plan prior to final approval. The stormwater management plan is to be submitted to CN for review and comment prior to final plan approvals;
6. Stormwater Management Plan to look at downstream impacts on the CN railway infrastructure and capacity of existing culverts to handle the projected flows;
7. LPP requirements in the amount of 8860 sq. m are to be satisfied through land dedication as proposed on the plan;
8. Driveway access to Lots 1 and 43 are to be off of Foxborough Court;
9. Land Transfer between Woodleigh Development Ltd., the Town of Quispamsis and A.E. McKay Builders Ltd. to be completed prior to final plan approvals;

10. Standard Development Agreement, bonding and subdivision fees will be required;
11. Subdivision filing fees totalling Six Hundred thirty dollars (\$630.00) for a Forty-three (43) lot development; and
12. Plans to be properly signed by the necessary utilities and owners.

**Motion Carried**

**7.4 Tentative Subdivision Plan - Woodleigh Park**

Mr. George Queen attended seeking approval for the Woodleigh Park Subdivision Phase 28 – a tentative subdivision approved by the PAC in 2018 for the creation of thirty-nine (39) new residential building lots; the extension of Grafton Drive, the extension and connection of Linda Avenue and Sundance Drive as existing public streets; and the construction of a new public street called Westridge Drive. Mr. Queen noted that nothing has changed from the previous approval, the approval had expired.

Mr. Colbourne noted, as per the staff memo, there are a couple of areas on the plan marked for Future Development that may require either a lot depth or width variance or some form of land transfers between Woodleigh Development and Hillcrest Holdings to create parcels that may be approved as building lots in the future. The parcels marked as for Future Development are not being considered for development under this phase, and will require further review prior to final subdivision plan approval. Mr. Queen stated that the development is starting at the other end but the corner of Linda Avenue and Sundance Drive needs to be worked out with land exchanges, including the section of the street that is still in his name. There will be no street connection to Linda Avenue from this development as per Mr. Queen.

**Moved By** Kendall Mason

**Seconded By** Marc Gosselin

That the PAC approve the Woodleigh Park Subdivision Phase 28 tentative plan for the thirty-nine (39) lots, the extension of Grafton Drive, the extension and connection of Linda Avenue and Sundance Drive as existing public streets, and the construction of a new public street called Westridge Drive , subject to the following conditions:

1. Proper engineered design drawings for the sanitary sewer system to be submitted to the Town's Engineering Department for review and approval;
2. Comprehensive Water Source and Supply Assessment (CWSSA) report to be submitted to the Town prior to final approvals;



3. A Stormwater Management Plan and the submission of a Lot Grading Plan that clearly demonstrates acceptable stormwater management and surface drainage control practices. The plan must provide acceptable solutions for any downstream impacts, with solutions to address any possible impacts to be reviewed and approved by the Town Engineering Department;
4. Land For Public Purposes to satisfy the required 6302sq .m obligations to finalize prior to final approvals based on PAC recommendations;
5. Any Municipal Services Easement for the stormwater management or sanitary sewerage service components not with public street right-of-ways to be established and incorporated into the Final plan;
6. Submission of street centreline profiles prior to street design to confirm street grades within the permitted eight percent (8%);
7. With the exception of clearing of a lot associated with a Building Permit, tree clearing shall be restricted to street right-of-ways and easements necessary for the installation of services;
8. Standard Developer's Agreements, bonding and subdivision fees will be required;
9. Subdivision filing fees of Five Hundred and Ninety dollars (\$590.00) for a thirty-nine (39) lot phase; and
10. Plans to be properly signed by the necessary utilities and owners.
11. Any land transfers in the Linda Ave area and adjacent property owners, and the Town, must be done prior to development in that area.

**Motion Carried**

**8. Information Items and/or Discussion**


None

**9. Adjournment**

**Moved By** Marc Gosselin

Meeting adjourned at 7:30 p.m.

**Respectfully Submitted,**



CHAIRMAN



SECRETARY