



**QUISPAMISIS PLANNING ADVISORY COMMITTEE
MEETING MINUTES – December 11, 2018**

Present:

Darin Lamont	Darren Bishop
Brenda Fowlie	Brent Preston
Kendall Mason	Marc Gosselin
Michael Wowchuk	Violet Brown
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 Marc Gosselin

Seconded By Brenda Fowlie

That the Agenda be approved as written.

Motion Carried

3. Disclosures of Interest

No disclosures were declared.

4. Approval of Previous Minutes

November 27, 2018 Minutes

Moved By Brent Preston

Seconded By Michael Wowchuk

That the minutes of the previous PAC meeting be received and filed.

Motion Carried

5. Business Arising from Minutes - Notice of Decisions

Home Business - 158 Elliot Road

Moved By Darren Bishop

Seconded By Brenda Fowlie

That the Notice of Decision be received and filed.

Motion Carried

6. Unfinished Business

7. New Business

7.1 Sign Variance - 250 Quispamsis Road

Mr. Ricky Cormier attended, on behalf of L'Ecole des Pionniers, requesting approval to erect a freestanding sign on their property at the intersection of Pettingill Road and Quispamsis Road at 250 Quispamsis Road, PID 30312623.

PAC Members asked staff for opinions. Mr. Colbourne showed the property image on screen and noted a second sign was already approved by the PAC last year. Mr. Cormier stated that they would like another sign on property since the property is so large. He also noted that the staff memo suggested combining the new third sign to the approved second sign and stated that the school representatives were open to looking into that.

Moved By Marc Gosselin

Seconded By Brent Preston

That the PAC proceed with approving the freestanding sign at 250 Quispamsis Road, PID 30312623, subject to the following condition:

1. The new sign shall be amalgamated with the existing sign for the daycare and the existing sign removed.

Motion Carried

7.2 Parking Variance - 9 Dawson Street

Mr. Neil Guptill attended seeking approval for a parking variance to permit the parking of a semi-tractor on the property of 9 Dawson Street, PID 30191076. In addressing some of the concerns received by the Town, Mr. Guptill stated that he has been living at this address for nine (9) years and knows many of the thirty-one

(31) residents that received notice. He noted that he has already seen, and knows several people who park commercial vehicles on their property but stated that he wanted to do things right and that began with a request to the Town. He noted that he has been driving trucks for years on a part time basis but is now full time. After driving for other companies for years, he has seen the need for more transport vehicles so he and two partners formed a company. Mr. Guptill hopes to grow the company but will only have one truck parked in his yard at any one time and that is the tractor only, not the trailer and cargo. His intention is to use the truck as a personal conveyance to and from work noting that the trailer would be parked in a commercial location. While there are two other vehicles at home, both are used for work or study and it is not convenient to share drives. Mr. Guptill noted that he will be traveling home for rest, not going to and from the property several times a day. His schedule would have him leaving early in the mornings, usually with a 6:00 a.m. start, the common times for more workers, on a Monday to Friday day shift as the normal routine but he may work some alternate shifts as well and stated that he will do his best to be quiet and accommodating. Mr. Guptill stated that the truck is brand new so it should address some of the neighbors' concerns. For instance, these trucks are under strict regulations for emissions by the Department of the Environment. He noted that there are not a lot of fuel emissions when the truck is empty and the emissions are filtered heavily due to the government guidelines. He stated that his truck has a smaller engine, 13 litre versus 15 litre, and therefore produces less emissions and uses less fuel. He also recognized that the Department of Transportation (DOT) has zero tolerance for leaks or spills so he will be diligent in care.

As for the concern for idling, he noted that his truck will be plugged in to a block heater to keep the oil warm so the engine will warm up quickly. He also has a bunk heater for the cab which helps to eliminate the ice and snow build up on the windshield. Most companies required a fifteen (15) minutes pre-trip time for logging in to the books, inspections on tires, windshield, fluid levels and other prep work, and Mr. Guptill expects that by the time this is complete, the truck will be warmed and ready also. He also noted that much of this pre-trip inspection can be done without the truck idling and that the truck should only be running approximately five (5) minutes before departure. As for the concerns of setting a precedence, Mr. Guptill stated that his property will not be a commercial parking lot and noted that the community already has commercial vehicles such as school buses, business vans and trucks being parked on private property. He commented on the travel route with respect to entering and exiting the property from alternate streets as there are two (2) ways of getting to his property. As for the weight of the truck, the DOT governs the weight per axle that is permitted on streets. Mr. Guptill's truck weighs approximately 18,000 kilograms without the cargo. In comparison, based on the number of axles per vehicle, the local garbage trucks, cement trucks, moving trucks, snow plows, etc. all weigh more than his truck.

Mr. Guptill ended his presentation by stating that it is necessary to have transport trucks in the community to deliver supplies and that he is trying to assist the community.

Mr. Guptill was thanked for his informative presentation and thanked for applying for a variance as it was recognized that not everyone does.

Dennis Huntemann of 12 Yukon Drive asked to speak. He stated that he recently moved to neighborhood and had sent in correspondence after receiving the PAC notice. The hours of operation were a concern as he wanted to ensure the kids could sleep in on weekends and he was pleased to hear Mr. Guptill's hours were basically day shifts. He also noted that his experience with trucks of this size were with older vehicles that were much louder. Mr. Huntemann stated that he heard a great deal of information at the meeting tonight and understands the request better. He thanked Mr. Guptill for the information and stated that he no longer had any concerns with the parking of this vehicle in the neighborhood.

Moved By Darren Bishop

Seconded By Brenda Fowlie

That the PAC proceed with approving the variance from Zoning By-law 038, Section 6.(P)(3)(c) to permit the parking of one (1) commercial or industrial semi-tractor, over 13,500, without the trailer, on the property of 9 Dawson Street, PID 30191076, subject to the following terms and conditions:

1. The business is not operated at the home; and
2. There is no maintenance other than cleaning of the vehicle done on the property.

Motion Carried

7.3 Home Business - 123 Robin Hood Lane

Mr. Ali Harati Rad was not in attendance for the application of a home occupation for the production of pickles at 123 Robin Hood Lane.

Moved By Darren Bishop

Seconded By Brent Preston

That PAC table the application until the next meeting when the applicant(s) are available.

Motion Carried

7.4 Developer Agreement Amendment - 351 Hampton Road

No one attended this meeting for the application of a Development Agreement Extension for the Multiple Residential Development at 351 Hampton Road. It was recognized that no one was invited to attend by the PAC Secretary since the application started with Council and the applicants are notified of the timelines through that public process. It was also noted that the applicants did not attend the Council meeting where their application was first reviewed and therefore, they were unaware of the timing for the PAC review.

The PAC Secretary was asked to make contact with the applicants for the next meeting as it was suggested that questions may be asked such as why the plan is being extended and if anything else is changing.

Moved By Brent Preston
Seconded By Kendall Mason

That PAC table the application until next meeting when the applicant(s) are available.

Motion Carried

8. Information Items and/or Discussion

None

9. Adjournment

Moved By Darren Bishop
Meeting adjourned at 7:40 p.m.

Respectfully Submitted,



CHAIRMAN



SECRETARY