



**QUISPAMISIS PLANNING ADVISORY COMMITTEE**  
**MEETING MINUTES – December 8, 2020**

Present:       Darin Lamont                               Marc Gosselin  
                  Brenda Fowlie                             Kendall Mason  
                  Brent Preston                               Chrissy Scott – Tech Support  
                  Darren Bishop                            Violet Brown, PAC Secretary  
                  John Groden                                S. Dwight Colbourne, Municipal Planning Officer

Absent:

**1. Call to Order**

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

**2. Approval of Agenda**

**Moved By**    Marc Gosselin

**Seconded By** Darren Bishop

That the Agenda be approved as written.

**Motion Carried**

**3. Disclosures of Interest**

Marc Gosselin declared a conflict of interest in the Item for 38 Ridge Manor Drive.

**4. Approval of Previous Minutes**

**Moved By**    Brent Preston

**Seconded By** Darren Bishop

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

**Motion Carried**

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

- Tentative Subdivision Plan - Serenity Heights Phase 2
- 47 Leah Blvd - Day Care Facility
- Tentative Subdivision Plan - Wyman - Cort Avenue
- Tentative Subdivision Plan - Silliphant - Chamberlain Road

**Moved By** Brenda Fowlie

**Seconded By** Kendall Mason

That the Notices of Decision be received and filed.

### **Motion Carried**

Marc Gosselin logged out of the GoTo Meeting due to a conflict of interest for the next agenda item of 38 Ridge Manor Drive, PID 30226299.

## 6. **Unfinished Business**

### 6.1 38 Ridge Manor Drive - Home Occupation

Mr. John-David Boyd attended seeking approval for a Home Occupation, that of the management of a Family Plumbing Business from 38 Ridge Manor Drive, PID 30226229. This item was tabled at the November 24, 2020 PAC Meeting.

Ms. Brenda Fowlie asked Mr. Boyd to clarify ownership of the property as he noted the property was only his as of August 2019. Mr. Boyd explained that the property was in his estranged wife's name until 2019 after which he took full responsibility for the property and began a huge clean up. He stated that he was running the business from this property during this time. Ms. Fowlie added that she viewed the property today, through the Furlong residence, and said that Mr. Boyd's property looks very commercial or industrial. She noted the vehicles, containers, trailers and equipment. Mr. Boyd stated that he has two cargo vans, one that he drives and one that his son drives, one dump trailer, and one flat trailer for the business. His personal equipment includes a thirty-foot trailer that houses his snowmobiles, a white truck, a Chevy Blazer, as well as a tractor and mini excavator for snow removal. He also has a four-wheeler and his son, who lives with him, has a Camaro on the property. Mr. Boyd said that the excavator is for personal use, as well as the tractor, and not for the business but he has on occasion rented out this equipment for the business. He said one of the containers on site has pipe in it that is usually donated at Christmas and added that this can be moved. The other is used as a water tank for the business. Mr. Boyd referenced the pictures sent in with the string along the property line that was put there during the recent survey. The images showed gravel over the property line, spreading onto the Furlongs' property next door. Mr. Boyd admitted he unknowingly put gravel onto the Furlongs property by about eleven feet and stated that this will be fixed by him. He said that the most

recent GIS picture the Town showed in the PAC Package is two years old and the property has been cleaned more since then.

Mr. Leroy Furlong of 34 Ridge Manor Drive attended the virtual meeting to speak against the application. He stated that he has no issues with the neighbor but does have issues with the equipment, the vans, etc., noting that there is even more there compared to the image shown on screen. He added that much of the equipment was cleaned out this week, but he does not expect it to stay that way. Mr. Furlong stated that the trailers and equipment and noise has been going on for fifteen years. He stated that Mr. Boyd destroyed over one hundred feet of his property by cutting down trees and spreading gravel. While Mr. Furlong would be happy if Mr. Boyd replaces his privacy, he stated that he still does not want to live next to industrial equipment and figures while the property was cleaned up this week, it will go back to the mess it was. He stated that he didn't feel this was a business that should be in a residential neighborhood.

Mr. Boyd said he has already contacted a contractor to build a hemlock, six feet high privacy fence, inside his property line, to offer more privacy for Mr. & Mrs. Furlong. He stated that the plan was to install the fence in the Spring and he further stated that he will remove the gravel and plant trees. Mr. Boyd reiterated that as of August 2019 his property has improved in appearance, and with the back yard sinking, he has cut more trees down so he can raise the back yard and resod it. He will plant apple trees and shrubs, install concrete barriers along the driveway, etc. so that it will look nice. Other than a few pieces of equipment, it will look like a residential property within six months. It was asked if the fence could be higher if the Planning Advisory Committee (PAC) would approve it. Mr. Colbourne stated that the PAC can set conditions that will mitigate the concerns. He also asked the PAC Members to keep in mind the application was for a Home Occupation which is usually in the home and explained that this is the management of the business outside the home. He reviewed the Zoning By-law requirements for the number of commercial vehicles, trailers, etc. With any application, the PAC Members need to consider if this is reasonable, desirable and in keeping with the intent of the by-law and if this application is beyond the normal approval for a home occupation. Mr. Colbourne asked why there is not a desire for moving this business to a commercial site such as other businesses in the Town that are commercial and have the occasional truck going home with an employee. He further asked how much larger is this business going to grow and if the PAC moves forward with approval, how does the Town control how big it grows? Mr. Colbourne stated that hiding one side of the yard with a fence doesn't hide the growth of the business out back. He also noted the Unsightly Premises By-law which references scrap metal and other equipment, and that this property will have to comply with this By-law as well. Mr. Colbourne stated that any decision sets a precedence so the PAC must consider the impacts around the property, what are the concerns, can the concerns be mitigated, what conditions can be stated to resolve the issues, and can the prime use of the land be balanced with the residential main use of the property. He added

that this application went through the normal PAC public notice and concerns were received from residents in the neighborhood and the enjoyment of property owners and their property is something that the PAC must consider.

**Moved By** Darren Bishop

**Seconded By** John Groden

That the Planning Advisory Committee approve the Home Occupation, that of the management of a Family Plumbing Business from 38 Ridge Manor Drive, PID 30226229, subject to the following terms and conditions:

1. It shall be secondary to the main residential use of the dwelling;
2. Not more than two (2) persons are engaged therein in; this being the father and son who live in the dwelling unit on the property;
3. 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;
4. No goods or services other than those directly pertaining to the home occupation are supplied or sold therein or therefrom;
5. With this variance approval, not more than two (2) commercial vehicles used in connection with business, and two commercial trailers in connection therewith is parked on the lot; exclusive of personal vehicles;
6. The activity does not involve the management or dispatching of more than two (2) commercial vehicles;
7. All commercial vehicles must be parked in the rear of the property out of sight of the adjacent residents;
8. The damage done to the adjacent property and removal of their privacy is to be reinstated with trees and/or an eight (8) foot privacy fence to be completed within one year from the approval date, all the equipment is to be removed from that property area and the gravel is to be replaced with topsoil;
9. There is to be no run-off from the parking area onto adjoining properties and demonstration of protecting the surrounding properties from environmental concerns associated with commercial equipment;
10. All operations must abide by the Noise By-law; and
11. 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** with one nay (Ms. Brenda Fowlie)

Ms. Chrissy Scott messaged Marc Gosselin at 8:00 p.m. to log back into the GoTo Meeting.

## 7. New Business

### 7.1 15 Leisure Drive - KV Rentals Development, PID 250894

Mr. Derek Dobson of Leisure Time Services (LTS), along with Brad Vail of Iron Maple and Andrew Toole of Don-More Surveys, attended the virtual meeting to review the construction of a single-storey 800 square metre building for an equipment rental and service repair shop to be located on Leisure Drive – off Route 119 adjacent to the Leisure Time RV Sales and Service Centre. The proposed business at this location is a Permitted Land Use as the property is zoned Highway Commercial as such retail services and service repairs are permitted. The proposed development, while outside the 30 metre wetland buffer, is located adjacent to a regulated provincial wetland. The development was submitted to the PAC for review and to seek terms and conditions that may be incorporated into the Development Agreement.

Mr. Gosselin asked about the existing road, Leisure Drive, which was to be vested to the Town yet there is a fence there blocking the property afterhours, so the town is unable to maintain it. Mr. Dobson stated that they are still looking after this road and have not asked the Town to take it over. Mr. Colbourne explained that in order to gain access from the highway to that property, the Department of Transportation (DOT) required a public road over just a driveway. This road accesses one property at this time and LTS agreed to maintain but the Town will have to review this once the second business goes in since the maintenance still needs to comply with the Town's level of service. Mr. Colbourne added that a Hold Harmless Agreement can be a condition if the PAC wants that and staff will review that with the legal department as part of the Developer's Agreement. Mr. Colbourne showed an image on the shared screen which outlined the building and parking areas, the proximity to the watercourse and the surrounding properties. The proposed signage was reviewed and noted as requiring approval from the DOT as well as the Town.

No one attended to speak for or against this application.

As the proposed business at this location is a Permitted Land Use, the PAC did not require a motion of approval. The PAC added the following recommendations for incorporation into the Development Agreement above and beyond the standard regulations and requirements:

1. The street is to be open to the public with the existing gate removed so the street can be maintained by the Town. Any deviation from this would require specific terms in the Development Agreement as directed by the Town Solicitor;
2. The property owner continues to maintain the property in an environmentally friendly manner for this additional business; and
3. All signage requires Department of Transportation approval and must not be a nuisance or cause interference to drivers on the Route 119.

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

None

**9. Adjournment**

**Moved By** Darren Bishop

That the PAC Meeting adjourn at 8:20 p.m.

**Respectfully Submitted,**



CHAIRMAN



SECRETARY