



QUISPAMIS PLANNING ADVISORY COMMITTEE
MEETING MINUTES – February 25, 2020

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

Absent: John Groden

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 Brenda Fowlie

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 February 11, 2020 PAC meeting be received and filed.

Motion Carried

5. Business Arising from Minutes - Notice of Decisions

- 247 Hampton Road - Tabled
- Kings View Subdivision Phase 19
- Lot 4 Corduroy Road - Watercourse and Foundation Elevation
- 309 Hampton Road - Developer's Agreement Amendment

Moved By Darren Bishop

Seconded By Brenda Fowlie

That the Notices of Decision be received and filed.

Motion Carried

6. Unfinished Business

247 Hampton Road - postponed until March 10, 2020

7. New Business

7.1 Carson Hill Estates Phase 1 - Tentative Subdivision Plan

A Tentative Subdivision Plan proposing the creation of five (5) new single-family building lots, the extension of Kelcratis Avenue and the creation of a new municipal public street named Cranberry Avenue.

Mr. Colbourne reviewed the difference between the previous plan (Wildberry Park Phase 1) to Carson Hill subdivision plan. The number of lots is now five versus four on the previous plan. All lots meet the minimum requirements with respect to size and frontage. The possibility of sanity sewer in that area was reviewed but Mr. Colbourne noted that this requires an expansion of the existing engineered wetland so it could be quite a time frame out. However, the thirty metre side yard rule should stand. The Land for Public Purposes (LPP) option of Old Lamb's Ferry Road was reviewed and Mr. Colbourne stated that the Town would like to see a trail through this old historical section of land and is working with all the property owners in the area up to the section that is already fully developed. Mr. Colbourne reviewed the future development options for the next phases and in regard to the LPP, has had meetings with several developers on this. The plan submitted does not have any concerns from Planning.

No one attended to speak for or against this application.

Moved By Darren Bishop

Seconded By Kendall Mason

That the Planning Advisory Committee support the Municipal Planning Officer in considering the approval of the Carson Hill Estates Phase 1 Tentative Subdivision Plan proposing the creation of five (5) new single-family building lots, the extension of Kelcratis Avenue, and the creation of a new municipal public street named Cranberry Avenue, subject to the following terms and conditions:

1. The street design and names are as indicated on the plans;
2. Driveway access to Lot 20-4 is off Cranberry Avenue; and
3. The LPP is satisfied through Land Dedication and not through Cash-in-Lieu.

The Municipal Planning Officer conditions of approval will include:

4. Driveway placement to Lot 20-2 must be eleven (11.0) metres away from the intersection of Kelcratis Avenue and Cranberry Avenue;
5. The submission of a Comprehensive Source and Supply Water Assessment from a qualified professional;
6. The submission of a Storm Water Management Plan for this area showing engineered design system for the control and conveyance of storm water, with no negative downstream impacts and a conceptual lot grading plan. The plan shall be completed by a registered professional engineer license to practice in New Brunswick;
7. The submission of an engineered street design to the satisfaction of the Town as designed by a registered professional engineer license to practice in New Brunswick;
8. The Temporary Turnaround at the end of Cranberry Avenue is required to be constructed to crushed gravel base by the Developer as part of this development;
9. Land for Public Purposes to be established prior to final plan approval based on the recommendations of the Planning Department and in conjunction with the Community Service Department;
10. The submission of an on-site septic system report as completed by a qualified professional demonstrating the area is capable of supporting the proposed level of development;
11. Standard Development Agreements, bonding and subdivision fees will be required;
12. Subdivision filing fees in the amount of Two Hundred and Fifty Dollars (\$250.00) for a five (5) lot subdivision; and
13. Plans to be properly signed by the necessary utilities and owners.

Motion Carried

8. Information Items and/or Discussion

Council Meeting Minutes of January 21, 2020 and February 4, 2020.

Moved By Marc Gosselin

Seconded By Brent Preston

That the Information Items be received and filed.


Motion Carried

9. Adjournment

Moved By Darren Bishop

Meeting adjourned at 7:15 p.m.

Respectfully Submitted,



CHAIRMAN



SECRETARY