



QUISPAMIS PLANNING ADVISORY COMMITTEE
MEETING MINUTES – February 26, 2019

Present:

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

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 Brent Preston

That the Agenda be approved as written.

Motion Carried

3. Disclosures of Interest

No disclosures were declared.

4. Approval of Previous Minutes

February 12, 2019

Moved By Brenda Fowlie

Seconded By Kendall Mason

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

Motion Carried

5. Business Arising from Minutes - Notice of Decisions

8 Alderbrook Drive - Fence Setbacks & Height

41-47 Enterprise Drive - Discretionary Use

Moved By Brent Preston

Seconded By Brenda Fowlie

That the Notices of Decision be received and filed.

Motion Carried

6. Unfinished Business

7. New Business

7.1 17 Phillips Drive - Compatible Use - Accessory Dwelling Unit

Mr. Jeff Gallant attended seeking approval to construct an accessory dwelling unit (commonly referred to as a Bachelor Apartment) in the basement of an existing Two-Family (semi-detached) dwelling at 17 Phillips Drive, PID 30328314.

Mr. Gallant confirmed that the unit would be constructing in compliance with the National Building Code for windows. He stated that Mr. Colbourne, the Municipal Planning Officer and Mr. Murray, the Building Inspector, have already reviewed the property. Mr. Gallant said the window openings cut in the cement are compliant for size but he may need to replace the style of windows with proper egress openings and he will consult with contractors and inspectors for compliance at that time. The only other issue that he will encounter is the sewer connection for the basement apartment. The sewer outlet is above the basement floor level and as such, the construction will require either a lift pump to pump the sewer up and out, or he will have to chip out the cement floor and connect to the town's municipal sewer lines. He confirmed he will consult the plumbing inspector for assistance.

Mr. Gallant stated that the previous owners of 17 Phillips Drive subdivided the property a few years back. The front left section of the property is now 13 Phillips Drive and was purchased by someone other than himself. A fence was erected to keep people from driving around the circular driveway and the lower left driveway is no longer in use for anyone at 17 Phillips Drive.

Notice was sent to property owners within 100 metres of the property, no concerns were received. No one attended to speak for or against.

Moved By Marc Gosselin

Seconded By Kendall Mason

That the PAC approve the accessory dwelling unit in the basement of an existing Two-Family Dwelling at 17 Phillips Drive, PID 30328314, subject to the following terms and conditions:

1. No more than one (1) accessory dwelling unit is permitted in the building;
2. The accessory dwelling unit must be self-contained and occupy no more than seventy-five (75) percent of half (½) of the entire basement floor area;
3. The accessory dwelling unit must connect to municipal sanitary sewerage; and
4. The construction must comply with National Building Code of Canada and the Town's Building By-law.

Motion Carried

7.2 10 Colchester Drive - Home Occupation

Ms. Victoria Lui, representing and translating for her father Jinghui Du, attended seeking approval for a Home Occupation for office work as well as potential sales of organic flowers and vegetables (to be grown on the Farm location in Kingston, NB) at the home of 10 Colchester Drive, PID 30160543.

Ms. Lui explained that the sales of flowers and vegetables would be done at this home location in the early days of the Green Crest Farm Operation until the green house is built with electricity set up, on-site sales buildings, etc. She stated that the sales at 10 Colchester Drive would be in very small quantity, not large bulk and not commercial sales. Ms. Lui stated there would be no store front but customers coming in to buy vegetables and then the sales will eventually be mainly at the farm. She figured about 5 or 6 people may continue since some of the Chinese community live near their home and it would be more convenient for them to pick up their flowers and vegetables at the Colchester location than the Kingston location which is about five minutes up from the ferry on the main road.

Ms. Lui explained that until the farm is set up, contractors for the construction of the greenhouse will be coming to the home office for negotiations. The business paper work would be done in the office after that time. Ms. Lui stated the advertising would be mostly done at other markets and not much at the house.

Mr. Colbourne was asked if staff had any concerns. He reviewed the application, noting that most of the business at the home was office work with the farm being the biggest operation over in Kingston. Because the applicant stated that PAC approval is required for the Provincial Nominee Program (PNP), which is an economic program that selects qualified business people and skilled workers from around the world who will live in New Brunswick and contribute to the local economy, Mr. Colbourne spoke with Mr. Murray Savoy, Manager for the Business Unit for Immigration, regarding these applications to understand what is required

from the Municipality. Mr. Colbourne stated that the applicant may only require a zoning confirmation letter that states a Home Occupation is a Permitted Use in that particular zone. He noted that a Home Business is not just an office for doing paperwork but once this was reviewed with the applicant, the application was changed to better reflect the home business definition. Mr. Colbourne noted that at this time, there does not seem to be any product to sell and that it would be Summer to Fall before product would be ready. He also noted that if product is not sold at other markets, and all of it brought to the home at 10 Colchester Drive, it could create a lot of traffic. It was asked if the PAC could add a condition that if complaints were received for high volumes of traffic, the approval could be null and void or sales must stop. Mr. Colbourne stated that conditions for any approval must be enforceable and traffic numbers would be difficult to capture and enforce.

Notice was sent to property owners within 100 metres of the property. There was one call asking if the building on the property on Colchester Drive was going to be increased in size and used as a commercial sales location. No one attended to speak for or against.

Moved By Kendall Mason

Seconded By Brent Preston

That the PAC approve the Home Occupation for office work for the development of a Farm Business to be located in Kingston, NB, at the home of 10 Colchester Drive, PID 30160543, subject to the following terms and conditions:

1. The Home Occupation 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 are supplied or sold therein or therefrom until the applicant returns to the PAC for approval for sales at 10 Colchester Drive;
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

8. Information Items and/or Discussion

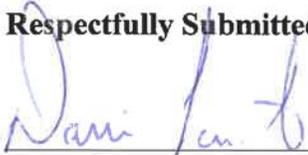
None.

9. Adjournment

Moved By Darren Bishop

Meeting adjourned at 7:30 p.m.

Respectfully Submitted,



CHAIRMAN



SECRETARY