



QUISPAMIS PLANNING ADVISORY COMMITTEE
MEETING MINUTES - February 27, 2018, 7:00 pm

Present:

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

Absent: Brent Preston

1. Call to Order

2. Approval of Agenda

Moved By Darren Bishop

Seconded By Brenda Fowlie

That the agenda be approved as written.

3. Disclosures of Interest

No disclosures were declared.

4. Approval of Previous Minutes

Moved By Brenda Fowlie

Seconded By Michael Wowchuk

That the previous meeting minutes be approved and filed.

5. Business Arising from Minutes - Notice of Decisions

Moved By Marc Gosselin

Seconded By Darren Bishop

That the Notices of Decisions be received and filed.

6. Unfinished Business

6.1 8-10 Millennium Drive - Free Standing Sign

The applicant rescheduled for a meeting in March.

7. New Business

7.1 12 Greystone Drive - Daycare Facility - Number Increase

Vicki Newell attended seeking approval for an increase in the children to twenty (20) versus fifteen (15) as previously approved for the existing licensed childcare facility.

A Daycare (Childcare) facility is permitted as a Discretionary Use in a Residential (R1) Zone as per Sections 8.(B)(1)(a) and 6.(L) of the Town's Zoning By-law 038 and subject to any terms and conditions as may be imposed by the Planning Advisory Committee.

Ms. Newell noted that she currently has two (2) full time employees now, and will add extra after school kids which may require one other employee. She noted that the Fire Marshall inspects the property, that fire drills are done monthly, and there is a fire exit posted with rules for everyone to review. Her facility is required to have two toilets and she was prepared for a day care when they built the basement so it was done according to the provincial guidelines.

Notice sent to property owners within 100 metres and one letter of full support was received from the neighbor. No concerns were received and there were no concerns from staff. Mr. Colbourne noted that day care facilities are guided under provincial regulations and that PAC looks at land use only. With the new Municipal Plan adoption, the Zoning By-law may see a change to the day care numbers.

Moved By Brenda Fowlie

Seconded By Darren Bishop

To permit the increase to the maximum of child care spaces from fifteen (15) to twenty (20) for Little Blossoms Learning Centre at 12 Greystone Drive as a Discretionary Use in accordance with Zoning By-law 038 subject to following terms and conditions:

1. The Daycare Owner/Operator must amend the existing Agreement with Town;
2. The Daycare facility and operation shall comply with all other provisions of Zoning By-law 038 Section 6.(L)(2) and all other applicable Zoning By-law provisions;
3. The Daycare facility and operation must comply with all Provincial regulations and conditions as may be set by the authority having jurisdiction;

4. A copy of Provincial approval(s) to operate shall be submitted to the Town for its records and reference;
5. Any alterations to the building are subject to a Building Permit;
6. There shall be no on-street parking; and
7. The approval is non-transferable.

Motion Carried

7.2 10 Millennium Drive - House of Chan - 10 Millennium Drive

Greg Moase of the House of Chan attended seeking approval for a liquor license for beer and wine with the purchase of food. Mr. Moase noted this business is not to become a bar and there is no intention to increase their hours of operation for the sale of liquor.

As per the Zoning By-law 038, Section 14.(B)(1), a Licensed Dining Facility is permitted as a Discretions Use in the Highway Commercial Zone subject to such terms and conditions as may be imposed by the Planning Advisory Committee.

No questions were asked and no one spoke for or against the application. Notice sent to property owners within 100 metres, no concerns received.

Moved By Michael Wowchuk

Seconded By Kendall Mason

To permit Thandi Inc. to operate the House of Chan as a Licensed Dining Facility at 10 Millennium Drive (PID 114595) in accordance with Section 14.(B)(1) of Zoning By-law 038 subject to following terms and conditions:

1. The facility must continue to be operated as primarily a food service (Dining) establishment; and
2. A copy of Provincial approval(s) and/or licenses issued under the Provincial Liquor Control Act shall be submitted to the Town for its records and reference.

Motion Carried

7.3 309 Hampton Road - Rezoning for Apartment Complex

Jonathan Rasenberg attended on behalf of AE McKay Building Ltd. to assist PAC in the review of a rezoning that Council is considering for the property at 309 Hampton Road, PID 00252403, for the proposal of a 42-Unit Apartment Complex. Mr. Rasenberg noted that the developers are still working on the setbacks and final plans with the intention of staying as far from the adjacent residential lots as possible. They will be including a berm and some trees to

redirect the lighting, and in planning the design, they moved the smaller section of the building to that residential side.

Mr. Rasenberg reviewed the design including the underground parking with one parking spot per dwelling unit underneath and more parking outside. It was recognized that the proposal has about twenty (20) percent more parking lots in the design than required. Originally, the developers looked at creating more dwelling units but they lowered the numbers to ensure plenty of parking as well as consideration of the design to the area. If this building was in Saint John or other communities, where High Density Housing consists of 35 units per acre versus this proposal of 21 units per acre, it could easily be built up to six (6) stories high. However, the developers wanted the building to fit better in the area and to do so, the design stayed at three (3) stories.

Mr. Rasenberg confirmed underground storage lockers per unit, that the units will be rented at an average \$1475 per month (some higher, some lower), and that the building has an elevator and stairs. The building will be targeted to, but not limited to, seniors as the demographics research has determined that seniors prefer to stay in Quispamsis and apartment living is an option for many. The design is also reviewing the idea of a court yard and a small dog park. As for sound, he noted the construction will include sound barriers between floors as well as acoustic panels to eliminate at least sound where possible.

The construction is slated to start this Spring, with a contract for eighteen (18) months but they are hoping for a completion in fourteen (14) to fifteen (15) months. The building will be done in pieces off site, brought in to the location in panels for assembly, and then it will be a further eight (8) months for interior work

Mr. Colbourne noted that this application still goes through Council for their opinion as well as a public review as part of Council's process. The PAC is reviewing this application as land use for now and if a further review shows the need for variances, it will return to PAC at that time.

Mr. Colbourne also noted a possible storm water challenge with the site due to the slope (towards the residential land) but the design can look at break points, ways to retain the water in the front greenspace, ways to direct storm water to the Hampton Road, etc. It was confirmed that the development will be connected to municipal water and sewerage and the plans will review the opportunity to connect to the Town's existing storm water plans. A proper engineering design will look at storm water management as a whole and review the possibility that the berm will hold the water in.

It was asked how this design would affect what the house at 307 Hampton Road will see. Mr. Rosenberg noted the design includes a four (4) foot berm plus a cedar hedge on top of the berm so it won't likely see the apartment building. Plus,

there is vegetation there now that will stay as much as possible and the Town's By-law require a ten (10) foot buffer between the two zones.

It was noted that there was a previous application for apartments on this property and it was denied by Council in 2012. The buildings on the lot in this application are better located for the property owners in the area and there is better vegetation to buffer the neighboring properties. It was also noted that recent demographic studies show the need for apartments, especially with elevators for seniors, in the Town of Quispamsis.

Moved By Brenda Fowlie

Seconded By Darren Bishop

That the PAC support Council in the rezoning of the property at 309 Hampton Road, PID 00252403 for the proposed 42 Unit Apartment Complex subject to the following conditions:

1. A comprehensive storm water management report is prepared by a qualified provincially Engineer registered to the province of New Brunswick;
2. The development must connect to the municipal water and sewer systems;
3. A detailed landscaping plan is required, demonstrating adequate buffering from adjacent residential properties;
4. All on-site lighting to be directed downward;
5. All buffering must comply with the Towns By-laws;
6. If any variances are noted on the Final Plan, the applicants must return to PAC for approval; and
7. Building permits are issued in accordance with the National Building Code of Canada.

Motion Carried

8. Information Items and/or Discussion

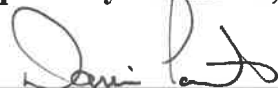
No information items.

9. Adjournment

Moved By Marc Gosselin

Meeting adjourned at 7:40 p.m.

Respectfully Submitted,



CHAIRMAN



SECRETARY