



QUISPAMIS PLANNING ADVISORY COMMITTEE
MEETING MINUTES – February 8, 2022

Present:	Darin Lamont Darren Bishop Brenda Fowlie Brent Preston Marc Gosselin	Mark Guest Chrissy Scott, GIS Technologist Jennifer Jarvis, Planning Technologist Violet Brown, PAC Secretary S. Dwight Colbourne, Municipal Planning Officer
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Absent: Kendall Mason

1. Call to Order

Darin Lamont called the meeting to order at 7:00 p.m. and introduced Mark Guest as our newest Planning Advisory Committee Member.

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

No disclosures were declared.

4. Approval of Previous Minutes

Moved By Brenda Fowlie

Seconded By Darren Bishop

That the minutes of the January 25, 2022 PAC meeting be received and filed.

Motion Carried

5. Business Arising from Minutes - Notice of Decisions

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

7.1 184 Hampton Road - Take Out Restaurant (Discretionary Use)

Mr. Vincent Deshaies attended virtually on behalf of Pizza Salvatoré, seeking approval for a Take-out Restaurant at Unit 109, 184 Hampton Road, PID 00249797. He confirmed that this was a take-out only with no plans for dining in.

Ms. Jarvis reviewed the application for Salvatoré's take out restaurant noting that Section 12.B(1) of Zoning By-law No. 038 permits a restaurant in the Central Commercial Zone as a Discretionary Use subject to such terms and conditions as may be imposed by the Planning Advisory Committee and is subject to a Development Agreement with the Town. She added that the proposed restaurant will be a part of the Lakeview Plaza and as such will make use of the parking lot area provided for the entire facility. The full capacity of the parking lot is not being utilized therefore the requirement of additional parking spaces is not anticipated to be a problem.

Notice was sent to property owners within 100 metres of property and there were no concerns received and staff had no concerns. No one attended to speak for or against the application.

Moved By Brent Preston

Seconded By Brenda Fowlie

That the Planning Advisory Committee approve Pizza Salvatoré take-out and delivery restaurant as a Discretionary Use at Unit 109, 184 Hampton Road, PID 00249797, subject to following terms and conditions:

1. Hours of Operations not to exceed 10:00 am to 2:00 am Sunday to Saturday;
2. The applicant enters into a Development Agreement with the Town of Quispamsis; and
3. A building permit is obtained from the Town of Quispamsis for any renovations.

Motion Carried

7.2 Maple Ridge Subdivision Phase 5

Mr. Rob Viger attended seeking approval for a Lot (Lot 22-13) not Fronting a Municipal Street and a Lot Width Variance (a portion of PID 231928).

Mr. Colbourne reviewed the application of a Tentative Subdivision Plan for Maple Ridge Subdivision Phase 5 – a single lot subdivision (Lot 22-13) with a private access named Cargo Road – a right-of-way over PID 231928 in favour of an existing Lot 27A and the proposed Lot 22-13. He added that the Town issued a

building permit in July 2020 for the Parent PID of 231928 which was given the civic address of 15 Corduroy Road at that time. The proposal is to separate 5356 square metres from the Parent PID as Lot 22-13 (to remain as 15 Corduroy Road) with the remnant Lot civic address to be assigned relative to the location on Cargo Road. Mr. Colbourne stated the once this lot is subdivided off the parent parcel, the developer can move on with next phases and decisions.

There was no notice sent out as there were no variances, public streets or LPP.

Moved By Darren Bishop

Seconded By Marc Gosselin

That the Planning Advisory Committee supports the Development Officer in considering approval of the Maple Ridge Subdivision Phase 5, subject to the following conditions:

1. Approval of the private access for Lot 22-13 as the lot will not front a municipal street;
2. A Lot width variance of 34.0 metres for remnant parcel PID 231928;
3. A Hold Harmless Agreement to protect the Town, and to make the property and homeowners aware of the responsibilities associated with the private driveway that does not front a municipal street and highlights the concerns from fire, police and ambulance and the importance of unobstructed access;
4. A Hold Harmless Agreement to incorporate a clause whereby it is recognized by the eventual landowner that investment made in construction of the driveway will not be recovered if it is destroyed during construction of a public street to municipal standards;
5. Land for Public Purposes (LPP) obligations are met through the LPP land bank credit created through Maple Ridge Phase 2;
6. Filing Fees in the amount of One Hundred Dollars (\$100) for a subdivision plan of two lots or less;
7. The Final Plan is to be signed by the property owners and any applicable Public Utilities; and
8. The development of the private land and Lot 22-13 must be completed as per all applicable Town By-laws, and policies thereto.

Motion Carried

7.3 MPSF Development Phase 1A

Mr. Steven Forgeron on behalf of MPSF Development Inc., attended seeking approval for a Lot (Lot 22-01) not Fronting a Municipal Street.

Mr. Colbourne reviewed the application noting that the proposed access is off an existing private lane having a right-of-way width of 20.0 metres to meet public street requirements if developed as such in the future. At three acres in size, the

Lot provides sufficient lot width, depth, and area to meet the minimum lot requirements, as such no variance is required. He added that the LPP requirement for this development is 1210 sq. metres and that the Town and MPSF Inc. have an agreement that MPSF Inc., or successors, will provide the Town with land for the construction of a pedestrian trail connecting the old Lambs Ferry Road with Model Farm Road. Mr. Colbourne noted that Condition Number 8 on the tentative plan states “the Department of Transportation will not upgrade or maintain this “private access” and this should state “the Town of Quispamsis” instead of DOT and this must be corrected prior to Final Plan Approval.

No notice was sent as there were no variances.

Moved By Marc Gosselin

Seconded By Mark Guest

That the Planning Advisory Committee supports the Development Officer in considering approval of the MPSF Inc. Subdivision of Lot 22-01 subject to the following:

1. Approval of the private access for Lot 22-01 for a Lot that will not front a municipal street;
2. An on-site septic approval is required by the Provincial Health Act;
3. Potable water supply and service through privately-owned drilled well;
4. A Hold Harmless Agreement to protect the Town, and to make the property and homeowners aware of the responsibilities associated with the private driveway that does not front a municipal street and highlights the concerns from fire, police and ambulance and the importance of unobstructed access;
5. A Hold Harmless Agreement to incorporate a clause whereby it is recognized by the eventual landowner that investment made in construction of the driveway will not be recovered if it is destroyed during construction of a public street to municipal standards;
6. A Stormwater and Drainage Management plan is to be submitted at the time of Building Permit Application stage and shall include a lot grading plan for Lot 22-01;
7. LPP obligations are met through the land dedication at a future date for the construction of a pedestrian trail to connect the old Lambs Ferry Road with Model Farm Road or the general location thereto;
8. Filing Fees in the amount of One Hundred Dollars (\$100) for a subdivision plan of a single lot;
9. The Final Plan is to be signed by the property owners and any applicable Public Utilities; and
10. The development of Lot 22-01 must comply with all applicable Town By-laws and policies thereto.

Motion Carried

7.4 Woodleigh Park Phase 28B and 28C

Mr. Gerry Roberts of Keirstead Quigley and Roberts, along with the Developer, Mr. George Queen, attended seeking approval for Woodleigh Park Subdivision Phase 28B and 28C on PIDs 30114680 and 30129290.

Mr. Colbourne introduced the application noting that Phases 28B and 28C were in the overall plan of Phase 28 that had been approved by the PAC in May 2020 and approval was subsequently granted by the Development Officer. The proposal is for the creation of ten (10) new residential building lots (7 Lots in Phase 28B and 3 Lots in Phase 28C), the extension of Grafton Drive (existing public street) and a new public street called Westridge Drive. He added that in terms of the lot layout and street design, Phase 28B and Phase 28C remain in alignment with the previous recommendations and variances granted by the PAC. He also noted that Lot 11-19 and Lot 21-10 were different from the original Phase 28 plan in that Lot 11-19 was two lots (12-19 and 13-19) and Lot 21-10 was two lots (8-9 and 9-9). Lot 10-9 has been eliminated from the plan is now Land for Public Purposes to be used for stormwater management and trail development. For storm water management, a detention pond was constructed in a natural drainage area during the development of Phase 28A and it has been functioning for well over a year. It was asked if there would be a connection from Westridge Drive to Sunset Drive or Linda Avenue and the Mr. Queen stated that physically it cannot connect due to elevations.

No notice was sent as there were no variances.

Moved By Darren Bishop

Seconded By Brent Preston

The Planning Advisory Committee support the Planning Officer in considering approval of the Woodleigh Park Subdivision Phase 28B and Phase 28C tentative plan for ten (10) residential lots, the extension of Grafton Drive and construction of Westridge Drive, subject to the following conditions:

1. The previous lot width variances for Lots 8-19 and 9-19 remain in effect;
2. Final road construction of Grafton Drive and Westridge Drive be completed as per the approved engineered design drawings prior to release of Building Permits;
3. Land For Public Purposes obligations are satisfied through land dedication from the existing LPP land bank credit vested to the Town through the filing of the subdivision plan for Phase 28A;
4. With the exception of clearing of a Lot associated with a Building Permit, tree clearing shall be restricted to street right-of-ways and easements necessary for the installation of services;
5. Standard Developer's Agreements, bonding and subdivision fees will be required;

6. Subdivision filing fees of Three Hundred dollars (\$300.00) for a ten (10) Lot phase; and
7. The Development is to be completed in accordance with all Town By-laws and Policies, save only variances granted by the PAC or the Development Officer.

Motion Carried

8. Information Items and/or Discussion

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Moved By Brenda Fowlie

Seconded By Marc Gosselin

That the Information Items be received and filed.

9. Adjournment

Moved By Darren Bishop

Seconded By Brent Preston

Meeting adjourned at 7:35 p.m.

Respectfully Submitted,



CHAIRMAN



SECRETARY