



## QUISPAMISIS PLANNING ADVISORY COMMITTEE MEETING MINUTES – February 9, 2021

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

### 1.      **Call to Order**

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

### 2.      **Approval of Agenda**

**Moved By**      Brent Preston

**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**      Darren Bishop

**Seconded By** Kendall Mason

That the minutes of the January 12, 2021 PAC meeting be received and filed.

**Motion Carried**

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

**Moved By**      Marc Gosselin

**Seconded By** Brenda Fowlie

That the Notices of Decision be received and filed.

**Motion Carried**

## 6. Unfinished Business

## 7. New Business

### 7.1 333 Model Farm Road - Side Yard Setback

Mr. Lee Morrell attended seeking approval to construct an expansion on the eastern side of the dwelling unit located at 333 Model Farm Road, PID 30097349. Mr. Morrell stated that he talked to neighbors and some had issues with drainage. He assured them that the drainage would be taken care of. Mr. Colbourne asked what the plans are for the drainage. Mr. Morrell explained that the Town has done significant upgrades to the drainage from the road over the last year or two, moving most of the water to the other side of his property. The rest of the run-off will be caught with a catch basin in front of his driveway and he will direct water around the side of the garage so it doesn't go down to Memory Lane. Also, he plans on creating a ditch on the property line to ensure any run off from his property and the Memory Lane can be directed away from the road. Mr. Colbourne said a site plan would be required as part of the permit process and this site plan would need to include the drainage plans.

Mr. Robert Barton, of 339 Model Farm Road, attended the meeting to seek information on drainage. He stated that he is not against the application but had concerns for the drainage and potential impact on the recent paving of the private lane (Memory Lane). The owners of the lane would prefer to see prevention measures versus restoration of potential issues. Mr. Barton wanted his concerns on record even though he was assured by Mr. Morrell that the drainage would be taken care of.

**Moved By** John Groden  
**Seconded By** Brenda Fowlie

Whereas the variance requested is considered reasonable for development of the land and in keeping with the intent of the by-law with respect to all other setbacks, it is recommended that the Planning Advisory Committee grant the eastern side yard setback variance of one decimal four (1.4) metres on the Waterfront property of 333 Model Farm Road, PID 30097349 subject to the following conditions:

1. The property line is clearly identified;
2. A building permit is issued prior to construction; and
3. A site plan and drainage plan is to be reviewed as part of the permit process and approved by the Planning and Building Inspection Departments.

**Motion Carried**

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

**Moved By** John Groden  
**Seconded By** Brent Preston

That the Council Meeting Minutes for December 1 & 15, 2020 be received and filed.

**Motion Carried**

**9. Adjournment**

**Moved By** Darren Bishop  
Meeting adjourned at 7:19 p.m.

**Respectfully Submitted,**



CHAIRMAN



SECRETARY