



**QUISPAMIS PLANNING ADVISORY COMMITTEE**  
**MEETING MINUTES January 23, 2018, 7:00 pm**

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

Absent                    Darren Bishop

**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** Kendall Mason

That the agenda be approved as written.

**Motion Carried**

**3. Disclosures of Interest**

No disclosures were declared.

**4. Approval of Previous Minutes**

**Moved By**   Marc Gosselin

**Seconded By** Brenda Fowlie

That the previous PAC meeting minutes be approved as written.

**Motion Carried**

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

- a) Licensed Restaurant - Pico Brewery - 184 Hampton Road
- b) After School Program - 221 Hampton Road
- c) A. Malcolm Properties Ltd - Rezoning Application Review - Merritt Hill and Matthews Drive
- d) Dr. Sheppard - Developers Agreement Amendment - Car Wash - Pettingill Road
- e) Master Enterprises Ltd - Developer's Agreement Amendment - Integrated Development in the triangle of Swanton Drive, Gondola Point Arterial, Millican Drive and Susan Street.

Mr. Colbourne noted that there was a slight change to the design plan for the Integrated Development and now there will be 109 units versus the 96 units as indicated in the last review. He noted that this slight increase is still sustainable and still within the integrated zone allowance of six (6) units per acre and that Council approved this.

- f) Municipal Plan Review
- g) PAC Procedural Policy Review

In order to match Council's hours, it was suggested the PAC Policy change the end time of meetings to 11:00 p.m. versus midnight as per Section VI.(F).

**Moved By** Marc Gosselin  
**Seconded By** Brent Preston

That the Notices of Decision be approved with the PAC Policy changed to incorporate the meeting end time of 11:00 p.m. versus midnight.

**6. Unfinished Business**

6.1 8-10 Millennium Drive - Free Standing Sign

The PAC tabled the decision and rescheduled for February 27, 2018 as per the applicant's request.

**7. New Business**

7.1 Chansa Estates - Waters Edge Lane - One Lot

David & Bev Long attended, with Gerald Roberts of Kierstead Quigley and Roberts Land Surveying, seeking approval for the subdivision of one lot into two lots in the Chansa Estates Subdivision. The subdivision of Chansa Estates was approved by the Planning Advisory Committee in December 2015 as a five (5) lot subdivision on a private lane. The top two lots were purchased by one person and consolidated

to make one lot. Mr. Long was asking PAC for the division of lot 16-A so that the development still has five (5) lots as previously approved.

Mr. Colbourne noted that this subdivision would require an amended developer's agreement but since the amendment is not a Section 39 of the CPA, this can be done administratively and without the requirement of Council approval. Mr. Colbourne also noted that the building lots may require approval from PAC for the requirement of having thirty (30) metres on at least one side of the main dwelling but this will be reviewed once the property owners confirm building plans and prior to the issuance of building permits.

No one attended to speak for or against the application.

**Moved By** Marc Gosselin

**Seconded By** Brent Preston

To grant approval to the amended Chansa Estates Subdivision for Lot 16-A to be divided into two (2) lots of 16-A and 16-B, subject to the following terms and conditions:

1. Lot width variances of 28.56 metres for Lot 16-5A and 25.44 metres for Lot 16-B;
2. Appropriate approvals from the New Brunswick Department of Environment and Local Government for building permits related to the construction of dwellings on these lots as the lots are adjacent to the Kennebecasis River;
3. Submission of On-site Septic Report by a qualified professional in accordance with the Provincial Health Act;
4. The payment of Seven Hundred Fifty Dollars (\$750.00) as cash-in-lieu of land to satisfied Land For Public Purposes obligations;
5. Payment of filing fees in the amount of One Hundred Dollars (\$100.00) for a subdivision plan consisting of two (2) lots;
6. The Developer is to amend the existing Subdivision Development Agreement with the Town; and
7. Final Plans to be signed by property owners and appropriate Public Utility companies.

**Motion Carried**

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

**Moved By** Marc Gosselin

**Seconded By** Kendall Mason

That the information items of the Council Meeting Minutes be received and filed.

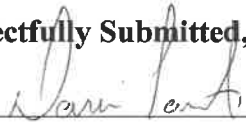
**Motion Carried**

**9. Adjournment**

**Moved By** Brenda Fowlie

Meeting adjourned at 7:10 p.m.

**Respectfully Submitted,**



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CHAIRMAN



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SECRETARY