



QUISPAMIS PLANNING ADVISORY COMMITTEE
MEETING MINUTES – January 28, 2020

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

Absent: None

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

Moved By Marc Gosselin

Seconded By Brenda Fowlie

That the minutes of the January 14, 2020 PAC meeting be received and filed.

Motion Carried

5. Business Arising from Minutes - Notice of Decisions

28 Millennium Drive - Discretionary Use - Automobile Sales

Moved By Brent Preston

Seconded By John Groden

That the Notice of Decision be received and filed.

Motion Carried

6. Unfinished Business

None

7. New Business

7.1 Tentative Subdivision Plan - Woods of Forresters Cove

Mr. Gerry Roberts of Kierstead Quigley and Roberts attended on behalf of Tim Chaisson and Kevin Richardson for the Woods of Forresters Cove Subdivision plan, a tentative plan proposing the creation of nineteen (19) Rural lots and two (2) public streets. The subdivision plan requires area variances of 150 square metres for Lots 1,2,3 and 80 square metres for Lot 4. It also requires a variance from Subdivision By-law 035 Section 6.J., "For all subdivisions with land bordering on the Kennebecasis River or its tributaries, the Town will always take land for public purposes and that land shall be a parcel which borders the waterfront."

Mr. Roberts stated that the access to the subdivision is through a public street, full width street not a lane and that access to the adjacent lots will be available just in case future development happens. He noted that Lot 1 access will be off Meenans Cove Road and that there a minimum distance requirement between a driveway and an intersection of eleven (11) metres. Lot 2 has potential for access off Meenans Cove as well, but the topography will need to be reviewed. Lot 19 would likely be restricted to access off future public street (shown as Bonnell Drive on the plan). Mr. Roberts noted that the line of sight will be reviewed prior to final approval.

Comments were received regarding access to the water from this property. As per the staff report, the land is fairly steep and not a good area for public access due to safety reasons. The Town would not like to be responsible for the liability for an easement or right-of-way over this steep terrain. It was also recognized that the Meenans Cove Park, where the access is much better, is not that far from here.

Mr. Roberts noted the watercourse will be addressed in the Storm Water Management (SWM) report. The Developers have had meetings with Town staff to have an understanding on the drainage courses now. The slight variances on the first few lots is to avoid the watercourse running in the middle of lots. The mapping

that the Town uses and the Provincial Watercourse and Wetland Identification maps will be used to assist in the SWM report. Mr. Colbourne noted that the wetland mapping from the province doesn't have these watercourses on their maps but they are drainage channels that the Town has mapped and the staff have reviewed this with the developer and surveyor. The best way to channel the water is to the side of lots not the middle. Protecting these watercourses is important and may require easements or at labeled as "protected areas" on the final plan.

Mr. Peter LeBlanc & Carolyn LeBlanc attended to ask for information and note their concerns. Mr. LeBlanc stated that they are not opposed to the development but are concerned for the watercourses. The Province of New Brunswick (PNB) has new regulations for marked & unmarked watercourses. Since Mr. & Mrs. LeBlanc own a working environment property (wood lot and orchard), they receive newest information from PNB and wish to ensure the watercourse is guided by the new regulations of January 2020. They want to see a qualified engineer include these regulations in the SWM report prior to any work be done and they would like to see a copy of the report as soon as it is available. The new regulations may not have much impact on these watercourses but it would be nice to see it referenced. Also, the state of Meenans Cove Road is in dire shape, chip seal only, and while this lot is not where the road is the worse, the development will have an additional 19 more families (38 more vehicles) and during the construction phase there will be heavy equipment tearing up the road more. They are asking the PAC to address this road condition before it gets any worse, and before the approval is final.

Mr. Colbourne reiterated the new 2020 mapping from the PNB. He added that the SWM report, a comprehensive report to be completed by a qualified engineer, includes all the water on the lot - where it comes from and where it goes. The report will incorporate the water flow into the plans and these will be sent to the Department of Environment (DOE) because the water drains into the Kennebecasis River. As well, because there are lots on the waterfront so the DOE will be addressing development on these lots. Mr. Colbourne stated that the SWM report is not sent out but can be reviewed by residents and the PAC Secretary can let Mr. LeBlanc know when the report is available. The report will include the ditches, piping, culverts, etc. The size of pipes and culverts will be based on the grade of the ditch, the speed of the flow, whether catchments are required, etc. Usually a culvert is 600 mm or 700 mm and they can be doubled up versus making them larger which is safer. Mr. Colbourne stated that in regard to street upgrading and refinishing, the Town has a street rating system that is done each year (reviewed for cracks, potholes, etc.) that determines when a road is put on the list for refinishing. The Town has the plans in place for 5 and 10 years for repair on streets. Mr. LeBlanc asked if this new subdivision and construction could change the schedule in which Meenans Cove Road is repaired. It was noted that Mr. LeBlanc is welcome to send a letter to Council but that Council might not wish to

reconstruct a road prior to the subdivision development due to the heavy equipment damage.

Mr. LeBlanc was asked how much more traffic will be directed to his property in 2023 when the apple orchard is ready for picking. Mr. LeBlanc stated that he hopes quite a change will happen, for business, and will include this in his letter to Council as he doesn't wish to see the road get into a total disrepair.

Tim Chaisson spoke as one of the Developers. He noted that he is the neighbor of the property and has had first right of refusal for 20 years with the understanding that this development would be environmentally friendly. The development will not cut any corners nor damage any property, not the subject lot or the adjacent lots. The Developers will include covenants to each property to cut as few trees as possible on the lots. The road can be discussed and tweak if necessary, until the Town is satisfied. He noted that Meenans Cove Road is like a formula racetrack with respect to the speed in which people travel over it and the rough shape slows people down just a little. Mr. Chaisson noted the revenue of this development will be upwards of ten million during the development and the tax revenue will also bring in funds that might be used to refinish the road. He expects the project to be harmonist and environmentally friendly.

No one else attended to speak for or against this subdivision.

Moved By Darren Bishop

Seconded By Marc Gosselin

That the Planning Advisory Committee support the Municipal Planning Officer in considering the approval of the tentative plan for the Woods of Forresters Cove Subdivision plan proposing the creation of nineteen (19) Rural lots and two (2) public streets subject to the following terms and conditions:

1. Approval for the area variances of 150 square metres for Lots 1,2,3 and 80 square metres for Lot 4;
2. The acceptance of the street layout and design, including a variance of up to 10% of street profile;
3. The acceptance of the proposed street names; and
4. Approval for the LPP variance from Section 6.J of the Town of Quispamsis Subdivision By-law 035.

The Municipal Planning Officer conditions of approval will include:

1. Submission of a professionally engineered street design in accordance with the Town Subdivision Specification's and Guidelines, and approval by the Town prior to construction;
2. Submission of an onsite septic report from a qualified professional completed in accordance with the Public Health Act of New Brunswick demonstrating the property can support the level of development proposed;

3. Submission of an Abbreviated Water Source and Supply Assessment (Hydrogeological Report) as prepared by a qualified registered professional engineer demonstrating that there is water of sufficient quantity and quality to support the proposed level of development;
4. Submission of a Stormwater Management Plan and a Lot Grading Plan as designed by a qualified professional engineer licensed to practice in the Province of New Brunswick. The plan must demonstrate a balanced pre-development and post-development flows. The plan must provide acceptable solutions for any downstream impacts and be submitted to the Department of Environment (DOE) for their review and feedback.
5. Any approvals or conditions from the DOE are to be submitted to the Town in writing;
6. The final Stormwater Management Plan is to be reviewed and approved by the Town before construction;
7. Any Local Government Services Easements necessary for the stormwater management are to be drawn on the final subdivision plan;
8. The Tentative Plan sent to Public Utilities providing electrical power and telecommunication services for review and comments on the proposed Public Utility Easements for incorporation into the final subdivision plan;
9. Standard Developer's Agreements, bonding and subdivision fees will be required;
10. Subdivision filing fees of Three Hundred and Ninety Dollars (\$390.00) for a nineteen (19) lot phase; and
11. The development of the Woods of Forresters Cove Subdivision is completed per the requirements and conditions of applicable Town By-laws, policies and regulations thereto.

Motion Carried

7.2 Tentative Subdivision Plan - Kings View Phase 18

Gerry Roberts attended on behalf of the developer, Peter Donovan Jr., for the tentative approval of Kings View Phase 18, a subdivision proposing two (2) lots; previously approved in 2015. Mr. Roberts stated the plan was previously approved by the PAC and assented by Council but had not been registered so this requires a new approval. He noted there was a new easement added in the top corner of lot 160 for piping due to the previous developer putting a manhole on that lot and to avoid rock material, ran the lines that encroached on the corner of the lot.

Moved By John Groden
Seconded By Brent Preston

That the PAC approve the Phase 18 of Kingsview Subdivision, subject to the following conditions:

1. The execution of a standard Developer's Agreement with the Town;
2. Depositing with the Town the appropriate bonding as determined by the Town;
3. Stormwater management system be constructed in accordance with the engineered design as submitted and approved by the Town;
4. Subdivision filing fees of \$100.00 for a two (2) lot phase;
5. LPP land bank credit to be reduced from 1997 sq. metres to 1747 sq. metres with 250 square metres being used to satisfy the LPP obligation for this phase;
6. Properly signed plans are submitted to the Town for final approvals; and
7. Building permit issuance will be subject to the provisions of Quispamsis Subdivision By-law No. 35, and Quispamsis Building By-law No. 44.

Motion Carried

8. Information Items and/or Discussion


That the Information Items be received and filed.

9. Adjournment


Moved By Darren Bishop

Meeting adjourned at 7:45 pm.

Respectfully Submitted,



CHAIRMAN



SECRETARY