

**PLANNING ADVISORY COMMITTEE**  
**MINUTES – July 12, 2016**

The regular meeting of the Planning Advisory Committee of the town of Quispamsis was held in the Town Hall Council Chambers on July 12, 2016 at 7:00 p.m.

In attendance:     Bob McLaughlin  
                          Darren Bishop  
                          Jean Place  
                          Marc Gosselin  
                          Mark Hatfield  
                          Violet Brown, Secretary

Absent:             Darin Lamont  
                          Pierre Rioux, Councillor  
                          S. Dwight Colbourne, P.Eng, Municipal Planning Officer

**1. Call to Order**

Bob McLaughlin called the meeting to order at 7:00 p.m.

**2. Approval of the Agenda**

MOVED BY:             Marc Gosselin

SECONDED BY:         Darren Bishop

CARRIED UNANIMOUSLY

**3. Disclosure of Interest on Agenda Items**

None

**4. Review of Previous Meeting Minutes**

MOVED BY:             Mark Hatfield

SECONDED BY:         Marc Gosselin

*That the Minutes of the June 28, 2016 PAC meeting be received and filed.*

CARRIED UNANIMOUSLY

**5. Business Arising from Minutes**

<i>Notice of Decision</i>	<i>By-Law Section</i>	<i>Address</i>
Home Occupation	By-law # 038, Section 6.(K)	10 Longwood Drive
Sign Variance	By-law #036, Section 18.A	515 Hampton Road
Permanent Plans – Leisure Time Sales Ltd.	As per May 26, 2015 PAC Approval for Temporary Use	16 Gondola Point Arterial

MOVED BY: Mark Hatfield  
 SECONDED BY: Darren Bishop

*That the Notices of Decision be received and filed.*

CARRIED UNANIMOUSLY

**6. Unfinished Business**

None

**7. New Business**

#	<i>Variance Requested</i>	<i>By-Law Section</i>	<i>Address</i>
a)	Foundation Elevation	By-law #038 Section 6.(F)	64 Chamberlain Road
b)	Developer's Agreement Amendment (to permit temporary storage of personal vehicles by a third party)	By-law #038 Section 18.(A)	175 Palmer Brook Road
c)	Discretionary Use (temporary vehicle sales location) – <b>Switched to Development Officer for review</b>	By-law #038 Section 3.(B)(1)	17 Millennium Drive
d)	Fence Height in Front Yard – <b>Switched to Development Officer for review</b>	By-law #038 Section 6.(S)(2)	17 Hillhurst Drive

**a) Foundation Elevation – 64 Chamberlain Road, PID # 30199954**

Mr. Aaron Furlong, of Martell Custom Homes in Moncton, requested a four decimal eight five (4.85) metre Foundation Elevation Variance at 64 Chamberlain Road, PID # 30199954. Although Mr. Furlong was unable to attend, he was available for a conference call should there be questions.

The staff memo indicated the lot is located in a R1 Zone, with a lot size of 69300 square meters. The proposed location of the house is approximately 85.6 meters from the road and the entire property slopes towards the rear.

No one attended the meeting to speak for or against this application and no correspondences were received as a reply to the public notification of property owners within 100 metres.

MOVED BY: Marc Gosselin  
 SECONDED BY: Jean Place

That the PAC grant approval for the four decimal eight five (4.85) metre Foundation Elevation Variance at 64 Chamberlain Road, PID # 30199954, subject to the following terms and conditions:

- 1) The preparation of a "Hold Harmless" agreement to ensure the Town is protected against liability arising from potential drainage problems in the future;
- 2) The "Hold Harmless" agreement to state that any work put into construction of the driveway will not be compensated for should a public street be constructed in the future; and
- 3) A site drainage plan must be submitted and approved by the Building Inspection Department to ensure that surface drainage is being directed away from the structure.

CARRIED UNANIMOUSLY

**b) Developer's Agreement Amendment - 175 Palmer Brook Road, PID # 30202477, 30216733 and 30230988**

Mr. Dwight Cameron of CMV Towing Recovery Ltd and Mr. Bill MacMillan representing Mr. Neal Wyman of M C W Marketing and Trading Company LTD attended seeking permission to amend the existing Developer's Agreement so as to permit the construction of an Outside Storage area for the temporary storage of motor vehicles from recovery operation or awaiting transport shipment.

175 Palmer Brook Road entered into a Development Agreement with the Town for use of the lands and building for the repair and maintenance of heavy equipment, including tractor trailers as well as the incidental storage of snowplows, graders and construction type of equipment in May 2002. Any alteration or change in use that is not set out in the existing agreement requires approval of the Town and shall be subject to specific terms and conditions of the Planning Advisory Committee.

The Land is located in the Light Industrial Zone and is comprised of three parcels containing approximately 3.2 Hectares being used for commercial vehicle storage, repair and servicing. As per By-law 038 Section 18.D., outside storage is permitted provided it shall be screened from the street by a solid hedge or row of trees or by a wall or solid fence not less than two (2) meters and not more than two decimal five (2.5) meters in height. Mr. Cameron stated his intention is to erect a wooden fence with an eight foot height. He also noted that there will not be an addition to the existing signage.

The proposed motor vehicle compound storage use by CMV Towing Recovery Ltd, while not specifically listed as a Permitted or Discretionary Use under Section 18 of By-law 038, the use is similar to truck or heavy equipment terminal, storage or maintenance as well as storage buildings.

The staff memo recommended there be absolutely no dismantling or selling of auto parts from the property. Salvage Yard operations are not permitted and any indication of such active will terminate approval for the use on the property and the compound removed.

No one attended the meeting to speak for or against this application and no correspondences were received as a reply to the public notification of property owners within 100 metres.

MOVED BY: Mark Hatfield  
SECONDED BY: Darren Bishop

That the PAC grant approval to the proposed temporary vehicle storage compound under the authority granted to the PAC through Section 3.(D)(1) in that the use is similar with truck and heavy equipment storage and shall be subject to the following conditions:

- 1) The enclosure shall be secure to prevent unauthorized entrance in to compound;
- 2) The storage facility shall be a wooden fenced in accordance Section 18.(D);
- 3) The proposed use, the location and the design of the storage outside shall be approved by the Department of Environment to ensure acceptable containment measures are in place;
- 4) The property owner shall amend the existing Development Agreement with the inclusion of all three parcels of land (PIDs) to be identified on the agreement;
- 5) A Building Permit is issued for the construction of the fence;
- 6) Additional business signage as it relates to the proposed outside storage shall not be permitted unless it is incorporated in existing approved business signage for the property;
- 7) The approval is limited to vehicle storage for CMV Towing and Recovery and there is to be no dismantling or selling of auto parts; and
- 8) The property owner is to bring the property into compliance with the Signage By-law.

CARRIED UNANIMOUSLY

The following agenda items were switched to Development Officer on June 30, 2016 when it was determined that there would not be a quorum at the July 12, 2016 meeting if these agenda items were reviewed and a member of the Committee stepped down for a conflict of interest.

- c) **Discretionary Use (temporary vehicle sales location) – 17 Millennium Drive**
- d) **Fence Height in Front Yard – 17 Hillhurst Drive**

**9. Information Items**

None

**10. Adjournment**

MOVED BY: Mark Hatfield

*That the meeting be adjourned.*

The Planning Advisory Committee meeting was adjourned at 7:15 p.m.

The next Planning Advisory Committee meeting is scheduled for August 9, 2016.

Respectfully Submitted,



CHAIRMAN



SECRETARY