



QUISPAMISIS PLANNING ADVISORY COMMITTEE
MEETING MINUTES – June 22, 2021

Present:

Darin Lamont	John Groden
Brenda Fowlie	Kendall Mason
Brent Preston	Chrissy Scott, GIS Technologist
Darren Bishop	Jennifer Jarvis, Planning Technologist
Marc Gosselin	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 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 Brenda Fowlie

Seconded By John Groden

That the minutes of the June 8, 2021, PAC meeting be received and filed.

Motion Carried

5. Business Arising from Minutes - Notice of Decisions

Moved By Brent Preston

Seconded By John Groden

That the Notices of Decision be received and filed.

Motion Carried

6. Unfinished Business

7. New Business

7.1 7 Woodward Cres - Home Occupation (Salon)

Ms. Alicia O'Brien attended seeking approval for a Home Occupation, that of a Hair Salon, at 7 Woodward Crescent, PID 00057976.

Ms. Jennifer Jarvis reviewed the application noting that the proposed business will be located in the basement with direct access. The intention is to operate the hair salon by appointments only, scheduled between 9 a.m. and 8 p.m. Monday to Saturday. The applicant is the proprietor and only employee for the business

Ms. Alicia O'Brien stated that there would be sufficient space for 5 to 6 cars to park but there will be only one customer at a time.

Notice was sent to property owners within 100 metres. There were no concerns received and no one attended to speak for or against this application.

Moved By Brent Preston

Seconded By Marc Gosselin

That the Planning Advisory Committee grant approval for a Home Occupation (Hair Salon) at 7 Woodward Crescent, PID 00057976, subject to the following conditions:

1. It shall be secondary to the main residential use of the dwelling;
2. Not more than one (1) person is engaged therein in addition to any permanent resident of the dwelling unit in which it is located;
3. It is confined to the dwelling unit and no part of it is located in an accessory building or structure;
4. The floor area of the dwelling unit, which is devoted to it, does not exceed the lesser of twenty-five (25) percent of the floor area of the dwelling unit, or thirty-two (32) square meters;
5. No change, except for a sign, pursuant to the Town's Sign By-law is made in the outside appearance of the building which would indicate that a home occupation is being conducted therein unless approved by the Building Inspector through the process of a building permit;
6. No goods or services other than those directly pertaining to the home occupation are supplied or sold therein or therefrom;
7. No equipment or material used therein is stored other than in the dwelling unit;

8. Not more than one (1) commercial vehicle used in connection therewith, or not more than one (1) vehicle of any kind bearing a sign in connection therewith is parked on the lot;
9. There is to be no parking on the street or within Town property; and
10. The PAC approval to operate the business is non-transferable. The approval is solely for the benefit of the property owner named herein. In the event the business is discontinued, or the lands are transferred, the said approvals shall terminate.

Motion Carried

7.2 20 Oriole Lane - Detached Garage Setback Variances

Mr. Everett Jeffers attended seeking approval for a 0.3 metre relaxation to the side and rear setbacks and a 0.9 metre variance to allow an accessory structure to be located 2.1 metres from the main building at 20 Oriole Lane, PID 3039867.

Ms. Jarvis reviewed the application for the construction of a detached garage to be located in the southeastern rear yard. As the building will be closer to the side and rear property lines, she noted that drainage, surface, or roof runoff, must not flow onto neighbouring properties. Ms. Jarvis suggested that the applicant check to see if there is any covenant and noted drainage. Mr. Jeffers noted that there are no covenants to say a detached garage is not permitted and stated that there are a few detached garages in the neighborhood.

Notice was sent to property owners within 50 metres. There were no concerns received and no one attended to speak for or against this application.

Moved By John Groden

Seconded By Kendall Mason

That the Planning Advisory Committee grant approval for a zero decimal three (0.3) metre relaxation to Section 8.(G)(1)(b)(ii) to the side and rear setbacks and a zero decimal nine (0.9) metre variance to Section 8.(G)(1)(b)(iii) for the distance to the main dwelling, for the construction of a four decimal nine (4.9) metre by six decimal one (6.1) metre detached garage at 20 Oriole Lane, PID 30319867, subject to the following terms and conditions:

1. The side and rear lot lines are clearly defined prior to construction;
2. The applicant confirms if there are any covenants with the deeded property;
3. A drainage control plan is put in place; and
4. A building permit is obtained prior to any construction.

Motion Carried

7.3 16 Hardwood Cres - Side Yard Setback (Addition of Garage)

Mr. Doug Mawer attended seeking approval for a four decimal sixty-three (4.63) metre side yard setback to permit the construction of an attached garage at 16 Hardwood Crescent PID 30117568.

Ms. Jarvis reviewed the application to construct a seven decimal thirty-two (7.32) by eight decimal thirty-two (8.32) metre attached garage. She noted the street right-of-way for Aldridge Drive is twenty metres wide with the road surface measuring approximately ten (10) metres wide, and with five (5) metres of width measured from the property line of 16 Hardwood Crescent to the edge of the paved surface. With concerns for the line-of-sight, staff did a desktop exercise for the intersection of Hardwood Crescent and Aldridge Drive and revealed that there are no concerns with the location of the proposed attached garage having impacts on sightlines at the intersection.

Mr. Mawer noted the side lot lines are clearly visible with the pins in place. He also noted there was more water on that lot years ago, and while the property is dry now, he will do a drainage plan. He added that there is a row of trees now between the house and the road and most of those trees will remain.

Notice was sent to property owners within 50 metres. There were no concerns received and no one attended to speak for or against this application.

Moved By Marc Gosselin

Seconded By Darin Lamont

That the Planning Advisory Committee approve the four decimal sixty-three (4.63) metre side yard setback from the Town's Zoning By-law 038, Section 8.(E)(1)(a), to allow for the construction of an attached garage at 16 Hardwood Crescent, PID 30117568, subject to the following terms and conditions:

1. A site Drainage Plan be submitted to the Development Officer for approval prior to the issuance of a Building Permit;
2. The side lot line is clearly defined prior to construction, if the property pins are not identifiable, a professional surveyor licensed by the Province of New Brunswick must be hired to locate and mark the property line; and
3. A building permit is obtained prior to any construction.

Motion Carried

7.4 MPSF Developments Inc. - Tentative Subdivision Plan

Mr. Rick Turner of Hughes Surveys along with Mr. Steve Forgeron, the property owner, attended seeking approval for a Tentative Subdivision Plan with a Lot not Fronting a Municipal Street and a private street called Alpenglow Drive, off Model Farm Road; PID 30268163.

Mr. Dwight Colbourne reviewed the application for a single lot subdivision (Lot 21-1) with access to the lot through the construction of a private street (lane) – Alpenglow Drive . This is a multiple phase development that will result in Alpenglow Drive becoming a public street and constructed to municipal standards. The Engineer Design is already in place and the plan is to have this as a public street before the house is ready for occupancy. An additional reason for the proposed private lane to access Lot 21-1 is the unavailability of civic numbers along the Model Farm Road in this area. To assign a Model Farm Road civic number to Lot 21-1 would require a significant renumbering of the Model Farm Road. Mr. Colbourne reviewed the Land for Public Purposes (LPP) requirement for this development at 1788 square metres. 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. The location of the trail has been finalized and the LPP for this land will be created starting with Phase 2 of the development.

No notice was sent out on this application due to the fact that no Municipal Streets are being developed at this time and there are no variances.

Moved By Darren Bishop

Seconded By Brent Preston

That the Planning Advisory Committee support the Development Officer in the approval of the MPSF Inc. Subdivision, a Tentative Subdivision Plan with a Lot not Fronting a Municipal Street and a private street called Alpenglow Drive, off Model Farm Road; PID 30268163, subject to the following conditions:

1. Approval of the private access for Lot 21-1 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. The Hold Harmless Agreement to incorporate a clause whereby it is recognized by the eventual landowner that investment made in construction of the private lane (driveway) will not be compensated for by the Town 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 21-1;
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 and the proposed Future Land for Public Purposes shown on the Lot 21-1 plan;

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 private access and Lot 21-1 must comply with all applicable Town By-laws and policies thereto.

Motion Carried

8. Information Items and/or Discussion

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Moved By Brent Preston

Seconded By John Groden

That the Information Items be received and filed.

Motion Carried

9. Adjournment

Moved By Darren Bishop

Seconded By Kendall Mason

Meeting adjourned at 7:32 p.m.

Respectfully Submitted,



CHAIRMAN



SECRETARY