



QUISPAMISIS PLANNING ADVISORY COMMITTEE
MEETING MINUTES – June 25, 2019

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

Absent: John Groden
 Marc Gosselin

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 Brent Preston

That the minutes of the June 11, 2019 PAC meeting be received and filed.

Motion Carried

5. Business Arising from Minutes - Notice of Decisions

44 Cedar Grove Drive - Deck Setback

98 Robin Hood Lane - Home Occupation

Moved By Darren Bishop

Seconded By Brent Preston

That the Notices of Decision be received and filed.

Motion Carried

6. Unfinished Business (none)

7. New Business

7.1 Apartment Complex Development - 190 Millennium Drive

Mr. Andrew Dunn attended seeking approval for a 36 Unit Apartment Complex at 190 Millennium Drive, PID 30301964. The Planning Advisory Committee recently approved the proposed 36-unit apartment complex as being similar to the permitted land use of a hotel and approved the development to move forward through the Development Scheme By-law 017 for Millennium Drive. The final plans showed the following variances are required from the Town's Zoning By-Law 038:

1. A height variance of four decimal four (4.4) metres from Section 12.(E);
2. A setback variance from Section 6.(P)(3)(b) for a portion of the parking lot in the front yard;
3. A variance of five (5) parking spaces from Section 6.(P)(2)(c);

Plus, from the By-law 017 Development Scheme for Millennium Drive, Section 7.A.vi., a variance of ten (10) percent is required for the parking, whereas only 25% of the parking shall be on one side of the building.

Mr. Colbourne reviewed the list of Millennium Drive By-law Scheme requirements and noted that further information was sent to the Town today that would eliminate some of the conditions stated in the staff memo written prior to the meeting. He reviewed the storm water management plan and noted this will add benefits to the area. Mr. Colbourne also noted that this area is Designated Wetland Protection area and stated that this was a better use than a more commercial or industrial use for this area. Air quality and noise were discussed, and Mr. Colbourne stated that the common area and patio should not be used for parties. BBQs were mentioned and Mr. Dunn stated that the Town of Rothesay permitted them on the balconies of the first building (on the lot beside this lot) but the fire department does not.

Mr. Colbourne stated that a traffic study be done due to the proximity of Donlyn Drive and the driveway to the first apartment building beside this lot. Mr. Dunn stated that his Engineering Consultant can do a quick review. It was recognized that the line of sight was ok when exiting the lot. Mr. Colbourne mentioned trees required at one per eight parking spaces if the lot contains more than ten spots. The existing plan shows some landscaping, but the overall plan is required as well.

As for signage, Mr. Dunn said there was nothing in the plan at this time, no building names or rental signs. Mr. Dunn also said there are no plans for gazebos in the common area at this time but that may come as it is a good idea. As for Climate Protection, the Town encourages energy efficient appliances, low flow shower heads and such. Mr. Dunn noted the appliances and even the light bulbs were energy efficient.

Mr. Colbourne reviewed the rendering of the building on the conceptual drawings, both for this building plan and the first one reviewed, noting the final finished product on the building in Rothesay is not what is on the design plan. Ms. Brenda Fowlie noted the little bit of brick work on the existing first apartment building is not much, in comparison to the design. Mr. Dunn wanted to keep both building identical, stating that if he adds more to this one, he would have to go back to add more to the first building and that it was a financial decision that changed the final design. Also noted was the fact that the Town of Rothesay needs to approve the final plans and Mr. Dunn stated that he has been in touch with them already.

Moved By Brenda Fowlie
Seconded By Darren Bishop

That the PAC grants approval for the 36 Unit Apartment Complex at 190 Millennium Drive, PID 30301964, with the following three (3) variances from the Town's Zoning By-Law 038, that of a height variance of four decimal four (4.4) metres from Section 12.(E), a setback variance from Section 6.(P)(3)(b) for a portion of the parking lot in the front yard, and a variance of five (5) parking spaces from Section 6.(P)(2)(c), plus, a variance of ten (10) percent from the By-law 017 Development Scheme for Millennium Drive, Section 7.A.vi., for the parking being over the 25% on one side of the building, subject to the following terms and conditions:

1. The exterior cladding is to be the same as shown on the conceptual drawing;
2. A minor traffic study to ensure there is no conflict with the proximity of Donlyn Drive, the driveway for the apartment building beside this lot, and the driveway to this apartment complex; and
3. The development is compliant with all applicable by-laws of the Town of Quispamsis unless variances have been granted by the Planning Advisory Committee.

Motion Carried

8. Information Items and/or Discussion

Council Meeting Minutes May 7 & 21, 2019

Moved By Brenda Fowlie

Seconded By Kendall Mason

That the Information Items be received and filed.

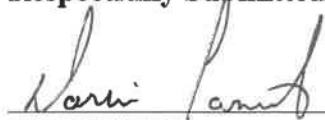
Motion Carried

9. Adjournment

Moved By Darren Bishop

That the PAC Meeting adjourn at 7:40 p.m.

Respectfully Submitted,



CHAIRMAN



SECRETARY