



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

**Moved By** Marc Gosselin

**Seconded By** Brenda Fowlie

That the Notices of Decision be received and filed.

**Motion Carried** (Voting was taken verbally and individually)

**6. Unfinished Business**

6.1 Queensbury Heights Phase 12 - tabled from May 26, 2020 PAC Meeting

No one was in attendance at the time this application was called.

**Moved By** Brent Preston

**Seconded By** John Groden

That this application be moved to the end of the meeting to allow time for the applicant to connect to the meeting.

**Motion Carried** (Voting was taken verbally and individually)

6.2 12 Maria Court - Oversize Detached Garage - tabled from May 26, 2020 PAC Meeting

Mr. Jeremy Herrington attended seeking a size variance of thirty-eight square metres from the Town's Zoning By-law 038, Section 8.(G)(1)(c), for the construction of a nine decimal seven (9.7) metre by ten decimal four (10.4) metre detached garage on the property of 12 Maria Court, PID 30265458.

Ms. Fowlie noted that there is a business advertised at that address and asked Mr. Herrington if he applied for a home based business from the PAC. Mr. Herrington noted that he was unaware that he required this. Mr. Colbourne noted the detached garage was on the agenda for this evening and that if a business was operating at this property, or only managed from this property, that would be a different application. He added that one of the conditions of the approval would be for 'no business operating from this garage'. Mr. Herrington can then follow up with the Town for the business. Mr. Herrington lost connection to the meeting.

**Moved By** Brenda Fowlie

**Seconded By** Marc Gosselin

That this application be moved to the next item to allow time for the applicant to reconnect to the meeting.

**Motion Carried** (Voting was taken verbally and individually)

## 7. New Business

### 7.1 12 Ruth Avenue - Home Occupation - Hair Salon

Ms. Vickie O'Neill attended seeking approval for a Home Business, that of a Salon, at 12 Ruth Avenue.

Mr. Gosselin asked if there were any chemical uses in the salon? Ms. O'Neill stated that her products are mainly organic. If any chemicals are included, they would be very low. Disposal of such was unknown due to the organic products being used but Ms. O'Neill stated she will review all products and make a plan if chemicals were found in any product. No one attended to speak for or against this application.

**Moved By** Marc Gosselin

**Seconded By** John Groden

That the Planning Advisory Committee approve the Home Business, that of a Salon, at 12 Ruth Avenue, PID 30007124, subject to the following terms and conditions:

1. It shall be secondary to the main residential use of the dwelling;
2. Not more than one 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;
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 Planning Advisory Committee approval to operate the business is non-transferable. The approval is solely for the benefit of the owner and the property named herein. In the event the business is discontinued, or the lands are transferred, the said approvals shall terminate.

**Motion Carried** (Voting was taken verbally and individually)

6.2 12 Maria Court - Oversize Detached Garage – Applicant Re-Connected

Mr. Jeremy Herrington was reconnected to the virtual meeting and his application was recalled after Agenda Item 7.a)

Mr. Herrington stated that the intended use of the detached garage was for his personal vehicles, plow, etc. and not intended for business.

The drainage concerns that were received and noted in memo were addressed. Mr. Colbourne noted the site plan shows the drainage pattern is appropriate and this will be reviewed by the Building Inspection Department at the permit time.

Mr. Steve Dionne of 8 Mckay Boulevard reiterated his concerns for the water runoff. He said the water is running downhill behind the lots towards his house and that he is losing trees because of the water flow and saturated ground. He asked if the water could be directed to the other side or to the French Drain on the property. Mr. Colbourne showed the water flows on the GIS Town Maps on the shared screen that indicated the majority of the water on the corner lot is coming from Mckay Boulevard and wondered if the building of a garage is going to contribute to the waterflow. Mr. Herrington noted that water off the roof of a garage will not significantly affect the water flow. He stated that his property has not changed in years, that it has been cleared for years. Mr. Dionne noted the image on the screen is from 2018 and that things have changed, in particular, there are less trees in the back and he just wants the drainage to go another route. Mr. Colbourne added that water cannot be directed to another property as per the permit process.

No one further attended to speak for or against the application.

**Moved By** John Groden

**Seconded By** Brent Preston

That the Planning Advisory Committee approve the size variance of thirty-eight (38) square metres from the Town's Zoning By-law 038, Section 8.(G)(1)(c), for the construction of a nine decimal seven (9.7) metre by ten decimal four (10.4) metre (101 square metre) detached garage on the property of 12 Maria Court, PID 30265458, subject to the following terms and conditions:

1. The exterior finish of the garage is to be a cladding recognized by the National Building Code of Canada, current adopted edition;
2. The building is not to be used for business purposes, for the keeping of livestock or as a dwelling; and
3. The site plan to show how the water will be addressed.

**Motion Carried** (Voting was taken verbally and individually)

## 7.2 Heritage Estates Phase 2 - Tentative Subdivision Plan

Mr. Andrew McKay attended seeking approval for a Tentative Plan called Heritage Estates Phase 2, a plan proposing seven (7) new residential lots, an extension of the public street called Heritage Way, and Public Utility Easements.

Mr. MacKay was asked about the steep slope in the rear of several properties and whether or not there would be any retaining walls installed. Mr. MacKay stated that there have been lots of rock added to the backs of some properties and that depending on the lot size, dwelling and garage size and location, they can add more rocks if the property is not deep enough so as to keep as much yard as possible.

The concerns that were noted in the staff report were reviewed by Mr. Colbourne. He noted the requirement of the access to the walking trail due to the cul-de-sac length and what the Planning Advisory Committee has the authority to approve without alternative access. Mr. Colbourne explained that where there is no other street, the trail that would fall in line with the intent of what the access is for. That trail should be constructed to an extent that can be used for emergency purposes. Mr. Colbourne added that the Phase 1 Developer's Agreement has expired, even with an extension approved by Council. While the Asphalt Seal Coat has been approved to wait until the large trucks are done under Phase 2, the rest of the deficiencies for Phase 1 should be completed prior to phase 2 approval.

Mr. McKay stated that he and his crew have been working with the Town and his own Engineering Consultants and there has been a lot of deficiencies on the upper end done. He said there were only a few deficiencies left (sidewalk, curb, etc.) so when the crew comes to work on these items for Phase 2, they will work on the Phase 1 repairs that were required due to moving driveways, etc. He stated that a structure at the top (in the intersection) has some weeping and his Engineering Consultants are working to try and determine the issue. He added that the access to the trail is done to a certain level, but he was unsure what the Town is expecting. Mr. Colbourne noted that the trail is not done to a crush gravel run, at least at the access point as per the last inspection where the trail looked very rough and not very walkable. Mr. MacKay stated that he will add this crusher run to the trail access in the next week.

No one spoke for or against this application.

**Moved By** Brent Preston

**Seconded By** John Groden

That the Planning Advisory Committee support the Development Officer in approving the Tentative Plan for Heritage Estates Phase 2, proposing seven (7) new residential lots, an extension of the public street called Heritage Way, and Public Utility Easements, subject to the following conditions:

1. Granting lot width variance of nineteen decimal six (19.6) metres for Lot 24 and thirteen decimal seven (13.7) metres for Lot 25;
2. Support the extension of the public street with a cul-de-sac having a length more than one hundred eighty-three (183) metres subject to the pedestrian trail being completed between Heritage Way and the QR Trail to the satisfaction of the Town and based on an engineered design;
3. Granting a three (3) metre Street Right-of-Way width variance subject to the installation of sidewalk as per the engineered design;
4. Acceptance of the LPP as filed and registered with the subdivision plan for Phase 1 of Heritage Estates;
5. All deficiencies from Phase 1, except for Seal Coat asphalt to be completed with the Phase 2 asphaltting as per the Town Engineer, must be completed before any Building Permits are issued for Phase 2;
6. Submit to the Town for approval a professional engineered design:
  - (a) For the extension of the public street – Heritage Way;
  - (b) Sanitary sewer system servicing all lots; and
  - (c) Stormwater Management Plan addressing all local drainage patterns and any downstream impacts, and achieve balance pre-development versus post-development stormwater flows;
7. The final subdivision plan must include any Local Government Services Easements required for stormwater management or sanitary sewerage service;
8. Execution of a Standard Development Agreement that will require the depositing of Security bonding in an amount determined by the Town's Engineering Department;
9. Payment of the subdivision filing fee of two hundred seventy dollars (\$270.00) for the seven (7) lot phase;
10. The final subdivision plan to be signed by the necessary property owners and public utility agencies before submission to the Town for final approval; and
11. The development of the lots in this phase shall be conducted in accordance with applicable Town By-laws and Policies thereto, and Provincial and Federal regulations.

**Motion Carried** (Voting was taken verbally and individually)

### 7.3 Fernwood Park Phase 5 - Tentative Subdivision Plan

Mr. Peter Donovan attended seeking approval for Fernwood Park Phase 5, a Tentative Subdivision Plan proposing eight (8) residential building lots in the Single or Two-Family Zone (R1), the extension of the public street of Meadowlark Drive, Local Government Services Easement (LGSE) to provide an area for future sanitary sewerage service to addition vacant land parcel; and Public Utility Easements.

The concern sent in by Mr. Christopher Albinati of 11 Nightingale Lane regarding the development of Lots 3 & 4 eliminating the potential development of the rear of his property were reviewed. Mr. Colbourne noted that in the absence of the proposed development, the Albinati property would be accessed through the front of the property at Nightingale Lane. The construction of Meadowlark Drive created the opportunity for an alternate access – if Lots 3 and 4 were reconfigured or eliminated. Mr. Donovan noted that the plan included a strip of land for a sewer easement that could be accessed by several properties on Nightingale Lane. Beyond this, Mr. Donovan would will be willing to negotiate with Mr. Albinati if he wants to review alternative options. Mr. Colbourne noted the Developer (JP Custom Homes Ltd) incurred the expense of constructing the street and infrastructure to the rear of the Albinati property. Mr. Albinati has not submitted any conceptual plans for development or proposed how the land would be development. In keeping with the principles of the Municipal Plan regarding fair development, it would be reasonable for Mr. Albinati to work with JP Custom Homes Ltd to determine the best approach to develop this area as a joint project. He added that if another property owner is going to benefit from another developer's infrastructure installation work, there should be some compensation.

No one attended to speak for or against.

**Moved By** Darren Bishop

**Seconded By** John Groden

That the Planning Advisory Committee support the Development Officer in approving the Tentative Plan for Fernwood Park Phase 5, a Tentative Subdivision Plan proposing eight (8) residential building lots in the Single or Two-Family Zone (R1), the extension of the public street of Meadowlark Drive, Local Government Services Easement (LGSE) to provide an area for future sanitary sewerage service to addition vacant land parcel, and Public Utility Easements, subject to the following conditions:

1. Granting lot depth variance for Lots 94 and 95, with a condition that the driveway for Lot 95 must be from Meadowlark Drive;
2. The driveway for Lot 2 must be from Meadowlark Drive and not Quispamsis Road;

3. Support the extension of the public street – Meadowlark Drive to connect with Quispamsis Road;
4. Acceptance of the LPP as filed and registered with the subdivision plans for Phase 1 and 3 of Fernwood Park Subdivision;
5. Submit to the Town for approval a professional engineered design:
  1. for the extension of the public street – Meadowlark Drive;
  2. sanitary sewer system servicing all lots; and
  3. the Stormwater Management Plan developed under Phase 3 that addressed all local drainage patterns and any downstream impacts through the Phase 5 area, and achieved a balance of pre-development versus post-development stormwater flows;
6. A review of the CWSSA to ensure the findings of the assessment support Phase 5;
7. The final subdivision plan must include any Local Government Services Easements required for stormwater management or sanitary sewerage service;
8. Execution of a Standard Development Agreement that will require the depositing of Security bonding in an amount determined by the Town’s Engineering Department;
9. Payment of the subdivision filing fee of two hundred eighty dollars (\$280.00) for the eight (8) lot phase;
10. The final subdivision plan to be signed by the necessary property owners and public utility agencies before submission to the Town for final approval; and
11. The development of the lots in this phase shall be conducted in accordance with applicable Town By-laws and Policies thereto, and Provincial and Federal regulations.

**Motion Carried** (Voting was taken verbally and individually)

7.4 29 Tarawood Lane - Accessory Building Setback

Mr. David Cochrane attended seeking approval to construct a three decimal zero (3.0) metre by four decimal nine (4.9) metre Accessory Building to be located Beyond the Front Line at 29 Tarawood Lane, PID 30190383.

It was recognized that this lot is a corner lot with two front yards and two driveways. As such, the location of the accessory building requires a variance from Section 8.(G)(2)(b)(i) which states that no accessory building may be placed so that any part is in front of the front line of the main building on the lot. The accessory building height is proposed at two decimal nine (2.9) metres with a proposed placement of one decimal five (1.5) metres from the dwelling. Therefore, a variance of one decimal four (1.4) metres is required for the distance between the

main dwelling and an accessory building. The Building Inspector noted for the staff report that there is an exemption for any accessory building between the building and the dwelling it serves on the same lot. It makes sense when you consider that these buildings could be added on to the dwelling as rooms without any required fire separation, so the fact that the structures are detached only increases the safety.

No one attended to speak for or against.

**Moved By** Marc Gosselin

**Seconded By** Brent Preston

That the Planning Advisory Committee approve the construction of a three decimal zero (3.0) metre by four decimal nine (4.9) metre Accessory Building with the variance of one decimal four (1.4) metres from Section 8.(G)(2)(b)(iii) of the Town's Zoning By-law 038 for the distance between the main dwelling and the accessory building and a variance from Section 8.(G)(2)(b)(i) for the Accessory Building to be located Beyond the Front Line on the main dwelling at 29 Tarawood Lane, PID 30190383, subject to the following conditions:

1. The exterior finish of the accessory building is to be a cladding recognized by the National Building Code of Canada, current adopted edition;
2. The building shall not be used for a dwelling unit or for the keeping of livestock; and
3. A building permit is issued prior to construction.

**Motion Carried** (Voting was taken verbally and individually)

#### 7.5 10 Hughes Crescent - Fence Setback

Mr. Andrew Costain attended seeking approval for a setback variance of zero decimal six (0.6) metres from By-law 038, Section 6.(S)(7) so a fence may be erected just inside the property line at 10 Hughes Crescent, PID 30064463.

In advance of this proposal, the property owners had the survey markers located and updated so they would be sure where the lines were. The property owner also spoke with the adjacent neighbours in advance and they were good with the plan

No one else attended to speak for or against the application.

**Moved By** Brent Preston

**Seconded By** Brenda Fowlie

That the Planning Advisory Committee approve the setback variance of approximately zero decimal six (0.6) metres from Section 6.(S)(7) of the Zoning

By-law 038 so the fence may be erected just inside the property line at 10 Hughes Crescent, PID 30064463, subject to the following terms and conditions:

1. All construction work, including fence post holes, is to be done on the applicant's property with clear and accurate account of the property lines; and
2. A building permit is issued in accordance with the Town's Building By-law #055 prior to any construction.

**Motion Carried** (Voting was taken verbally and individually)

#### 7.6 8 Long Lane - Oversize Detached Garage with Setback

Mr. Dave Long attended seeking approval for an Oversize Detached Garage to be located Beyond the Front Line of Main Dwelling at 8 Long Lane, PID 30216238.

Mr. Long reviewed the concern in the staff report of the stream that runs through the property from the Gondola Point Road to the river. He added that Mr. Vanderbeck of the Town of Quispamsis was on site to view the location of the ditch and confirmed it is well at the rear of the property away from the proposed garage.

It was recognized that while the lot is over two (2) acres, it is still within an R1 Residential Zone and as such there is a maximum size of sixty-three (63) square metres for a detached garage. If this lot was in a Rural (RU) Zone, there would not be any restrictions on the size of the detached garage.

It was noted that this proposal is an elaborate design and size with a mezzanine level and Mr. Long was asked what the purpose was for. He stated that the larger portion of the garage was for their boat, their recreational vehicle, lawn tractor, etc., and that with consideration for the land sloping down, the upper level could be designed to look like a house and fit in with the area with the additional purpose of the mezzanine level for a few ATVs or snowblower, etc.

**Moved By** Darren Bishop

That the Planning Advisory Committee deny this application as it sets a precedent of 200% over the Town's Zoning By-law allowance.

No one seconded. Motion defeated.

Mr. Colbourne reviewed the theory of setting a precedent for future detached garage sizes. He also noted Section 3D of the Zoning By-law 038 where the Planning Advisory Committee may permit variances if they are reasonable, desirable for the land or in general keeping with the intent and of the by-law.

Mr. Long noted that he read all the articles in the zoning by-law and added that the design was worked out so as to keep the development looking nice and desirable

for the neighborhood. He stated that a dozen or more neighbors reviewed the design and said the garage design was attractive.

The PAC Secretary was asked if any concerns were received. Ms. Brown noted that out of the forty-one letters mailed out to residents in Quispamsis and Rothesay, there were two calls. One caller asked about the exterior design of the garage since the information that went out to the public only included the site plan that was showed the garage size and driveway layout on the ortho (Google Image) drawing and the detached garage floor plan showing the measurements of the garage, the boat and recreational vehicle. Ms. Brown emailed the conceptual drawings of the garage showing all angles of the exterior design, the proposed trees, walkways, driveways and other landscaping. The caller stated he liked the design and had no concerns once they saw the design. A second called asked if the applicant could keep as many trees as possible during construction and agreed when she saw the exterior design that this was a nice looking building.

Ms. Fowlie asked if there could be two garages put there instead of one. Mr. Long noted that they hired Polyline Designs to design the garage to look like a house so it fit into the neighborhood and stated that he thought it would be better looking then having two garages. Ms. Fowlie agreed that two garages would look worse but that they would be permitted if the sizes were smaller for each. She added that if this garage was attached to the house it would not require a variance. Mr. Long noted that they did look at other options, near the house, adding to the length a bay of the existing garage, etc., but there just is not room near the house.

Mr. Bishop agreed that the design is nice looking but noted it is still a request for 200% of a variance. This precedent set will start others asking for the same, other areas may not have the room but expect the same variance because it was previously approved. Mr. Long noted that this garage may be considered desirable for the area due to the slope of the land, the unique design and the size of land. Mr. Colbourne noted the most recently approved oversize garage sizes. Mr. Long asked if each case is looked at individually on its own merit. Mr. Colbourne stated that the Planning Advisory Committee does look at precedents set but still each application is individual. He added that this went out to over forty property owners in the area and no concerns were received. The Secretary explained that each document that went out to the public inclusive of the floor plan and site plan. No one attended to speak for or against this application.

**Moved By** Marc Gosselin

**Seconded By** Brenda Fowlie

That the Planning Advisory Committee approve the construction of an eleven decimal zero (11.0) metre by eighteen decimal three (18.3) metre (201.3 square metre) detached garage to be located beyond the front line of the main dwelling on the property of 8 Long Lane, PID 30216238, subject to the following conditions:

1. A size variance of one hundred and thirty-eight decimal three (138.3) square metres from the Town's Zoning By-law 038 Section 8.(G)(1)(c) is approved;
2. A height variance of 2.4 metres from the Town's Zoning By-law 038 Section 8.(G)(1)(a) is approved;
3. A variance from the Town's Zoning By-law 038 Section 8.(G)(1)(b)(i) for the location to be beyond the front line of the main dwelling is approved;
4. Construction does not begin prior to the issuance of a building permit;
5. A site plan showing the drainage path for the existing stream accompanies the permit application;
6. The design of the garage is to be similar to the conceptual drawings attached herein so as to blend with the existing buildings in the neighborhood;
7. Tree cutting shall be limited to what is necessary only for the construction of the garage in order to maintain a treed buffer; and
8. The garage is not to be used for business, for agricultural uses, for the keeping of animals or other household pets, or as a dwelling unit.

**Motion Carried** (Voting was taken verbally and individually)  
Darren Bishop – Nay

#### 7.7 28 Colt Drive - Oversize Detached Garage

Anthony Robinson attended seeking approval for the construction of a nine decimal eight (9.8) metre by eight decimal five (8.5) metre (83.3 square metre) detached garage on the property of 28 Colt Drive, PID 30122113.

Mr. Colbourne noted that the only reason the variance is required is because the applicant's lot is less than 5000 sqm in a rural (RU) Zone., with a lot size of 4001 square meters, and as such, the provisions of Sections 8.(G) to 8.(I) of the Town's Zoning By-law shall apply. No one attended to speak for or against this application.

**Moved By** Brent Preston  
**Seconded By** Brenda Fowlie

That the Planning Advisory Committee approve the size variance of twenty decimal three (20.3) square metres from By-law 038 Section 8.(G)(1)(c) for the construction of a nine decimal eight (9.8) metre by eight decimal five (8.5) metre (83.3 square metre) detached garage on the property of 28 Colt Drive, PID 30122113, subject to the following conditions:

1. Construction does not begin prior to the issuance of a building permit;
2. The exterior finish of the garage is to be a cladding recognized by the National Building Code of Canada, current adopted edition; and

3. The garage is not to be used for business, for the keeping of animals or other household pets, or as a dwelling unit.

**Motion Carried** (Voting was taken verbally and individually)

(The Chairperson could not hear Mr. Groden's vote as he was temporarily off line.)

7.8 258 Hampton Road - Rezoning Single or Two-Family Dwelling (R1) to Multiple Residential (R2)

Mr. Peter MacKenzie attended, representing Mahkan Holdings Ltd., in the rezoning of 258 Hampton Road (PID 30327753) from Single or Two-Family Dwellings (R1) to Multiple Residential (R2) for a three phased multiple residential development proposing the construction of three (3) four-storey apartment buildings, as well as a community garden, a community building and pickle ball court.

Mr. Gosselin asked Mr. Colbourne why the public does not get advised of the Planning Advisory Committee meetings when reviewing a Zoning Change. Mr. Colbourne noted the protocol of rezoning and public notice goes through the Council where letters are sent to property owners within one hundred metres and public advertisements are posted for the public hearing. The PAC does not duplicate this process, but the Community Planning Act allows for this if the PAC feels they need more input from the property owners, more information, etc. He added that the PAC looks at the rezoning package for the overall criteria with consideration to the Objectives, Policy and Proposal Statements in the Municipal Plan By-law 054 as well as the Town's Zoning By-law. The PAC Members look at the Land Use and Impact. If the public attended, their concerns should not change the review for the Land Use. For instance, some of the concerns received through Council were for privacy because the building is higher than an average single family home. However, the review should consider if this is different from a house in a higher elevation overlooking a house on a lower elevation. Other concerns received were for traffic for 100 more cars, the parking garage impact on local wells, the setbacks, the lighting, and the trails on the lot. Mr. Colbourne noted that the setbacks are sufficient, the storm water management plan will include a report from a qualified engineer, the downward lighting is addressed in conditions, the walking trails on the design may not be necessary but the trails shown in the development would be no different than someone walking around their own yard. Mr. Colbourne reiterated that the public is invited to the Council because this is ultimately a decision of the Council. Council takes three readings and a public hearing, and through this process, the Planning Advisory Committee is asked for their opinion. The current process doesn't notify the public, but we can, now or in the future. If a PAC Member is aware of concerns from residents, they are welcome to share this during the meetings.

Ms. Fowlie noted as a Council Member, one has to listen to everyone in the Town, but it is up to the Council to make the decision. She added that the PAC is not

making the final decision on this just offering an opinion plus Council wants more development and this meets the criteria. Mr. Colbourne noted that if the PAC does not support the Council on this, Council would require the whole of Council to vote yay or nay to make a decision final.

The waste management storage was questions. Mr. MacKenzie stated that each level of the building would have a garbage room, privately contracted for removal, inclusive of floor drains and other conditions for smells and cleaning.

No further questions, no one attended to speak for or against the application.

**Moved By** John Groden

**Seconded By** Darren Bishop

That the Planning Advisory Committee support the Council in the rezoning of 258 Hampton Road (PID 30327753) from Single or Two-Family Dwellings (R1) to Multiple Residential (R2) for a three phased multiple residential development proposing the construction of three (3) four-storey apartment buildings, as well as a community garden, a community building and pickle ball court, subject to the following terms and conditions:

1. Approval of the lot width variance of seventy-six (76) metres from the Town's Zoning By-law 038 Section 9.(B)(1);
2. Approval of a two decimal nine (2.9) metre height variance (26%) from the Town's Zoning By-law 038 Section 9.(E)(1);
3. Approval of a seven (7) percent variance for the number of parking spaces from the Town's Zoning By-law 038 Section 9.(I)(1);
4. A traffic study is conducted to determine if there are conflicts or concerns with traffic patterns, the turn movements at Pinewood Drive and McCarron Drive at peak traffic volumes;
5. A comprehensive storm water management report is prepared by a qualified engineer registered to the province of New Brunswick; the Site Plan must demonstrate and acknowledge that there will be a need for onsite storage as indicated by the stormwater detention pond;
6. The development must connect to the municipal water and sewer systems;
7. A detailed landscaping plan is prepared demonstrating adequate buffering from adjacent residential properties;
8. All on-site lighting to be directed downward;
9. The development must be completed as per all applicable Town By-laws, and policies thereto; and
10. Building permits are issued in accordance with the National Building Code of Canada.

**Motion Carried** (Voting was taken verbally and individually)  
Mr. Gosselin - Nay

6.1 Queensbury Heights Phase 12 - tabled from May 26, 2020 PAC Meeting

**Moved By** Brent Preston  
**Seconded By** Darren Bishop

That this application be tabled until the next PAC meeting as the applicant was not in attendance.

**Motion Carried** (Voting was taken verbally and individually)

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

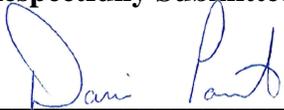
None.

**9. Adjournment**

**Moved By** Darren Bishop

The meeting be adjourned at 9:00 p.m.

**Respectfully Submitted,**

  
\_\_\_\_\_  
CHAIRMAN

  
\_\_\_\_\_  
SECRETARY