



**QUISPAMISIS PLANNING ADVISORY COMMITTEE
MEETING MINUTES – March 12, 2019**

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

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 Darren Bishop

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 Marc Gosselin

That the minutes of the previous PAC meeting be received and filed.

Motion Carried

5. Business Arising from Minutes - Notice of Decisions

17 Phillips Drive - Compatible Use - Accessory Dwelling Unit

10 Colchester Drive - Home Occupation

Moved By Brent Preston

Seconded By Kendall Mason

That the Notices of Decision be received and filed.

Motion Carried

6. Unfinished Business

7. New Business

7.1 5 Kensington Ave - Compatible Use - Back Yard Chickens

Mr. Jeffrey Mainwaring attended seeking permission for the keeping of back yard chickens at 5 Kensington Avenue, PID 478222 as a Compatible Use to the Main Residential Use of the Property.

Mr. Mainwaring reviewed his responses to the staff memo, in particular the number of chickens. He noted that the research his daughter Anya did for seeking permission to have chicken was perhaps obtained from the City of Saint John By-laws versus the Town of Quispamsis, so they thought the Town permitted six (6) chickens. He would not like to eliminate a chicken and disappoint his daughter who uses the chickens for her animation classes. The other concern Mr. Mainwaring had was for the by-law noting the distance of the accessory building from the main dwelling. He stated the property was inspected at the time of the purchase with the accessory building at that location and no one was told this was non-compliant. Mr. Mainwaring asked the PAC to consider the variance for this distance. He noted the back of the accessory building is used for the chickens and the outside run was completed attached to the back of that with the wire dug into the ground to ensure no chicken can get free. Mr. Mainwaring noted the distance from the well is another concern considering the building is already in place and his well is not far behind that. He stated that the manure is cleaned inside the building and outside the run regularly therefore there would not be any run off going into the potable water well. He noted that they have a greenhouse and use the manure from the chickens for plant growth.

When asked how long the chickens were on the property, Mr. Mainwaring stated since 2017. He confirmed that the neighbors, especially on the side of the property nearest the accessory building, does not the chickens running free or getting on her property. That neighbor and the one on the other side offered to write a letter in

support since the chickens have never been on their properties and are well maintained.

Ms. Elena Redkina, the other property owner, spoke to the construction of the accessory building and the delivery of the chickens that her daughter Anya ordered. She stated that her daughter is creative and in an animation course and as part of that, she uses the chickens for animation projects. Ms. Redkina stated that she is from Siberia and understands the idea of animal upbringing. She talked about the cleaning of the chickens and regular maintenance of the coop and run. Since the accessory building was already there when they purchased the property, she decided to insulate the building for the chickens. She feels they built a castle for them and is now afraid they are not permitted so they will have to remove them. She talked of the cycle of life from manure to plants to chicken feed of the leftovers. Ms. Redkina noted the chickens are in the coop at least seven (7) months of the year due to the cold temperatures. Ms. Redkina also noted that other properties in the community have chickens.

Ms. Sue Humphries, 117 Pettingill Road, spoke on behalf of the applicants stating that the chickens are like pets and well taken care of by their owners and that the daughter uses them for animation. No else spoke for or against the application.

Mr. Colbourne spoke of the distance to the main dwelling, confirming that the building was put there by the previous owner. The research during the sale did not catch this but considering the variance is legitimate. Mr. Colbourne also noted that the Town has no provisions for backyard chickens but recognizes that it is a trending item. The PAC has approved previous applications and also noted that other property owners have not come through the PAC and may have chickens that are non-compliant. The applicant at this address took the steps to comply when they realized they were mistaken in the research. As for the proximity to the well, the applicants noted the proper maintenance and recycling the manure, therefore any impact would only be on there property if there was any.

Mr. Mainwaring asked if they sell the house, would the baby barn have to be moved. Mr. Colourne noted that a variance can be granted and as such, put the accessory building in compliance and eliminate any concerns for resale.

Moved By Marc Gosselin
Seconded By Kendall Mason

That the PAC permit the Compatible Use for the keeping of backyard chickens at 5 Kensington Avenue, PID 478222, subject to the following conditions:

1. No male chickens, commonly called roosters, shall be permitted;
2. The coop and run must be no closer than thirty (30) meters to any existing well, other than the property owners well, as granted by the variance at this time;

3. The town shall not be responsible for any contamination of the property owners well;
4. The accessory building shall not be reconstructed at the same location;
5. The coop and run must be located behind the front line of the dwelling and the run must be screened from adjacent properties and from the street;
6. The coop and run must be no closer than three (3) meters from the side or rear lot line;
7. The PAC grants a variance from the Town's Zoning By-law Sec. 8.(G)(2), for the setback of the accessory building to the main dwelling;
8. A maximum of six (6) chickens are permitted at this time and when such time as one expires, then a maximum of five (5) shall be permitted;
9. The sale of eggs, meat, or any other by-product is not permitted;
10. The hens must be in an enclosure at all times;
11. Chicken feed must be stored in an impervious container that cannot be opened by other animals; and
12. Manure must be stored in an impervious, enclosed container, and disposed of properly; and
13. This approval is only for the property and current owner of 5 Kensington Avenue. In the event the applicants no longer live at this address, or the property is sold, the variance becomes null and void.

Motion Carried

8. Information Items and/or Discussion

Council Meeting Minutes January 15, 2019

Moved By Brenda Fowlie

That the Information Items be received and filed.

9. Adjournment

Moved By Darren Bishop

That the meeting be adjourned at 7:35 p.m.

Respectfully Submitted,



CHAIRMAN



SECRETARY