

PLANNING ADVISORY COMMITTEE
MINUTES – March 14, 2017

The regular meeting of the Planning Advisory Committee of the town of Quispamsis was held in the Town Hall Council Chambers on March 14, 2017 at 7:00 p.m.

In attendance: Bob McLaughlin
 Carolyn LeBlanc
 Darin Lamont
 Darren Bishop
 Kendall Mason
 Marc Gosselin
 S. Dwight Colbourne, P.Tech, Municipal Planning Officer
 Violet Brown, Secretary

Absent: Jean Place

1. Call to Order

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

2. Approval of the Agenda

MOVED BY: Darren Bishop
SECONDED BY: Carolyn LeBlanc

CARRIED UNANIMOUSLY

3. Disclosure of Interest on Agenda Items

None.

4. Review of Previous Meeting Minutes

MOVED BY: Marc Gosselin
SECONDED BY: Darin Lamont

That the Minutes of the February 14, 2017 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>
Tentative Subdivision Plan – Evergreen Park Phase 9	By-law 035	Extension of Sumac Street
Sign size	By-law 038 Section 13.A.(1)a.(i)	28 Millennium Drive
Detached Garage Size and Setback	By-law No. 038. Section 8(G)(1)(c) and 8(G)(1)(c)(i)	4 Woodward Crescent
Tentative Subdivision Plan - Country View Estates 7C	By-law 035	Extension of Flagstone

MOVED BY: Carolyn LeBlanc
 SECONDED BY: Darin Lamont

That the Notices of Decision be received and filed.

CARRIED UNANIMOUSLY

6. Unfinished Business

a) Foundation Elevation Variance and Waterfront Review, 431 Gondola Point Road, PID 30264808

MOVED BY: Darin Lamont
 SECONDED BY: Darren Bishop

That the Notice of Decision that approved, by email poll on February 28, 2017, the variance from Zoning By-law 038, Section 6.(F)(1), for a finished floor elevation in compliance with the plan sealed by Andrew McVey and from Section 6.(BB)(1) to permit the construction of a single family dwelling at 431 Gondola Point Road, PID 30264808, be ratified.

CARRIED UNANIMOUSLY

b) Tentative Subdivision Plan – Country View Estates 7C

Mr. Peter Donovan Junior attended seeking an update on the Tentative Subdivision Plan of Country View Estates 7C, a thirteen (13) Single or Two Family Residential Lot plan at the end of Flagstone Drive – PID 30297097. It was also noted at the February 14, 2017 PAC meeting that a report will be required by the developer's contractors and engineers reviewing the construction phases of the waste water pumping station (WWPS) to ensure it was done to the original design specifications and what the cost would be for the outstanding work required before the town can take ownership. Once this report is complete, the Town staff was to determine if there is sufficient bond in place should the developer who is responsible cannot or will not complete his obligations.

Mr. Donovan stated that he is anxious to get the approval for this subdivision and is willing to pay for the engineering report from the developer that originally worked on the WWPS and will also touch base with the company to ensure the report is being worked on.

Mr. Colbourne offered to check with the Town's Engineering staff for an update with the hopes of having something prepared for the next PAC meeting of March 28, 2017.

7. New Business

#	Variance Requested	By-Law Section	Address
a)	Postponed: Tentative Subdivision Plan: Foxborough Ridge	By-law 035	Off Pettingill Rd; 43 lots
b)	Tentative Subdivision Plan: Woodleigh Park Phase 28	By-law 035	Off Queensbury Dr; 39 lots
c)	Rezoning By-law Amendment – Notwithstanding Use for License Dining Room Establishing in a Rural Zone	Community Planning Act, Section 66	515 Hampton Road, PID 30023584
d)	Tentative Subdivision Plan; street design – LTS Ltd. Development	By-law 035	16 Gondola Point Arterial

a) Tentative Subdivision Plan – Woodleigh Park Phase 28

Mr. Gerry Roberts attended, with the Developer Mr. George Queen, seeking approval for a tentative subdivision plan proposing, as an amendment to the tentative plan that was approved by the PAC on March 22, 2016 for the creation of thirty-nine (39) new residential building lots (versus 41 on the 2016 plan), the extension of Grafton Drive, the extension and connection of Linda Avenue and Sundance Drive – existing public streets, and the construction of a new public street called Westridge Drive.

The staff reviewed the plan in accordance with the applicable provisions of Zoning By-law 038 and Subdivision By-law 035 in its entirety. The proposed lot configuration will require a variance with respect to lot frontage for lot 14-19. The lot provides sufficient area but will require a sixteen (16) metre frontage variance.

It was also recognized that the easement shown on the tentative plan did not connect with Westridge Drive and Mr. Roberts stated that this would be changed so that it would connect. This may change the requirement for the above noted variance.

From a staff perspective, eliminating the connection of the two subdivisions through Westridge Drive and Sundance Drive is reducing the points of entry as intended in the Subdivision By-law and suggested the twenty (20) metre easement remain as shown on the plan until such time as a connection is made, whether an emergency vehicle access or a pedestrian walkway is created to offer some connection to the adjacent subdivision. This can be agreed upon prior to the final plan registration with the final plan showing the necessary easements or right-of-way vested in the Municipality. Gerry Roberts stated that the easement will be moved to connect with the cul-de-sac on Westridge as well.

Notice was sent to all property owners within 100m of the proposed development. Concerns were received regarding the Stormwater Management and flooding on Queensbury Drive, the

run-off from the property which is very wet and swampy, and other constructional complaints for noise, length of construction project and general traffic. Additionally, Mr. Raymond Carpenter of Hillcrest Holdings, owner of adjacent property to the Woodleigh Development, stated his desire to be part of the discussions and plans for the area around Sundance Drive and Linda Avenue. Mr. Carpenter would like input in the Storm Water Management plans and the sewer connection within the same area of Sundance Drive and Linda Avenue.

MOVED BY: Darren Bishop
SECONDED BY: Kendall Mason

That the PAC grant approval for the Woodleigh Park Subdivision Phase 28 tentative plan for the thirty-nine (39) lots, subject to the following conditions:

- 1) Proper engineered design drawings for the sanitary sewer system to be submitted to the Town's Engineering Department for review and approval;
- 2) Comprehensive Water Source and Supply Assessment (CWSSA) report to be submitted to the Town prior to final approvals;
- 3) A Stormwater Management Plan and the submission of a Lot Grading Plan that clearly demonstrates acceptable stormwater management and surface drainage control practices. The plan must provide acceptable solutions for any downstream impacts, with solutions to address any possible impacts to be reviewed and approved by the Town Engineering Department;
- 4) Land For Public Purposes to satisfy the required 6302sq .m obligations to finalize prior to final approvals based on PAC recommendations;
- 5) Any Municipal Services Easement for the stormwater management or sanitary sewerage service components not with public street right-of-ways to be established and incorporated into the Final plan;
- 6) Submission of street centreline profiles prior to street design to confirm street grades within the permitted eight percent (8%);
- 7) With the exception of clearing of a lot associated with a Building Permit, tree clearing shall be restricted to street right-of-ways and easements necessary for the installation of services;
- 8) Standard Developer's Agreements, bonding and subdivision fees will be required;
- 9) Subdivision filing fees of Five Hundred and Ninety dollars (\$590.00) for a thirty-nine (39) lot phase; and
- 10) Plans to be properly signed by the necessary utilities and owners.

CARRIED UNANIMOUSLY

d) Rezoning By-law Amendment – Notwithstanding Use for License Dining Room Establishing in a Rural Zone

This item was noted as being a Rezoning through Council and as per Section 66 of the Community Planning Act, was referred to the PAC for their views. The recommendation of the PAC was noted as follows: *Saint John Beer Market Inc.'s application to amend the*

Town's Zoning By-law to permit a licensed dining facility at 515 Hampton Road as a Notwithstanding Use in the Rural Zone be referred to the Planning Advisory Committee, a Public Hearing date be set for April 4, and the property owners within a 100 meter radius of the proposed development be notified of the proposed Zoning By-law Amendment.

The direction from Council indicated that the application was to go to the PAC for review but unfortunately, specific resolution was not provided by the PAC. After a review of an application of a take-out restaurant seeking permission to operate as a licensed dining room, the PAC might recommend conditions specific to the application. Therefore, this application will be back on the March 28 agenda for further discussion and review.

e) Tentative Subdivision Plan; street design – LTS Ltd. Development

Mr. Gerald Roberts attending on behalf of the Developer, LTS Investments Inc., seeking approval for the Tentative Subdivision Plan for the creation of a Public Street Right-of-Way at 16 Gondola Point Arterial, PID 250886.

As per the Notice of Decision dated June 28, 2016, whereas the PAC set conditions, in particular, #5 below, for the approval for the Leisure Time Sales (LTS) Investments Development at 16 Gondola Point Arterial, PID # 250886, the tentative subdivision plan is before the PAC for approval of the municipal street.

#5: Submission of a Subdivision Plan vesting the public street right-of-way and the Municipal Services Easement to the Town and payment of the appropriate fees.

The plans showed the original placement of a municipal sewer easement as well as the new location of the infrastructure, approved by the Developer's Engineering and the Town's Engineering, and it was suggested that the original easement be eliminated and a new one created for the existing lines. It was asked if there was any infrastructure in the ground where the original easement was located and Mr. Roberts stated that there was but it was capped off and plugged so it cannot be used.

MOVED BY: Carolyn LeBlanc
SECONDED BY: Darin Lamont

That the PAC grant approval to LTS Investment Inc. Tentative Subdivision Plan for the purpose of creating a public street, Leisure Drive, on the property of 16 Gondola Point Arterial subject to the following conditions:

- 1) The final subdivision plan shows the location of the public street right-of-way and any municipal sewerage easements necessary to provide municipal access to the municipal sanitary sewerage system crossing the LTS Inc. property;
- 2) Construction of the public street (Leisure Drive) shall be to full municipal standards, including the installation of appropriate road signage and pavement markings in accordance with NBDTI and Transportation Association of Canada (TAC) standards;
- 3) The applicant shall provide NBDTI, as well as the Town, with the required traffic management signage and pavement marking layouts plans and such shall be approved by NBDTI; and

- 4) The traffic signage and pavement markings shall be installed prior to operation of the business.

CARRIED UNANIMOUSLY

8. Information Items

Council Meeting Minutes – January 17, 2017

Proposed Municipal Plan By-Law 054 Public Notice

The new PAC By-law

9. Adjournment

MOVED BY: Darin Lamont

That the meeting be adjourned.

The Planning Advisory Committee meeting was adjourned at 7:33 p.m.

The next Planning Advisory Committee meeting is scheduled for March 28, 2017.

Respectfully Submitted,



CHAIRMAN



SECRETARY