



## **QUISPAMIS PLANNING ADVISORY COMMITTEE**

### **MEETING MINUTES – March 23, 2021**

Present:     Darin Lamont                           Kendall Mason  
              Brenda Fowlie                         Chrissy Scott, GIS Technologist  
              Brent Preston                         Jennifer Jarvis, Planning Technologist  
              Darren Bishop                        Violet Brown, PAC Secretary  
              Marc Gosselin                        S. Dwight Colbourne, Municipal Planning Officer  
              John Groden

#### **1. Call to Order**

Darin Lamont called the meeting to order at 7:00 p.m. at the Town Hall

#### **2. Approval of Agenda**

**Moved By**     Kendall Mason

**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** John Groden

**Seconded By** Darren Bishop

That the minutes of the March 9, 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

The application for 5 Esdale Drive is considered tabled until such time as the conditions of the PAC Notice of Decision from March 9, 2021 have been met.

## 7. New Business

### 7.1 175 Palmer Brook Road - Landscaping Business Proposal

Mr. Neil Wyman, with Ms. Taylor Wyman, attended the meeting seeking approval for the addition of a Landscape Supply Depot on the property of Red Roof Service Centre, 175 Palmer Brook Road, PID 30216733, 30202477, and 30239008.

Jennifer Jarvis reviewed the application from the Planning Department point of view. The Landscape Supply Depot would be considered a Discretionary Use in Light Industrial Zone subject to such terms and conditions as may be imposed by the Planning Advisory Committee. The property, consisting of three separate parcels, is located in a Light Industrial (LI) Zone along Palmer Brook Road with a combined lot size of 31,790 square meters. The Landscape Supply Depot is proposed to occupy approximately 50% of PID 30216733, with a total Lot area of 11,400 sq metres. The applicant is proposing the sale of the following materials: mulch, topsoil, crushed rock, and soil. The site plan identifies six (6) “bins”, each is approximately 54 square metres in area. The “bins” will be constructed out of jersey barriers.

When asked about the multiple parcels of land on the property, Mr. Wyman said the Planning Department suggested that they be combined so he is looking into that. He said they are having a second access constructed and have requested permission from the Department of Transportation. He added that the access has been built to a degree but barricaded off because it doesn't have approval yet. He stated that the sign is located at 175 Palmer Brook Road, on the Lot closest to Hampton. The business is going on the second Lot. As part of the screening, a fence was suggested but Mr. Wyman stated that they would like to put a berm with trees on top which would be a little less industrial looking. Mr. Bishop asked about the existing cabled access showing on the plan and enquired if a cabled access is permitted off a highway. Mr. Colbourne noted that there is nothing in our By-laws regulating a cable access, but that the Town would prefer there to be a gate versus a cable for safety reasons. The construction trailer, which was built for a previous job will be moved. Mr. Colbourne stated that because there are three parcels, the trailer used as an office building would be considered a main building on the site but if the parcels are consolidated, the building becomes an accessory building.

No concerns were received and one attended to speak for or against.

**Moved By** John Groden

**Seconded By** Marc Gosselin

That the Planning Advisory Committee approve the operation of Landscape Supply Sales as a Discretionary Use on the property of 175 Palmer Brook Road, PID 30216733, subject to the following terms and conditions:

1. That the Developer consolidate PIDs 30202477, 30239008, and 30216733 into one PID;
2. Access to PID 30216733 from Palmer Brook Road is found to the satisfaction of the Planning Advisory Committee. This portion of road is owned by the Department of Transportation, therefore any improvements to lot access must first be approved by the Department of Transportation and a letter of approval provided to the Development Officer must be received prior to the execution of the Development Agreement. Also, any culverts being introduced as part of an access to PID 30216733 from Palmer Brook Road will also require the approval of the Town Engineering Department, to ensure that an adequate culvert size is used at this location to support upstream and downstream drainage;
3. A building permit must be applied for and issued for the accessory structure proposed to be the temporary office;
4. As Per Section 18.(D), *Outside Storage Areas*, requires the applicant to install, to the satisfaction of the Development Officer, a berm with trees to meet the two (2) metre requirement;
5. The applicant will enter into a Development Agreement with the Town of Quispamsis. No Development will commence prior to the execution of the Development Agreement. A revised site plan detailing grading improvement to the front lot line area of PID 30216733 and all drive isles and parking stalls, to the satisfaction of the Development Officer is required prior to the execution of the Development Agreement;
6. A revised site plan is required, including proposed access to the business including drive isles and parking stalls to the satisfaction of the Development Officer demonstrating that the number of parking stalls provided meets or exceeds the parking requirements as found in Section 6.(P) Zoning By-law No. 038 prior to the execution of the Development Agreement;
7. The hours of operation including the pickup of waste and supply deliveries are within the 7:00 a.m. to 7:00 p.m. permitted times;
8. There shall be no on-street parking, as such, ample parking must be provided to meet the minimum requirements;
9. Introduction of chemical based landscaping supplies will require PAC approval as well as an amendment to the Development Agreement prior to the sale of any chemical based landscaping supplies; and
10. Any expansion of the business beyond the original application requires the approval of the PAC.

**Motion Carried**

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

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**Moved By** Brent Preston

**Seconded By** Brenda Fowlie

That the Information Items be received and filed.

**Motion Carried**

**9. Adjournment**

**Moved By** Darren Bishop

**Seconded By** Marc Gosselin

Meeting adjourned at 7:27 p.m.

**Motion Carried**

**Respectfully Submitted,**



CHAIRMAN



SECRETARY