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QUISPAMIS PLANNING ADVISORY COMMITTEE MEETING MINUTES – March 28, 2023

Present: Darin Lamont Marc Gosselin (Virtual)
 Darren Bishop Chrissy Scott, GIS Technologist
 Brenda Fowlie Jennifer Jarvis, Planning Technologist
 Brent Preston Violet Brown, PAC Secretary
 Kendall Mason

Absent: Mark Guest
 S. Dwight Colbourne, Municipal Planning Officer

1. Call to Order

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

2. Approval of Agenda

Moved By Marc Gosselin

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 Brenda Fowlie

That the minutes of the February 28, 2023 PAC meeting be received and filed.

Motion Carried

5. Business Arising from Minutes - Notice of Decisions

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

7.1 257 Hammond River Rd - Garden Suite

An application for a Garden Suite as a secondary dwelling unit proposed for 257 Hammond River Road, PID 00480566.

Ms. Jennifer Jarvis reviewed the application, stating that the proposed project is in keeping with the intent of the by-law and the most recent amendment to the zoning by-law. However, the applicant will require a variance to Section 6.(W-1)(1)(d) as the proposed Garden Suite is to be located above the detached garage on the lot. The by-law states that Garden Suites would not exceed five (5) metres in height, however given that this is a proposed renovation to an existing building, staff have no concerns with the request. Section 6.(W-1)(1)(c) also requires that a Garden Suite have a gross floor area ratio of thirty-five (35) percent or less of the main buildings gross floor area, to a maximum of one hundred (100) square metres. The proposed garden suite is sixty-seven decimal six (67.6) sqm in area, or forty-five (45%) of the gross floor area of the dwelling unit so a variance of ten percent (10%) is required. No concerns from staff on this application.

Ms. Christina Parfitt attended and stated that she has already been in conversation with Tim Brown, Plumbing & On-Site Sewage Disposal System Inspector and is working towards provincial approval for a septic system upgrade. She confirmed the build will be on the upper level of the garage with sets of stairs inside and outside for fire safety.

Notice was sent to property owners within 100 metres of the subject property. No concerns were received, and no one attended to speak for or against the application.

Moved By Kendall Mason

Seconded By Brent Preston

That the Planning Advisory Committee approve the application for a Garden Suite to be located at 257 Hammond River Road, PID 00480566 with approval of a variance to Section 6.(W-1)(d) to allow the Garden Suite to be developed in the second storey of the detached garage and approval of a ten (10%) percent variance to Section 6.(W-1)(1)(c) to permit a gross floor area of forty-five (45) percent of the gross floor area of the main dwelling, subject to the following terms and conditions:

1. The Garden Suite shall have potable water services provided direct from the main dwelling unit. The connection must be completed by a professional plumber licensed with the Province of New Brunswick;

2. It must be connected to an onsite sewage disposal system with approvals from the Department of Justice and Public Safety. All costs associated with the connection are the responsibility of the property owner;
3. The building containing the Garden Suite must be constructed to the National Building Code of Canada, current adopted edition;
4. The property shall not be subdivided to create a flag lot for the secondary unit;
5. The property owner must reside on the property either in the principal dwelling or the Garden Suite;
6. The subject property is limited to two (2) dwelling units, including the Garden Suite and the main dwelling unit;
7. The exterior finish of the garage is to be a cladding recognized by the National Building Code of Canada, current adopted edition; and
8. A Development Permit and Building Permit are to be issued prior to any work being commenced.

Motion Carried

7.2 Pearl Prince Subdivision - 622 Gondola Point Rd

A review of the amending Subdivision Plan (PID 30123749) for Land Acquisition for Wastewater Pumping Station Upgrades at 623 Gondola Point Road.

Ms. Jennifer Jarvis reviewed the application stating that the Town has entered into an agreement with the property owner of 622 Gondola Point Road to acquire the land delineated by Lot 23-01 as part of the Wastewater Pumping Station (WWPS) Capital Project Upgrade. There is a Lot Width Variance of 24.78 metres, a Lot Depth Variance of 15.16 metres, and a Lot Area Variance of 1040 square metres required even though the land addition will not contain any buildings or facilities and will not be conveyed as a residential building lot. Staff agreed that the requested variances are reasonable and desirable for continued use of the land and provision of an essential municipal service. The building is going to be expanded as part of the upgrade and there will be new piping as well as paving as part of the Capital Project.

Moved By Kendall Mason

Seconded By Brenda Fowlie

That the Planning Advisory Committee support the Development Officer in approving the Pearl G. Prince Amending Subdivision Plan subject to the following conditions:

1. Granting of the following variances:

Lot Width Variance of 24.78 metres

Lot Depth Variance of 15.16 metres

Lot Area Variance of 1040 square metres

2. Permit the use of the additional land required for the upgrade of an essential municipal service and public utility – the Wastewater Pumping Station; and
3. The undertaking of the proposed WWPS upgrade to be constructed in accordance with requirements of applicable Federal and Provincial Acts and regulations thereto, and applicable Town of Quispamsis By-laws.

Motion Carried

8. Information Items and/or Discussion

Council Meeting Minutes - February 21, 2023

Moved By Brent Preston

Seconded By Marc Gosselin

That the Information Items be received and filed.

Motion Carried

9. Adjournment

Moved By Darren Bishop

Seconded By Brent Preston

Meeting adjourned at 6:15 p.m.

Respectfully Submitted,



CHAIRMAN



SECRETARY