



QUISPAMISIS PLANNING ADVISORY COMMITTEE
MEETING MINUTES – May 25, 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

Absent: John Groden

1. Call to Order

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

2. Approval of Agenda

Moved By Darren Bishop

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 Marc Gosselin

Seconded By Kendall Mason

That the minutes of the May 11, 2021 PAC meeting be received and filed.

Motion Carried

5. Business Arising from Minutes - Notice of Decisions

Moved By Brent Preston

Seconded By Brenda Fowlie

That the Notices of Decision be received and filed.

Motion Carried

6. Unfinished Business

None

7. New Business

7.1 179 Palmer Brook Road - Car Dealership

Mr. Jordan Crawford attended requesting approval for the operation of a small vehicle sales establishment 179 Palmer Brook Road, PID 30304554.

Ms. Jarvis reviewed the application from a Planning point of view. As per the Town's By-law 038 Section 3.(D)(1), a small car sales establishment in Light Industrial Zone is considered to be a Similar or Compatible to a Use permitted in the By-law. Permitted uses in the Light Industrial Zone considered to be similar or compatible to a car dealership are as follows: truck or heavy equipment terminal, motor vehicle service and repair establishment, heavy equipment sales establishment, and trailer sales and service. The only concern from staff is the small location, so it is recommended that there is only ten cars for sale on the lot at one time.

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

Moved By Brent Preston

Seconded By Kendall Mason

That the Planning Advisory Committee approve the operation of Vehicle Sales as a Similar and Compatible Use and a Variance to Section 6.(P)(3)(b) of Zoning By-law 038 to permit parking within the required front yard setback on the property of 179 Palmer Brook Road, PID 3034554, subject to the following terms and conditions:

1. The Dealership must comply with all Provincial regulations and conditions as may be set by the *Motor Vehicle Act*;
2. The inventory of vehicles displayed for sale on the lot shall not exceed ten (10) vehicles at any one time on the lot;
3. All maintenance or repairs to the inventory of vehicles is to be performed off site; no servicing of vehicles is permitted on site;
4. Hours of operation will fall between 7:00 a.m. and 9:00 p.m. as permitted times;
5. All signage will comply with the Towns Sign By-law No. 036.

Motion Carried

7.2 Maple Ridge Estates Lots - Size and Setback

Ms. Jarvis reviewed the application on behalf of the applicant, Mr. Rob Viger who could not connect to the meeting virtually, so the PAC Members could make a decision on whether to proceed or table the application until the applicant could attend. She noted that Mr. Viger is seeking three variances in total, two side yard variances, the first for 16 Khaki Court, PID 30343651, and the second for 10 Khaki Court, PID 30343669. The third variance request is for a Lot Size Variance for 16 Khaki Court. Ms. Jarvis noted that both 10 and 16 Khaki Court configuration of the lot does not allow for a thirty (30) metre side yard setback on at least one (1) side so both properties require a twenty (20) metre variance to Section 25.(F)(3) to conform to By-law 038. She added that Table 4 of the Zoning By-law requires that a single-detached dwelling with an accessory dwelling unit have a Lot area of 5350 square metres and that 16 Khaki Court has 5320 square metres; therefore, a thirty (30) square metre variance is required to allow the development to proceed as presented. It was noted that the Town received a letter from Mr. Tim Brown, the Plumbing Inspector with the Department of Justice and Public Safety stating there are no concerns with the variance request of thirty (30) square metres in regard to the septic system.

It was asked if a precedent will be set to make a decision without an applicant in attendance. Mr. Colbourne noted that the application can be reviewed if the PAC Members had no questions for the applicant that can not be answered and particularly if staff had no concerns. It was also recognized that the applicant had attended the previous PAC meeting for other variances on these Lots but the site plans were unavailable at that time, so the further variances were not noted. No one attended to speak for or against the application. .

Moved By Darren Bishop

Seconded By Marc Gosselin

Whereas the variances requested are considered reasonable for development of the lands and in keeping with the intent of the by-law with respect to all other setbacks, the Planning Advisory Committee grants a 20-metre side yard variance to *Section 25.(F)(3)*, for both 10 and 16 Khaki Court, PID 30343651 and 30343669 respectively, and a 30 square metre Lot Size variance to *Section 25.(K)(2)* for 16 Khaki Court subject to the following conditions:

1. The dwelling units found at both 10 and 16 Khaki Court, inclusive of accessory dwelling units, shall not contain any more bedrooms than permitted by the New Brunswick Technical Guidelines for On-site Sewage Disposal Systems based on lot size and suitability; and
2. A building permit is issued prior to construction.

Motion Carried

7.3 Highlands of Queensbury Phase 5 Stage 2

Mr. Rick Turner, on behalf of 613086 NB Ltd. (Dale and Judith Steeves), attended the meeting seeking approval for the Highlands of Queensbury Subdivision Plan Phase 5, PID 248534.

Mr. Colbourne reviewed the application from the Planning Department point of view. The Highlands of Queensbury Phase 5 is a portion of an overall tentative plan covering phases 5 – 10 that was previously approved in 2012, 2014, 2016 and 2018. In April 2020, a tentative plan focusing on Phase 5 – 7 was approved but this approval expired on April 28, 2021. He added that substantial completion of the road construction and infrastructure installation to service Phase 5 has been achieved under the previous tentative approval prior to the expiration. Public notice was not sent to property owners within a 100-metre radius as there were no variances required under this phase. Concerns generated during the review of the previous plans over the past years have been taken into consideration in the overall design for the Highlands of Queensbury and means to address the concerns are being incorporated into the relevant phases

No one attended to speak for or against this application.

Moved By Kendall Mason

Seconded By Darren Bishop

That the Planning Advisory Committee support the Municipal Planning Officer in considering approval of the Highlands of Queensbury Phases 5 Subdivision plan subject to the following conditions:

1. The street design be supported as submitted and Traffic Calming measures to be incorporated into future phases in accordance with the Town's Traffic Calming Policy, where deemed necessary by the Town;
2. A Line-of-Sight and Stopping Analysis be submitted to the Town confirming compliance with the Transportation of Canada standards for street design geometry and speeds;
3. Approval of the proposed street name – Galmorgan Drive;
4. The required LPP land dedication of 900 sq. metres for Phases 5 be satisfied from the 4333 sq. metres land bank credit from subdivision plan number 31727903, which created a portion of the detention pond parcel adjacent to this development; and
5. Comprehensive Water Source and Supply Assessment (CWSSA) report to be submitted beyond phase 5, and reviewed by the Town prior to final plan approvals for subsequent phases.

The Municipal Planning Officer conditions of approval will include:

6. All construction shall be based on the engineered design drawings and amendments thereto as approved by the Town;

7. The approved Comprehensive Stormwater Management Plan shall be the basis for the lot drainage plans for the building permit process and surface drainage shall be directed to approved swales, ditches, or stormwater system infrastructure;
8. The final plan shall incorporate civic address numbers as assigned by the Town;
9. The Developer or subsequent lot owners are responsible to obtain any necessary provincial approvals from the Department of Environment for any watercourse alterations or work within sensitive areas;
10. Clearing of the area for construction purposes is to be conducted in accordance with Zoning By-law 038 Section 6(U)(4);
11. Standard Developer's Agreements, bonding, subdivision and filing fees will be required for each phase;
12. Confirmation from the Public Utility agencies that the easements as proposed are acceptable prior to final plan approvals; and
13. The development must be completed as per all applicable Town By-law and Policies, save only for variances from such by-laws as granted by the PAC or the Development Officer.

Motion Carried

8. Information Items and/or Discussion

None

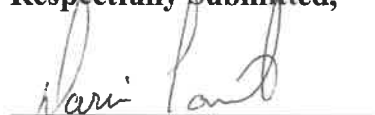
9. Adjournment

Moved By Darren Bishop

Seconded By Brenda Fowlie

Meeting adjourned at 7:26 p.m.

Respectfully Submitted,



CHAIRMAN



SECRETARY