



QUISPAMISIS PLANNING ADVISORY COMMITTEE

MEETING MINUTES – May 26, 2020

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

Absent: None

1. Call to Order

Darin Lamont read the rules of the video conference Planning Advisory Committee Meeting and called the meeting to order at 7:04 p.m.

2. Approval of Agenda

Moved By Darren Bishop

Seconded By Marc Gosselin

That the Agenda be approved with a slight change to reflect those not in attendance at the start of the meeting.

Motion Carried

3. Disclosures of Interest

No disclosures were declared.

4. Approval of Previous Minutes

Moved By Brenda Fowlie

Seconded By John Groden

That the minutes of the May 12, 2020 PAC meeting be received and filed.

Motion Carried

5. Business Arising from Minutes - Notice of Decisions

Moved By Darren Bishop

Seconded By Brent Preston

That the Notices of Decision be received and filed.

Motion Carried

6. Unfinished Business

7. New Business

7.1 Maple Ridge Phase 4

Mr. Rob Viger attended virtually seeking approval of a Tentative Subdivision Plan for Maple Ridge Subdivision Phase 4 – a single lot subdivision (Lot 27) with a named private access – a right-of-way over PID 231928 in favour of Lot 27.

Mr. Viger noted that the name of Cargo Road shown on the plan was not intentional and that there is no name ready at this time. He had suggested the name of Linen Lane but this was yet to be determined. He confirmed that this plan is currently only for Lot 27 but long term plans make this subdivision a five (5) lot development with a public road.

Mr. Viger was asked why he would create a new private lane when Corduroy Road has other lots ready to build on and he stated that this lot is for himself, a preferred lot, close to the exit to Elliot Road. The fact that the two lots on the corner of Corduroy Road and the new street have two accesses was reviewed by Mr. Colbourne. Mr. Colbourne also reviewed the Town's standards for private lanes versus public streets, and the future land development to connect to adjacent lots, etc.

It was recognized that this application did not go out to the public as a Lot Not Fronting a Public Street and was clarified that the Town's Zoning By-law, Section 6.(N) states "No person shall erect or use a building or structure or use any lot of land regulated by this by-law, unless the lot of land to be used or the lot of land upon which the building or structure is situated or to be situated abuts or fronts on a public street or otherwise achieves access to a public street satisfactory to the Planning Advisory Committee." Mr. Colbourne stated that this is not a variance and as such does not require public notice for the PAC to review. It was noted that this lot will require a Foundation Elevation Variance that will be sent out to property owners in the vicinity of fifty metres.

No one attended to speak for or against this application.

Moved By John Groden
Seconded By Kendall Mason

That the Planning Advisory Committee support the Development Officer with the approval of the Maple Ridge Subdivision Phase 4, subject to the following conditions:

1. Approval of the private access for Lot 27 as the lot will not front a municipal street;
2. Acceptance of the proposed private lane name of Linen Road, with final street name to be approved by the Planning Department;
3. A lot width variance of 34.0 metres for remnant parcel PID 231928;
4. An on-site septic approval is required by the Provincial Health Act;
5. A Hold Harmless Agreement to protect the Town, and to make the property and homeowners aware of the responsibilities associated with the private driveway that does not front a municipal street and highlights the concerns from fire, police and ambulance and the importance of unobstructed access;
6. A Hold Harmless Agreement to incorporate a clause whereby it is recognized by the eventual landowner that investment made in construction of the driveway will not be recovered if it is destroyed during construction of a public street to municipal standards;
7. A Storm Water Management plan is to be submitted at the time of Building Permit Application stage and shall include a lot grading plan for Lot 27 and the design of the private access to ensure there is no impact on adjacent properties and all surface drainage is directed toward a public right-of-way or existing watercourse.
8. LPP obligations are met through the LPP land bank credit created through Maple Ridge Phase 2;
9. Filing Fees in the amount of One Hundred Dollars (\$100) for a subdivision plan of two lots or less;
10. Review and approval of Maple Ridge Subdivision Phase 4 plan by the Department of the Environment with a copy of any permit and recommendations submitted to the Town before the issuing of a Building Permit;
11. The Final Plan is to be signed by the property owners and any applicable Public Utilities; and
12. The development of the private land and Lot 27 must be completed as per all applicable Town By-laws, and policies thereto.

Motion Carried

Voting was done individually and verbally.

7.2 12 Maria Court - Oversize Detached Garage

Request for approval to construct a nine decimal seven (9.7) metre by ten decimal four (10.4) metre detached garage on the property of 12 Maria Court, PID 30265458.

As the applicant was not available when this item was called, it was moved to the end of the meeting.

At the end of the meeting the applicant was still unavailable.

Moved By Marc Gosselin

Seconded By Brent Preston

That the application for 12 Maria Court be tabled until the next PAC meeting.

Motion Carried

Voting was done individually and verbally.

7.3 Queensbury Heights Subdivision Phase 12

Mr. Raymond Carpenter attended seeking approval for a tentative subdivision plan proposing a six (6) lot phase of the Queensbury Heights Subdivision that was reviewed by the PAC in 2015 and 2018. Mr. Carpenter stated that the previous approval had expired and that nothing had changed with the subdivision proposal.

Mr. Dwight Colbourne noted that while the lot and street layout may be the same as approved in 2015 and 2018, as per his staff report, there was a further review of hydrogeological conditions for Phase 12 and the report observed Uranium exceedances in about 16.6% of the new wells. Therefore, before final approvals, and in keeping with the intent of the Subdivision By-law regarding water quantity or quality concerns, an Abbreviated Water Source and Supply Assessment (AWSSA) is required. The AWSSA must include details on water quality in the wells of the adjacent lots and provide specific recommendations for this development. Furthermore, a Comprehensive Water Source and Supply Assessment will be required for any future subdivision of the remnant parcel. Mr. Colbourne also noted that the Land for Public Purposes (LPP) must be determined. The 2018 PAC approval included the condition that the "Overall LPP plan to fulfil LPP obligations is completed and agreed upon by both the Developer and the Town prior to final approvals." The PAC Secretary noted that (on October 4, 2019) a meeting was held with Town Staff (Mr. Colbourne, Ms. Violet Brown), Mr. Raymond Carpenter, Ms. Christa Carpenter, Mr. Bill Brooks, and Mr. Gerald Roberts of Kierstead, Quigley and Roberts Ltd. (NB Land Surveyors and Survey Engineers), to discuss the outstanding LPP contributions from Hillcrest Holdings for Queensbury Heights Phases 6 to 12. A parcel of land off Selkirk Drive, adjacent to where a future street is proposed, was suggested as LPP. This parcel was

designated as LPP on the plan for Phase 13 of Queensbury Heights and approved by the PAC on September 24, 2019.

Mr. Carpenter noted that he did not receive a copy of the staff report showing this LPP as he does not have a computer. The PAC Secretary stated that she sent the staff report and plans to Ms. Christa Carpenter at the company's email address as per Mr. Carpenter's request. Mr. Carpenter stated he was unaware of where this parcel of land was located and did not remember the discussions of this LPP designation on subsequent phases. He stated that the company was not planning on developing that area for a year or two and asked if they could survey the LPP parcel then or would they have to do this extra work now since the Town is demanding this LPP before approvals of Phase 12 and 13. Mr. Colbourne stated that while previous contributions of LPP may have been delayed, the LPP debt from Phases 6 to 13 has been identified and agreed upon by Mr. Carpenter and the Town of Quispamsis so this needs to be registered and handed over to the Town.

Mr. Colbourne noted that if Mr. Carpenter doesn't know where the land is that is being reviewed and because Mr. Carpenter doesn't have the package and is not on the computer to see the shared screen of the virtual meeting, then this application should be tabled until Mr. Carpenter has had an opportunity to review all documents. Mr. Carpenter stated that this is only a tentative plan and re-approval and suggested that the LPP can be looked at later. Mr. Colbourne reminded the PAC Members that this LPP confirmation is necessary for Phase 13 which is waiting to be registered. He also reiterated that there is no such thing as a re-approval of a PAC decision and that as per Section 82 of the Community Planning Act, the approval of the tentative plan will be null and void at the expiration of one (1) year from the date of recommendation for approval by the Planning Advisory Committee.

Moved By Kendall Mason

Seconded By Brenda Fowlie

That the application for Queensbury Heights Subdivision Phase 12 be tabled until the next PAC meeting to allow time for Mr. Carpenter to review the staff report and subsequent documents.

Motion Carried

Voting was done individually and verbally.

7.4 Gondola Point Park Amending Plan - Street Name Approval

Mr. Colbourne reviewed the application for a dwelling permit on Lot 13C of Kane Road, an approved building lot in the Gondola Point Park Phase 9 subdivision. The design of the house puts the driveway access on the side of the lot that faces a proposed new street as per the registered subdivision plan. As the Town no longer issues building permits with driveways from Future Streets, Lot 13-C would have

to be granted a right-of-way over the R.J. Scott Homes property. Mr. Colbourne noted that he attended the area and confirmed that the road to the proposed driveway location is completed to municipal standards, as per the Engineering Record Drawings. The PAC was asked to approve the street name and design of Maddie Lane.

Moved By Darren Bishop
Seconded By Brent Preston

That the Planning Advisory committee approve the street name and design of Maddie Lane.

Motion Carried

Voting was done individually and verbally.

8. Information Items and/or Discussion

Council meeting minutes April 7, April 21 and May 12.

Moved By Marc Gosselin
Seconded By Brenda Fowle

That the Information Items be received and filed.

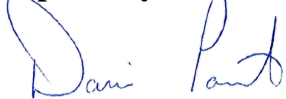
Motion Carried

9. Adjournment

Moved By Darren Bishop

Meeting adjourned at 8:10 p.m.

Respectfully Submitted,



CHAIRMAN



SECRETARY