



QUISPAMIS PLANNING ADVISORY COMMITTEE
MEETING MINUTES – May 28, 2019

Present: Darin Lamont Kendall Mason
 Darren Bishop S. Dwight Colbourne
 Brenda Fowlie Violet Brown
 Marc Gosselin
 Brent Preston

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 Marc Gosselin

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 Brenda Fowlie

Seconded By Kendall Mason

That the minutes of the previous, May 14, 2019, PAC meeting be received and filed.

Motion Carried

5. **Business Arising from Minutes - Notice of Decisions**

- Fernwood Park Phase 2C Tentative Subdivision Plan
- Similar Use - Apartment Complex - 190 Millennium Drive
- Foundation Elevation Variance - 41 Corduroy Road
- Oversize Detached Garage - 101 Allan-a-Dale Lane
- Home Business - 73 Cedar Grove Drive (tabled)
- Front Yard & Frontage Setbacks - 37 Melanie Drive

Moved By Brent Preston

Seconded By Darren Bishop

That the Notices of Decision be received and filed.

Motion Carried

6. **Unfinished Business**

6.1 Home Business - 73 Cedar Grove Drive

This Home Occupation application, that of Massage, Acupuncture and Osteopathy Services, at the property of 73 Cedar Grove Drive, PID 30194138, was carried over from the May 14th PAC Meeting.

The PAC Chairperson, Mr. Darin Lamont, read the email that the PAC Secretary received from Ms. Charlene Pierce. It stated that Ms. Pierce had grand visions for raising their family only a few kilometres from their school and their grandparents, as well as having a very peaceful backdrop for a non-disruptive home clinic. However, Ms. Pierce noted that when she was first faced with the objections from a small group of people in the community, she thought it was just a matter of introducing herself and explaining the nature of the proposed business to ease their concerns. After attending the PAC meeting of May 14, 2019, she felt that nothing clarified about her proposal had eased the concerns. She decided that the attitude and mentality of the least impacted houses in the community had ruined her view of the neighbourhood and the house quickly lost its charm. Ms. Pierce confirmed that she could have designed a clinic within the size regulations of the Zoning By-law but noted that the size of the treatment room doesn't impact the neighbours nor their concerns for their properties which turned into a personal vendetta against her and her home business application. Ms. Pierce confirmed in this email that she has withdrawn from the purchase of 73 Cedar Grove Drive and the application for a home business at that location.

Moved By Brent Preston
Seconded By Kendall Mason

That the notice of withdrawal be received and filed.

Motion Carried

7. **New Business**

7.1 Foundation Elevation - 41 Kane Road

Mr. Jim Russell attended seeking approval for a zero decimal five (0.5) metre Foundation Elevation Variance on 41 Kane Road, PID 30321160. Mr Russell noted that the staff report had some concerns for the drainage patter that could pool water on the inner side of the driveway which could then lead to an over flow of water over the driveway. He sent in a new site plan and explained that the Storm Water Plan on the first site plan had water flowing one way only, over the driveway but the land will allow water to flow both directions towards a catch basin on both ends of the property.

Moved By Darren Bishop
Seconded By Brenda Fowlie

That the PAC approve the zero decimal five (0.5) metre Foundation Elevation Variance on 41 Kane Road, PID 30321160, subject to the following terms and conditions:

1. A “Hold Harmless” agreement is executed by the property owner absolving the Town from any liability associated with water run-off, with a registered copy to be filed with the Town; and
2. A site drainage plan showing that water will not be directed to adjacent properties must be submitted and approved by the Building Inspection Department prior to the issuance of a building permit.

Motion Carried

7.2 Rezoning Application - 929 Hampton Road

The Town Clerk, on behalf of Council, is seeking PAC comments for the Harris Rebar Application to Amend Zoning By-law No. 038 to permit the rebar business operation on the former Leisure Time RV Sales & Service Site at 929 Hampton Road, Quispamsis.

Mr. Colbourne noted this was the same application that was presented to the PAC in January 2019, as a Similar or Compatible Use. PAC granted a temporary use for

the operation until such time as the applicants rezone the property. After discussions with the applicant and legal departments, it was determined that the rezoning application should be completed prior to moving to the property and doing any work to the lands.

Mr. Colbourne stated that if the property was rezoned to Light Industrial, it would open the land use to all Light Industrial Zone Uses for that property. A Not Withstanding Clause will allow the applicant to use the property for as long as they want but no other uses and no other applicants can use the property for this use without further approval. The public notice was done through PAC in January and is being done again through Council as part of the public hearing for a Not Withstanding Clause.

Moved By Darren Bishop
Seconded By Kendall Mason

The PAC has reviewed the application as presented by Council for Harris Rebar to proceed with a Not Withstanding Clause in the Town's Zoning By-law 038 for the rebar operation at 929 Hampton Road, PID 30178727 subject to the conditions set at the January 29, 2019 PAC meeting.

Motion Carried

8. Information Items and/or Discussion

Council Meeting Minutes of April 16, 2019

A discussion on appeal process was reviewed with further details and examples to be shared at the next meeting.

Moved By Brenda Fowlie

That the Information Items be received and filed.

9. Adjournment

Moved By Darren Bishop

Meeting adjourned at 7:45 p.m.

Respectfully Submitted,



CHAIRMAN



SECRETARY