



**QUISPAMISIS PLANNING ADVISORY COMMITTEE
MEETING MINUTES – November 13, 2018**

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

Absent: Darren Bishop Michael Wowchuk

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 Brent Preston

That the minutes of the previous PAC meeting be received and filed.

Motion Carried

5. Business Arising from Minutes - Notice of Decisions

9 Kelcratis Ave - Setback for home, Accessory Building prior to home.

210 Hammond River Road - Detached garage setback

Moved By Brenda Fowlie

Seconded By Kendall Mason

That the Notices of Decision be received and filed.

Motion Carried

6. Unfinished Business

7. New Business

7.1 367 Model Farm Rd - Detached Garage Setback

Mr. Sam Moore attended on behalf of Mr. & Mrs. Harvey who are requesting approval to construct a seven decimal nine (7.9) metre by seven decimal nine (7.9) metre detached garage on the waterfront lot of 367 Model Farm Road, PID 30031637 to be located beyond the frontline of the main dwelling.

Due to the nature of the lot that slopes from the road to the water, the property owner states that it is not feasible to place the garage on either side of the house or on the waterside. The proposed area is about 50 metres down the driveway and approximately 39 metres straight from the road. As there are trees between the garage and the road, and it is below the road elevation, the detached garage will likely not be visible from the road. The PAC Members had no further questions and no one attended to speak for or against this application.

Moved By Kendall Mason

Seconded By Brenda Fowlie

That the PAC grant approval from *By-law #038 Section 25.(O)(1)(a)(i)* to allow the construction of a seven decimal nine (7.9) metre by seven decimal nine (7.9) metre detached garage to be located beyond the frontline of the main dwelling on the waterfront lot of 367 Model Farm Road, PID 30031637 subject to the following conditions:

1. The garage is to be sided with a cladding recognized by the National Building Code of Canada, current adopted edition; and
2. The garage is not to be used for commercial or business purposes or as a dwelling unit.

Motion Carried

7.2 60 Enterprise Drive – Discretionary Use (Craft Brewery)

Mr. Steve Russell and Andrew Estabrooks, on behalf of Foghorn Brewing Company, attended seeking permission to operate a Craft Brewery for the production and packaging of Craft Brew at 60 Enterprise Drive, PID 30271324.

It was asked what cleaning products will be used and how does the company dispose of them. It was noted that they will install their own septic system and have had this designed already with approvals from Public Safety. The waste water process will include a one-thousand-gallon tank as a holding vessel and the cleaning water will be neutralized with a CO₂ purge to purify it before it is released into the ground.

The company representatives have spoken to well drillers and because it was proposed that the well on site may not have sufficient water pressure, they will be drilling another well. Some days the production will have higher water needs than other. The lot is just over two acres with the nearest home is at least 200 metres away from the property.

With regards to the smell, there will be vents off the top of the building, which is approximately twenty-five feet high, that will release steam from the brewing or boiling of product for about two hours per day (an hour in the morning and another in the late afternoon). The smells will be like porridge, kind of like a bakery. It was recognized that there have not been any complaints of brewing smells from any processing so far in the location of Rothesay.

No one attended to speak for or against this application.

Moved By Marc Gosselin

Seconded By Brent Preston

That the PAC proceed with granting the Foghorn Brewing Company permission to operate a Craft Brewery for the production and packaging of Craft Brew at 60 Enterprise Drive, PID 30271324, subject to the following terms and conditions:

1. The applicant(s) enters into a Developer's Agreement with the Town;
2. A Well Water test is supplied offering details on quality and quantity of the water;
3. A Waste Management Plan, detailing waste water and waste material, is approved by the Town; and
4. Building permits are issued for any construction that requires changes to the egress or ingress of the building.

Motion Carried

7.3 108 Colton Brook Rd - Mini Home in R1 Zone

Ms. Carolyn Campbell and her Realestate Agent Leanne Vanderbeck attended requesting permission to place a mini-home in an R1 (Residential) Zone on the property of 108 Colton Brook Road, PID 250076. It was noted that there is currently a mini-home on the lot which will be demolished and removed prior to the new mini home being placed on the lot. As per the Town's Building Inspector, screw pile posts are approved and will be used with skirting as a foundation. The mini-home will still face the same direction and the property will look better.

Mr. Colbourne noted that there are no concerns from the Town with this Land Use. The Town is currently reviewing the Zoning By-law with the idea of permitting mini-homes in this Rural (RU) Zone.

Moved By Kendall Mason

Seconded By Brenda Fowlie

That the PAC proceed with approving the *Compatible Use* at 108 Colton Brook Road PID 250076 to permit a mini-home in an R1 (Residential) Zone, subject to the following terms and conditions:

1. The foundation to support the home shall comply with Subsection 9.15 of the National Building Code of Canada, as adopted by the Province of New Brunswick, excluding Article 9.15.1.3; and
2. This approval shall come into effect when the applicant becomes the owner of the property up to a maximum of one year from the date of this decision. Should the applicant not become the property owner within a year from the date of this decision, this approval is null and void.

Motion Carried

8. Information Items and/or Discussion

Moved By Marc Gosselin

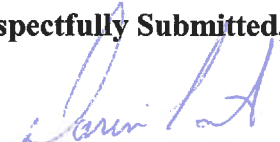
That the Information Items be received and filed.

9. Adjournment

Moved By Brenda Fowlie

Meeting adjourned at 7:35 p.m.

Respectfully Submitted,



CHAIRMAN



SECRETARY