



QUISPAMISIS PLANNING ADVISORY COMMITTEE

MEETING MINUTES - November 14, 2017

Present: Bob McLaughlin
Carolyn LeBlanc
Darin Lamont
Darren Bishop
Jean Place
Marc Gosselin
Trevor Murray, CRBO, P.Tech, Building Inspector
Violet Brown, PAC Secretary

Absent: Kendall Mason
S. Dwight Colbourne, P.Tech, Municipal Planning Officer

1. Call to Order

Bob McLaughlin called the meeting or order at 7:00 p.m.

2. Approval of Agenda

Moved By Darin Lamont

Seconded By Jean Place

That the agenda be approved as posted.

Motion Carried

3. Disclosures of Interest

No disclosures were declared.

4. Approval of Previous Minutes

Moved By Carolyn LeBlanc

Seconded By Darin Lamont

That the previous meeting minutes of October 10, 2017 be approved as written.

Motion Carried

5. Business Arising from Minutes - Notice of Decisions

That the Notices of Decision be received and filed.

152 Pettingill Road
114 Allan-a-Dale Lane
41 Yandall Drive
112 Sherwood Drive
43 Destiny Lane

2 Pioneer Avenue
57 Millennium Drive
McMahon Subdivision
Serenity Heights Subdivision

Moved By Darren Bishop
Seconded By Marc Gosselin

Motion Carried

6. Unfinished Business

No unfinished business.

7. New Business

7.1 Wildberry Subdivision Phase 1 (off Kelcratis)

Gerry Roberts attended seeking tentative approval to the Wildberry Park Subdivision Phase 1- a tentative subdivision plan off Kelcratis Avenue proposing: the creation of four (4) new single-family building lots; the extension of Kelcratis Avenue, a public municipal street; and the creation of a new municipal public street named Cranberry Avenue.

Mr. Roberts noted that this subdivision was approved in April 2016 but has expired. He noted that the staff report was pretty much the same as in 2016 but the approval set the condition of an Abbreviated Source and Supply Water Assessment versus the Comprehensive one and a Comprehensive Source and Supply Water Assessment to be completed by a qualified professional before development of the next phase. The cost of both was reviewed and Mr. Roberts noted that the comprehensive report would be more difficult due to getting the machinery in there as the land goes way back. Infrastructure for the entire parcel would have to be done, or at least roads, in order to get the well digging equipment in there. Mr. Roberts showed the break in the grade on the lot, the slope of the land and noted some areas will need to be pumped service.

No further questions were asked and no one attended to speak for or against this application.

Moved By Marc Gosselin
Seconded By Darin Lamont

That the PAC grant tentative approval to the Wildberry Park Subdivision Phase 1, the Town will be looking for compliance with the following conditions:

1. Recognition of the strong recommendation from Planning to hold to the thirty (30) metre sideline setback for these lots with respect to future main dwelling placement on the lot;
2. Driveway access to Lot 16-3 is off of Cranberry Avenue;
3. Driveway placement to Lot 16-1 must be 11.0m away from the intersection of Kelcratis and Cranberry;
4. The submission of an Abbreviated Source and Supply Water Assessment from a qualified professional with a Comprehensive Source and Supply Water Assessment to be completed by a qualified professional before development of the next phase;
5. The submission of a Storm Water Management Plan for this area showing engineered design system for the control and conveyance of storm water, with no negative downstream impacts and a conceptual lot grading plan. The plan shall be completed by a registered professional engineer license to practice in New Brunswick;
6. The submission of an engineered street design to the satisfaction of the Town as designed by a registered professional engineer license to practice in New Brunswick;
7. The Temporary Turnaround at the end of Cranberry Avenue is required to be constructed to crushed gravel base by the Developer as part of this development;
8. Land for Public Purposes to be established prior to final plan approval based on the recommendations of the Planning Department, in conjunction with the Community Service Department;
9. The submission of an on-site septic system report completed by a qualified professional demonstrating the area is capable of supporting the proposed level of development;
10. Standard Development Agreements, bonding and subdivision fees will be required;
11. Subdivision filing fees in the amount of Two Hundred and Forty Dollars (\$240.00) for a four (4) lot subdivision; and
12. Plans to be properly signed by the necessary utilities and owners.

Motion Carried

7.2 Fence Height Variance - 7 Oriole Lane

Joanne deJong attended requesting approval for sections of a privacy fence with a height of two decimal thirty-one (2.31) metres to be erected in the side yard on the property of 7 Oriole Lane, PID 30319701. It was noted that sections of fence were erected prior to the property owner securing a building permit.

No further questions were asked and no one spoke for or against the application.

Moved By Carolyn LeBlanc

Seconded By Jean Place

To grant approval, from By-law 038, Section 6.(S)(3)(a), for a variance of zero decimal five (0.5) metres to permit the existing privacy fence sections of 2.3 metres to remain at the property of 7 Oriole Lane, PID 30319701.

Motion Carried

7.3 Detached Garage Setback - 6 Waters Edge Lane

Jason Crowdis attended requesting approval to construct a ten decimal four (10.4) metre by twelve decimal two (12.2) metre detached garage on the lot at 6 Waters Edge Lane, PID 30327464, to be located beyond the frontline of the main dwelling. Mr. Crowdis noted that he originally bought two lots and combined them into one parcel and since this is a corner lot, he has two front lines.

There were no further questions and no one spoke for or against the application.

Moved By Darin Lamont

Seconded By Carolyn LeBlanc

To grant approval from By-law 038 Section 25.(O)(1)(a)(i) to allow the construction of a ten decimal four (10.4) metre by twelve decimal two (12.2) metre detached garage to be placed within the front yard of the main building on the property of 6 Water's Edge Lane, PID 30327464, 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;
2. The garage is not to be used for commercial or business purposes; and
3. The building is not to be used for the keeping of livestock or as a dwelling.

Motion Carried

7.4 Accessory Building Beyond Frontline of Main Dwelling - 15 Susan Street

Maxim Zeifer attended requesting approval for a temporary car shelter to be located in front of the main building at 15 Susan Street, PID 449769. Mr. Zeifer stated that he wanted to build a large temporary garage with the hopes of building a permanent

garage next year. The PAC asked if the shelter could come down after the winter. Mr. Zeifer stated that the intention was for a bigger car shelter and he would prefer to leave it up until he builds the permanent garage. If temporary, Mr. Zeifer understood that he would not need permission. The PAC stated that a temporary garage left up permanently where it is clearly visible and close to the road does not reflect the intention of the By-laws. Mr. Maxim showed the PAC Members where he intended to put the car shelter by pointing to the map on the screen. He wanted it placed out front, between the edge of his property and the edge of the driveway.

Moved By Darin Lamont
Seconded By Carolyn LeBlanc

To deny the request from By-law 038 Section 8.(G)(1)(b)(i) to erect a temporary car structure as an accessory building in the front yard of 15 Susan Street, PID 449769, as a temporary car shelter used as a permanent structure beyond the front line of the main dwelling does not meet with the current by-laws of the Town. Consideration to a different location or a temporary use may be reviewed.

Motion Carried

7.5 Temporary Signage - 1 Market Street

Mr. Paul Wilkins of Foodland applied for permission to erect two (2) plywood signs (1.22m by 2.43m each) in order to advertise the sale of Christmas Trees from November 24, 2017 until December 24, 2017 similar to last year. In order to obtain a sign permit, a variance is required from the Sign By-law 036 Section 3.(D)(1)q for temporary signage.

There were no questions and no one attended to speak for or against the application.

Moved By Darin Lamont
Seconded By Carolyn LeBlanc

To grant approval, from By-law 035, Section 3.(D)(1)q to permit two (2) temporary signs of one decimal twenty-two by two decimal forty-three metres (1.22 by 2.43) to advertise the sale of Christmas Trees on the property of 1 Market Street, PID 30034391 subject to the following conditions:

1. The location of each sign is approved by the Building Inspection Department as part of the Temporary Sign Permit application;
2. The sign does not display any day glow fluorescent, luminous or reflective paint or similar products; and
3. The signs are removed before December 30, 2017.

Motion Carried

7.6 Temporary Signage - 28 Millennium Drive

Dean Roberts & Trevor Marshall attended requesting approval to erect a temporary portable sign to advertise the seasonal business options offered by Millennium Cycle & Sport. In order to obtain a sign permit, a variance is required from the Sign By-law 036 Section 3.(D)(1)q for temporary signage. Mr. Roberts noted this was to announce winter business services that are different from normal services. He also noted that there will not be multicolored letters, it will be kept classy.

There were no further questions and no one attended to speak for or against the application.

Moved By Marc Gosselin

Seconded By Darin Lamont

To grant approval from By-law 035 Section 3.(D)(1)q to permit a temporary sign of one decimal twenty-two by two decimal forty-three metres (1.22m by 2.43m) in order to advertise the winter services offered at Millennium Cycle & Sport on the property of 28 Millennium Drive, PID 30237192 subject to the following conditions:

1. The location of the sign is approved by the Building Inspection Department as part of the Temporary Sign Permit application;
2. The sign does not display any day glow fluorescent, luminous or reflective paint or similar products; and
3. The sign is removed before December 30, 2017.

Motion Carried

7.7 Detached Garage Setback and Size - 86 Quispamsis Road

Paul LeBlanc attended requesting approval to construct a nine decimal seventy-five (9.75) metre by eight decimal fifty-three (8.53) metre detached garage, to be located beyond the frontline of the main dwelling. In order to obtain a building permit, a size variance of twenty decimal twenty-four (20.24) metres is required from By-law 038 Section 8.(G)(1)(c) and a location variance from Section 8.(G)(1)(b)(i).

There were no questions and no one attended to speak for or against the application.

Moved By Jean Place

Seconded By Marc Gosselin

To grant approval, from By-law 038 Section 8(G)(1)(b)(i), to locate the detached garage within the front yard of the main building and from By-law 038, Section 8(G)(1)(c), a variance of 20.24 square meters for the construction of a detached garage at 86 Quispamsis Road, PID 30204887 subject to the following conditions:

1. The exterior finish of the garage is to be a cladding recognized by the National Building Code of Canada, current adopted edition; and
2. The building is not to be used for business purposes or for the keeping of livestock or as a dwelling.

Motion Carried

8. Information Items and/or Discussion

Council Meeting Minutes: September 5 & 19, October 3

New PAC Member Announcement and Draft PAC 2018 Calendar

Voting for New Chairperson and Vice Chairperson:

Due to Bob McLaughlin, the current Chairperson, stepping down from the Planning Advisory Committee, the Chairperson role was put to a vote.

Moved by: Marc Gosselin nominated Darin Lamont for Chairperson

Seconded by: Darren Bishop

Mr. McLaughlin asked for other nominations three more times.

Darin Lamont was voted in as Chairperson for the remainder of 2017.

Motion Carried

Due to Darin Lamont moving from Vice Chairperson role to Chairperson, the Vice Chairperson role was put to a vote.

Moved by: Darin Lamont nominated Darren Bishop as Vice Chairperson

Seconded by: Marc Gosselin

Mr. McLaughlin asked for other nominations three more times.

Darren Bishop was voted in as Vice Chairperson for the remainder of 2017.

Motion Carried

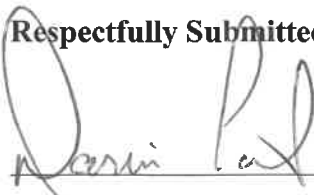
9. Adjournment

Moved By Darin Lamont

Meeting adjourned at 7:40 p.m.

The next Planning Advisory Committee meeting is scheduled for November 28, 2017.

Respectfully Submitted,



CHAIRMAN



SECRETARY