

PLANNING ADVISORY COMMITTEE
MINUTES – November 22, 2016

The regular meeting of the Planning Advisory Committee of the town of Quispamsis was held in the Town Hall Council Chambers on November 22, 2016 at 7:00 p.m.

In attendance: Bob McLaughlin
Carolyn LeBlanc
Darin Lamont
Darren Bishop
Marc Gosselin
Mark Hatfield
Pierre Rioux, Councillor
Violet Brown, Secretary

Absent: Jean Place
S. Dwight Colbourne, P.Eng, Municipal Planning Officer

1. Call to Order

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

2. Approval of the Agenda

MOVED BY: Darin Lamont
SECONDED BY: Mark Hatfield
CARRIED UNANIMOUSLY

3. Disclosure of Interest on Agenda Items

Marc Gosselin stated he had a conflict of interest with agenda item 7.b), the signage at 10 Millennium Drive.

4. Review of Previous Meeting Minutes

MOVED BY: Darin Lamont
SECONDED BY: Darren Bishop

That the Minutes of the November 8, 2016 PAC meeting be received and filed.

CARRIED UNANIMOUSLY

5. Business Arising from Minutes

<i>Notice of Decision</i>	<i>By-Law Section</i>	<i>Address</i>
Setbacks for Accessory Building	By-Law 038 Section 8.(E)(1)(a)	23 Jasper Drive, PID 30086524
Sign Size Variance	Sign By-law 036, Section 18.A.(1)a.i)(b)	332 Hampton Road, PID 30194831
Home Occupation – Naturopathic Consultant	By-law 038, Section 6.(K) and By-law 036 Section 3.D.(a)p	28 Teslin Drive, PID 30205751
Waterfront construction of a Detached Garage, with a front setback, a height variance and a setback to the main dwelling.	By-law 036 Sections 6.(BB)(1)(a), 8.(E)(1)(a), 8.(G)(1)(a); and 8.(G)(1)(b)(iii)	475 Gondola Point Road, PID 00244517
Kirkwood Heights Phase 8 revisited (road elevation)	By-law #035	End of Cliff Street joining James Prince
Subdivision of one lot; 20 foot strip of land	By-law #035	663 Gondola Point Road strip adding to 658 Gondola Point Road

MOVED BY: Mark Hatfield

SECONDED BY: Marc Gosselin

That the Notices of Decision be received and filed.

CARRIED UNANIMOUSLY

6. Unfinished Business

None

7. New Business

#	<i>Variance Requested</i>	<i>By-Law Section</i>	<i>Address</i>
a)	Sign Variance – Free standing	Sign By-law 036, Section 18.A.(2) and 18.A.(2)b	7 Kingsway Drive, PID # 30240618
b)	Sign Variance - Fascia	Sign By-law #036 Section 13.A (1)(a)(i)(b)	10 Millennium Drive, PID 114595

a) Sign Variance – Free standing – 7 Kingsway Drive, PID # 30240618

Pastor Tim Shaw, on behalf of the Kings Way Assembly, attending the meeting seeking permission to erect a free standing sign, to be located on the Gondola Point Arterial side of the property of 7 Kingsway Drive, PID 30240618.

The information reviewed stated that there are currently two free standing signs on the property – one at the front on Kingsway Drive and the second one, which obtained approval from the Planning Advisory Committee in August 1999, located about ten (10) metres further inward on the property from the proposed location of the new sign. The intention is to place the new sign, a two sided sign with directional arrows on each side, at the property line in order to be seen by the public traveling along the Gondola Point Arterial (Route 119). The new sign will be illuminated internally, similar to the existing sign.

In the staff memo to the PAC members, it was suggested that the free standing sign that exists above the proposed new sign be removed prior to or shortly after erecting the new sign. Staff feels that the information advertised on the new sign will make the old one redundant. As well, this would be the third free standing sign on the property where no other commercial or institutional use has three (3) free standing signs. The PAC Members as well as Mr. Shaw were in agreement and Mr. Shaw said the sign that currently sits on the same side of the property as this proposed sign will be removed.

Mr. Shaw asked about the recommendation from the staff memo regarding no further directional signs. He indicated that the Church Board Members have talked about future plans to install directional signs on Squire Drive and Chamberlain Road so as to assist with directions from Chamberlain Road to McEachern Road to Kingsway Drive and then Squire Drive to Kingsway Drive. They have not determined locations for either direction nor have they reviewed this in detail enough to discuss with land owners whether they would be individual properties owners or Town owned properties. Other signage options were reviewed including the suggestion of changing the arrows to physical address, using temporary triangular signs to be placed at the intersections before and after services, etc. Mr. Shaw stated that they may not wish to proceed with construction of the proposed signage if there were no further signs permitted unless he had probable options that they could proceed with. Mrs. Brown reviewed the Sign By-law with regards to third party signs being prohibited in the Town and the process of a By-law amendment which includes a one thousand dollar application fee and an approximate time frame of three months. It was asked if the PAC could review the third party signs but Mrs. Brown stated that any changes to a By-law must be directed to Council. Mrs. Brown also stated that the application put forth at this time did not include any signage other than the one free standing sign on 7 Kingsway Drive, PID 30240618, more specifically on the Gondola Point Arterial side of the property. Therefore, public notice did not include information about other signage and the subject cannot be reviewed at this meeting whether PAC had the authority to approve or not. Mr. Shaw was asked if it was a common request for detailed direction to the Church and he calculated approximately six people over his term of the past three years have stated that they had a difficult time in locating the Church.

Mr. Shaw asked about another staff recommendation regarding obtaining permission from the Department of Transportation and Infrastructure (DTI). It was stated that this is required due to the proximity of the sign to the property of the DTI. The DTI will need to review this application for the sign luminosity and possible obstruction of vision for the public traveling along the Gondola Point Arterial, etc.

Notice was sent to residents within 100 metres of the property. There were no responses received for or against the application and no one attended the meeting with concerns.

MOVED BY: Darin Lamont

SECONDED BY: Mark Hatfield

That the PAC grant approval for a two (2) metre variance from the Sign By-law 036 Section 18.A.(2) for a freestanding sign to be erected at the property line on the property of 7 Kingsway Drive, PID 30240618, on the Gondola Point Arterial side of the property, subject to the following terms and conditions:

1. The existing free standing sign on this side of the property be removed before or shortly after the new sign is erected;
2. The Department of Transportation and Infrastructure (DTI) is contacted by the applicant for approval to erect the sign at the edge of their property line. Such approval to be submitted to the Town prior to issuance of a sign permit; and
3. No other signs, directional or otherwise, be erected to further direct the public to the property of the Kings Way Assembly without approval from the Planning Advisory Committee or Council.

CARRIED UNANIMOUSLY

Marc Gosselin stepped out of the room at 7:15 p.m.

b) Sign Size Variance – 10 Millennium Drive, PID 114595

Mr. Greg MacDougall, representing 9783466 Canada Inc., doing business as DBA Valley Pharmacy, attended the meeting requesting a size variance for two business signs to be located in two separate suites at 10 Millennium Drive; a business complex owned by Cobalt Property Investments being located on lands further identified by PID 114595.

There are no concerns from a staff perspective and it was noted that both signs, being the same size and shape, appear appropriate on the building as per the staff memo to the PAC members. Notice was sent to residents within 100 metres of the property. It was noted that the eight notices were all sent to businesses with similar signage and similar hours of operation. There were no responses received for or against the application and no one attended the meeting with concerns.

MOVED BY: Mark Hatfield
SECONDED BY: Darin Lamont

That the PAC grant the variance of a one decimal five seven (1.57) square metres for fascia signs for the Guardian Valley Pharmacy and the Millennium Drive Medical Centre on the building at 10 Millennium Drive, PID 114595, subject to the following condition:

1. A sign permit must be applied for within one (1) year of approval.

CARRIED UNANIMOUSLY

9. Information Items

Meeting times for the Planning Advisory Committee was reviewed and the PAC Members were asked for their opinion of the 7:00 p.m. start. All Members in attendance would prefer an earlier start to the meetings so it was asked if the Secretary would investigate other Towns for their times, how the time could be changed if possible.

10. Adjournment

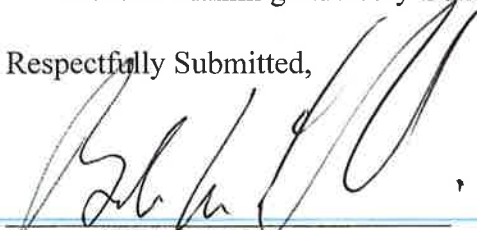
MOVED BY: Darin Lamont

That the meeting be adjourned.

The Planning Advisory Committee meeting was adjourned at 7:22 p.m.

The next Planning Advisory Committee meeting is scheduled for December 13, 2016.

Respectfully Submitted,



CHAIRMAN



SECRETARY