



QUISPAMISIS PLANNING ADVISORY COMMITTEE

MEETING MINUTES - November 28, 2017

Present:

Darin Lamont
Darren Bishop
Brent Preston
Carolyn LeBlanc
Jean Place
Kendall Mason
Marc Gosselin
S. Dwight Colbourne, P.Tech, Municipal Planning Officer
Violet Brown, PAC Secretary

Absent:

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 Kendall Mason

That the agenda be approved.

Motion Carried

3. Disclosures of Interest

No disclosures were declared.

4. Approval of Previous Minutes

Moved By Darren Bishop

Seconded By Carolyn LeBlanc

That the previous PAC Meeting Minutes be approved and filed.

Motion Carried

5. Business Arising from Minutes - Notice of Decisions

Wildberry Subdivision Phase 1

Fence Height - 7 Oriole Lane

Detached Garage Setback - 6 Waters Edge Lane

Accessory Building Setback - 15 Susan Street

Temporary Signage - 1 Market Street

Temporary Signage - 28 Millennium

Detached Garage Setback and Size - 86 Quispamsis Road

Moved By Marc Gosselin

Seconded By Darren Bishop

That the Notices of Decision from the previous meeting be received and filed.

Motion Carried

6. Unfinished Business

None

7. New Business

7.1 Detached Garage Over Size and Over Height - 14 Kluane Court

Keith Barry attended seeking approval to construct a nine decimal one (9.1) metre by nine decimal one (9.1) metre detached garage, with a height of six decimal five (6.5) metres. In order to obtain a building permit, a height variance of one decimal five (1.5) metres is required from By-law 038 Section 8.(G)(1)(a) and a size variance of nineteen decimal eight (19.8) square metres from By-law 038 Section 8.(G)(1)(c).

Mr. Barry was asked what the upstairs use was proposed as and he stated that it was for a bonus room for storage and confirmed it was not for anyone to sleep or live in there.

Moved By Marc Gosselin

Seconded By Jean Place

That the PAC approve the height variance of one decimal five (1.5) metres from By-law 038 Section 8.(G)(1)(a) and the size variance of nineteen decimal eight (19.8) square metres from By-law 038 Section 8.(G)(1)(c) to construct a nine decimal one (9.1) metre by nine decimal one (9.1) metre detached garage at 14 Kluane Court (PID 30220131), subject to the following terms and conditions:

1. The exterior finish of the garage is to be a cladding recognized by the National Building Code of Canada, current adopted edition;

2. The building is not to be used for business purposes, self-storage rental, for the keeping of livestock or as a dwelling.

Motion Carried

7.2 Discretionary Use - Preschool - 26 Pettingill Road

Ms. Yennah Hurley attended with Ms. Samantha Risk of the KV Oasis Youth Centre seeking approval for a Preschool to be added to the Youth Centre. Ms. Hurley noted the youth attending the centre are not at the facility before 3:00 p.m. so the 9:00 a.m. to 12:00 p.m. time slot is available. They are proposing a maximum of twelve (12) children and have the paperwork already sent to the province but require the zoning approval from the Town before the paperwork can be properly finalized.

It was noted that a Preschool, or Daycare, is permitted as a Discretionary Use in a Central Commercial (CC) Zone as per Section 12.(B) of the Town's Zoning By-law 038 subject to terms and conditions as may be imposed by the Planning Advisory Committee.

It was asked if there is any outside area for them to play and Ms. Hurley stated that there is a wooded area for nature hikes and learning lessons as well as a fenced in area on the back for play time. It was asked how many staff are required for the proposed number of children and Ms. Risk stated that two (2) staff are required as per the provincial requirements but that they are proposing and have applied for staffing of three (3) with one being a supervisor.

It was noted in the recommendations from staff that the dumpster is to be moved to the back and Ms. Hurley noted it was at the back previously but moved for the snowplow operator. Ms. Hurley stated she will speak to property owner to request the dumpster be moved to the back again.

Mr. Colbourne, the Municipal Planning Officer, noted that the PAC Members must address the fact that there is another daycare centre across the street, that of the Happy Clown Daycare and as per the Zoning By-law 038, a Day Care Facility shall be located a minimum distance of four hundred (400) meters from another Day Care Facility. Ms. Hurley stated that she communicated with the operators of the Happy Clown Daycare facility and confirmed that it does not run a preschool, just a daycare which is play-based. She reiterated that the proposed operation at KV Oasis will be a learning base program and only half day preschool, not a full day daycare.

On the question: Marc Gosselin congratulated Ms. Hurley and her group on the work they have done in the community over the last year.

Moved By Carolyn LeBlanc

Seconded By Brent Preston

That the PAC grant permission to the KV Oasis Youth Centre to operate a Preschool at 26 Pettingill Road, PID 30256200, subject to the following terms and conditions:

1. The Preschool must comply with all Provincial regulations in accordance with the jurisdiction having authority and a copy of such approval(s) to operate is to submitted to the Town;
2. Any alterations to the building are subject to a Building Permit;
3. There shall be no on-street parking;
4. The property owner is compliant with the original and amended Developer's Agreement including the removal of the dumpsters from the front parking lot and having them located behind the building; and
5. All conditions set by the PAC in January 2016 for the Youth Centre are still in effect.

Motion Carried

7.3 Fence Setback - 147 & 151 Queensbury Drive

Mr. Matthew Douthwright attended seeking approval to connect fencing to an existing fence and retaining wall on the adjoining property which is located zero decimal six (0.6) metres from the property line. In order to obtain a fence permit for the joining sections along the side of the property at 147 Queensbury Drive, PID 30296842, a variance of zero decimal six (0.6) metres is required from Section 6.(S)(7) of the Town's By-law 038.

As well, Ms. Kim Andrews, the property owner of 151 Queensbury Drive, PID 30296834, attended as they are permitting the applicant to erect his fence up to their existing retaining wall and fence. As such, she will require the same variance to allow fencing to be erected to the property line from her zero decimal six (0.6) metre setback.

Mr. Douthwright stated that he wants to erect the fence to keep the deer out and if he puts his fencing up to the neighbor's wall, it will eliminate the deer from coming in between both properties. He plans to erect the fence to the property line, adding a fence post, then extend the fence boards over to the next fence/retaining wall without any further posts. The same process will be done for the back section.

Ms. Andrews stated her retaining wall is two feet back from the property line. She understands that both property owners were asking for a variance and noted that the property line should be clearly shown for any potential future owners or future concerns.

Mr. Colbourne stated that the Town didn't see an issue if the post section of the fence is just off the property line and only the extended boards are over the line as those boards could be easily be removed.

Mr. Douthwright stated that the property pin is not visible in the front and he now believes the post he put in already is less than one foot away from the existing retaining wall, which puts the post on the adjacent property. He stated he could move this post to the property line but noted that if he put another one at two feet into his property to define his setback, that it would be in the way of driving through his driveway. Ms. Andrews asked if the Town could help get the pin located and noted that they are aware of the location of the back pin. Mr. Colbourne stated that the telephone or power pole is usually in the middle of the line and that perhaps the Building Inspector could assist in finding the front pin with the Town's GPS. The Town has done this for property owners previously and with considerations to two neighbors helping each other, we will likely be willing to help. Mr. Douthwright noted that there was a pin there but it may have been move. It was noted that it is illegal to remove any property pins.

Moved By Kendall Mason

Seconded By Carolyn LeBlanc

That the PAC grant approval for a zero decimal six (0.6) metre setback variance from Section 6.(S)(7) of the Zoning By-law 038, to erect sections of fencing between 147 Queensbury Drive, PID 30296842 up to an existing fence zero decimal six (0.6) metres from the property line of 151 Queensbury Drive, and, grant approval for a zero decimal six (0.6) metre setback variance from Section 6.(S)(7) of the Zoning By-law 038 so that the property owners of 151 Queensbury Drive, PID 30296834, can permit fencing to be erected in the setback area between their existing fence and their property line subject to the following terms and conditions:

1. The property owners of 147 Queensbury Drive erect a fence post inside their property line so that the fence boards overhanging towards the neighbor's wall can be removed without difficulty should either property be sold and property lines are disputed;
2. A building permit is issued prior to the fence being erected;
3. The property pins and lines are clearly identified at the time of the fence permit review; and
4. This approval is for the sections of fencing proposed to align from 147 Queensbury Drive to the existing retaining wall on 151 Queensbury Drive and is not for a full length of fencing to be erected along the adjoining property line.

Motion Carried

8. Information Items and/or Discussion

Council Minutes - October 17, 2017

Moved By Marc Gosselin

Seconded By Carolyn LeBlanc

That the information be received and filed.

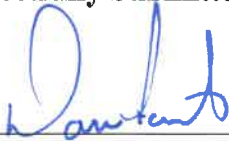
Motion Carried

9. Adjournment

Moved By Jean Place

That the meeting adjourn at 7:30 p.m.

Respectfully Submitted,



CHAIRMAN



SECRETARY