



QUISPAMISIS PLANNING ADVISORY COMMITTEE
MEETING MINUTES – October 13, 2020

Present: Darin Lamont Marc Gosselin
 Brenda Fowlie Chrissy Scott – Tech Support
 Brent Preston Violet Brown, PAC Secretary
 Darren Bishop S. Dwight Colbourne, Municipal Planning Officer

Absent: John Groden
 Kendall Mason

1. Call to Order

Darin Lamont called the meeting to order at 7:00 p.m.

2. Approval of Agenda

Moved By Darren Bishop

Seconded By Marc Gosselin

That the Agenda be approved as written.

Motion Carried – Voting was done verbally and individually

3. Disclosures of Interest

No disclosures were declared.

4. Approval of Previous Minutes

Moved By Brent Preston

Seconded By Darren Bishop

That the minutes of the September 22, 2020 PAC meeting be received and filed.

Motion Carried – Voting was done verbally and individually

5. Business Arising from Minutes - Notice of Decisions

48 Aldridge Drive - Oversize Accessory Building
224 Hampton Road - Sign Setback
255 Model Farm Road - Side Yard Setback
Breen Tentative Subdivision Plan - Decision Tabled

Moved By Marc Gosselin

Seconded By Brent Preston

That the Notices of Decision be received and filed.

Motion Carried – Voting was done verbally and individually

6. Unfinished Business

6.1 Serenity Heights Phase 2 - Tentative Subdivision Plan - Stock Farm Road

Nothing new was prepared for this meeting.

Moved By Darren Bishop

Seconded By Marc Gosselin

That this item be tabled until the next PAC meeting of October 27, 2020 and the PAC Secretary contact the applicant to move this along or the application must start from the beginning.

Motion Carried – Voting was done verbally and individually

6.2 Breen Subdivision - Tentative Subdivision Plan - 259 Model Farm Road

Nothing new was prepared for this meeting but Mr. Colbourne noted that he met with the applicant and the surveyor who are still working on a new plan.

Moved By Brenda Fowlie

Seconded By Brent Preston

That this item be tabled until the next PAC meeting of October 27, 2020 and the PAC Secretary get in touch with the applicant to move this along or close it out.

Motion Carried – Voting was done verbally and individually

7. New Business

7.1 8 Titus Crescent - Detached Garage Height Variance

Mr. MacLeod attended to seek approval to construct a detached garage with personal workshop on the property of 8 Titus Crescent, PID 64568. Mr. MacLeod stated that the original application had the garage located in the back corner on the right side (facing the back yard) but changed it to the opposite side of the rear yard. It is still within setbacks and size limits of the Town's Zoning By-law but the extra height for storage requires a variance. Mr. MacLeod noted the drainage concerns saying that surface water flows through his Lot to the back of his property and onto the back yards of Harrington Drive residents, particularly between civic numbers 5 and 7. Mr. MacLeod stated that he has no intention to make the flow worse and welcomes ideas from the Town on storm water management. Mr. MacLeod confirmed that this garage will be used for parking of a lawn tractor and other yard equipment plus storage and his personal workshop. He added that this is not for a car and there will be no driveway to it.

It was noted that there is an easement to the rear of the properties on Titus Crescent and Harrington Drive and that this is a power easement, not a drainage easement and therefore, not the Town's responsibility to go into the easement for any storm water management. Mr. Colbourne noted some easements are combined but this one appears to be just utility. The PAC Secretary stated that she sent emails to the Town Engineering Manager noting the concerns from the two property owners that corresponded through her on this application and that while the easement is not for drainage, the Engineering Department will add this location to their list of places to review.

Mr. Gary Quigg of 6 Titus Crescent spoke to say he supports the project and is confident that Mr. MacLeod will do the landscaping properly. No one else spoke for or against the application.

Moved By Marc Gosselin

Seconded By Brent Preston

That the PAC approve the one decimal seven (1.7) metre height variance in order to construct a sixty-one (61) square metre detached garage with a height of six decimal seven (6.7) metres on the property of 8 Titus Crescent, PID 64568, subject to the following terms and conditions:

1. The exterior finish of the building is to be a cladding recognized by the National Building Code of Canada, current adopted edition;
2. The proposed garage is not to be used for a dwelling unit or for the keeping of livestock or as a home business; and
3. A building permit is issued prior to construction.

Motion Carried – Voting was done verbally and individually

7.2 40 Meadowlark Drive - Fence Setback Variance

Mr. Brendan Clancy attended seeking approval to erect fencing just inside the property lines on the sides at 40 Meadowlark Drive, PID 30336630. He confirmed the fence height would be six feet, so no variance is required for height.

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

Moved By Brent Preston

Seconded By Darren Bishop

That the PAC approve the fencing to be erected just inside the property lines on the sides at 40 Meadowlark Drive, PID 30336630, subject to the following terms and conditions:

1. All work, included the fence post holes, is to take place on the applicants' property,
2. A permit is issued before the fence is installed; and
3. This approval is for the horizontal slip-fence design as per the application.

Motion Carried – Voting was done verbally and individually

7.3 24 Heritage Way - Front Yard Setback

Mr. Andrew McKay attended seeking approval for a one decimal five (1.5) metre front yard setback so that the main dwelling can be located six (6) metres from the front property line at 24 Heritage Way, PID 30328181. Mr. McKay noted the back yard slopes quickly so the owners would like to move the house a bit more to the front, so the back yard has a bit more room. The garage is the farthest point of the building inside the front setback and each of the steps and decks will be inside the 7.5 metre setback required by the Zoning By-law. Mr. Colbourne noted there is a five metre wide utility easement in the front and asked Mr. McKay to ensure construction was not within the easement.

Mr. & Mrs. Brock of 19 Heritage Way attended for the interest of the application and the variance but had no concerns. No one else attended to speak for or against the item.

Moved By Marc Gosselin

Seconded By Darren Bishop

That the PAC approve the one decimal five (1.5) metre front yard setback from the Town's Zoning By-law 038, Section 8.(E)(1)(a), so that the attached garage of the main dwelling can be located six (6) metres from the front property line at 24 Heritage Way, PID 30328181, subject to the following terms and conditions:

1. The setback of six metres must be inclusive of all front deck and steps facing Heritage Way;
2. No further projections into the setback are permitted beyond this one decimal five (1.5) metre variance; and
3. A building permit is obtained prior to any construction.

Motion Carried – Voting was done verbally and individually

7.4 175 Hampton Road - Liquor Licence Amendment - St. Louis Bar & Grill

Ms. Shruti Kapoor, VP of Design & Construction for St. Louis Franchise Ltd, attended seeking approval to include a Lounge Liquor License with the Dining Room Liquor License previously approved for the property of 175 Hampton Road, PID 243204. Mr. Colbourne noted this was very standard and mentioned the Municipal Plan granted the PAC the authority to approve the liquor licensing of these types of restaurants. He also noted the liquor control act is regulated by the Province. The previous restaurant at this location received approval for a dining room license but the interior design indicates that they may have had further licenses as well.

No one attended to speak for or against this application.

Moved By Brent Preston

Seconded By Darren Bishop

That the PAC permit the issuing a Lounge Liquor License to St. Louis Bar and Grill at 175 Hampton Road subject to the following:

1. Compliance with all provincial requirements associated with the operation of an establishment holding a Lounge Liquor License;
2. A copy of the liquor license be made available to the Town if requested for verification of compliance with the terms and conditions of the PAC approval; and
3. All other terms and conditions of approval as a Discretionary Use remain in effect and unaltered.

Motion Carried – Voting was done verbally and individually

7.5 5 Riverfront Crescent - Waterfront Development Review

Mr. Rob Beaulieu, of RJB Builders, attended on behalf of the property owners seeking approval to construct a detached garage on the waterfront property of 5 Riverfront Crescent, PID 30142673.

One of the neighboring property owners notified the PAC Secretary that there is a covenant on the property which states that all buildings constructed or placed on the said lot shall have wood or masonry exterior so that no siding composed of man-made materials shall be used.

Mr. Colbourne stated that the PAC can only speak to the Town's By-laws and not the covenants, however, the protocol could be for the Town to notify the applicant if they are informed of the covenants even though the Town does not have the authority to enforce it. Mr. Beaulieu stated that the PAC Secretary informed him of the covenant and the homeowner was willing to use brick or wood to comply.

No one attended to speak for or against this application

Moved By Darren Bishop

Seconded By Marc Gosselin

That the PAC approve the construction of the six decimal one (6.1) by nine decimal one (9.1) metre detached garage to be placed at the rear of the waterfront property of 5 Riverfront Crescent, PID 30142673, subject to the following terms and conditions:

1. Confirmation from the Department of Environment and Local Government that a permit is or is not required;
2. The exterior finish of the garage is to be a cladding recognized by the National Building Code of Canada, current adopted edition;
3. The building, or any portion thereof, shall not be used as a dwelling unit or for the keeping of livestock; and
4. A building permit is issued prior to construction.

Motion Carried – Voting was done verbally and individually

8. Information Items and/or Discussion

Council Meeting Minutes - September 1 and 15, 2020

7 Pettingill Road - Wash 66 - Decision from Council on Well Water Usage

Mr. Colbourne reviewed the update for 7 Pettingill Road as a request for Council to reconsider their decision for the use of potable water to be obtained from a private well versus trucking in the water. He noted that the applicant hired a Fundy Engineering to test the amounts of the water and it was found that there was eleven times more water there than required. It was noted that private wells are not regulated by the Town but by the provincial regulations and the Clean Water Supply Act. The owner of Wash 66 agreed to follow the report of Fundy Engineering for metering the amount of water being used with annual reports coming to the Town and restrictions put into place should the usage bring any concerns to the

Town. The PAC and the Town Staff (Engineer and Municipal Planner) had all supported the application based on the reports which may the decision favorable to the Council.

Moved By Brenda Fowle

Seconded By Darren Bishop

That the Information Items be received and filed.

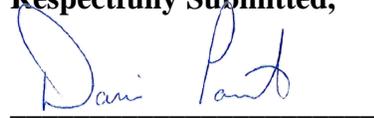
Motion Carried – Voting was done verbally and individually

9. Adjournment

Moved By Darren Bishop

Meeting adjourned at 7:47 p.m.

Respectfully Submitted,



CHAIRMAN



SECRETARY