



QUISPAMISIS PLANNING ADVISORY COMMITTEE
MEETING MINUTES – October 22, 2019

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

Absent: John Groden

1. Call to Order

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

2. Approval of Agenda

The property owners of 281 Hampton Road were not available for this meeting.

Moved By Marc Gosselin

Seconded By Kendall Mason

That the Agenda item 7.c (281 Hampton Road) be moved to the November 12, 2019 PAC Meeting.

Motion Carried

Moved By Marc Gosselin

Seconded By Kendall Mason

That the Agenda be approved as amended.

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

15 Susan Street - Home Occupation

99 Queensbury Drive - Fence Setback

575 Gondola Point Road - Waterfront Development

Queensbury Heights Subdivision

Christa Carpenter LPP Subdivision

Hillcrest Holdings LPP Subdivision

Moved By Darren Bishop

Seconded By Kendall Mason

That the Notices of Decision be received and filed.

Motion Carried

6. Unfinished Business

7. New Business

7.1 135 Palmer Brook Road - Developer's Agreement Amendment

Mr. Ken Prosser attended seeking approval for an amendment to an existing developer's agreement for the development at 135 Palmer Brook Road. Section 12.(H) of the Zoning By-law 038 requires that any new construction is subject to a Development Agreement with the Town and the Agreement for this Development requires an amendment for dates of completion. Mr. Prosser noted that the foundation was put in last year but his own business doubled in 2019 so he could not get back to building the maintenance garage – the two bay garage with office and bathrooms. The timelines offered in the staff report were reviewed and Mr. Prosser stated he will be working on this project as time permits, both this year and next in order to complete in the times allotted.

It was recognized if a development is not complete within the allotted times, Council can cancel the Agreement for not meeting the timelines and pull the bond that would be forfeited.

No one attended to speak for or against this item.

Moved By Kendall Mason

Seconded By Darren Bishop

That the PAC support the amending of the Developer's Agreement for the property of 135 Palmer Brook Road, PID 30240188, subject to the following conditions:

1. The extension of the construction date for the building deadline to April 2021,
2. The extension of the completion date for the parking areas to November 2021;

3. The extension of the completion date for the overall Development to December 2021;
4. The timelines must be adhered to as stated; and
5. All conditions of the previously approved Development remain in effect.

Motion Carried

7.2 587 Gondola Point Road - Waterfront Development

Mr. Craig Melvin attended seeking approval for the construction of a retaining wall and other work on the waterfront property of 587 Gondola Point Road, PID 30225957.

Mr. Melvin stated that there is now a nine foot (9') wooden seawall that wraps around the front of the property, and a little to the sides, that is made of telephone poles (like a crib) and they want to add to the top to increase the height. An engineer has looked at it as it stands now and said the existing wall was strong enough to add more height to it. Other options such as raising the home have been looked at. The project may not be done this year due to delays with the Province reporting since May. The rip rap wall will be done soon and this will extend under the trees, like the neighbor to the right (from the water view), basically to the end of the property, using the same type of rip rap as the Town and using the same contractor that the Town uses.

Mr. Colbourne noted that there is a cross culvert on the property, but no Municipal easement. He stated that he will ask the Town Engineering Department what is the best way to look at this and then contact the property owner. Mr. Melvin mentioned that he was unaware of this culvert at the time of the purchase because it was winter. He had mentioned this to the Town crew at some time point but an easement was not discussed at that time. Mr. Melvin confirmed that there are no structures within the area of the storm drain and culvert.

It was asked if a railing is required on top of the seawall. Mr. Melvin noted that the wall is already above ground and will be up to four feet higher than ground. Some soil will be added to support the wall only but will not be built up so that the ground is up to top of wall. If needed, the owners will put a railing up.

No one attended to speak for or against this application.

Moved By Darren Bishop

Seconded By Marc Gosselin

That the PAC support the addition of Rip/Rap armor stone, the additional height added to an existing retaining wall, the creation of a dry well for drainage and installation of back-flow preventors, and the removal and relocation of sheds on the waterfront property of 587 Gondola Point Road, PID 30225957, subject to the following conditions:

1. A Building Permit for the retaining wall must be issued within a one (1) year timeframe from the date of this decision; and
2. Department of Environment approval is issued for the waterfront development and a copy is filed with the Town.

Motion Carried

7.3 281 Hampton Road - Clarification of Notice of Decision

This application was moved to November 12, 2019 PAC meeting to accommodate property owners schedules.

8. Information Items and/or Discussion

Council Meeting Minutes for September 17 and October 1, 2019

Moved By Brenda Fowlie


That the Information Items be received and filed.

9. Adjournment

Moved By Darren Bishop

Meeting adjourned at 7:25 p.m.

Respectfully Submitted,



CHAIRMAN



SECRETARY