



QUISPAMISIS PLANNING ADVISORY COMMITTEE
MEETING MINUTES – October 23, 2018

Present:	Darin Lamont	Brenda Fowlie
	Brent Preston	Darren Bishop
	Marc Gosselin	Margie McGrath
	Michael Wowchuk	Violet Brown
		Trevor Murray
Absent:	Kendall Mason	S. Dwight Colbourne

1. Call to Order

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

2. Approval of Agenda

Moved By Brent Preston
Seconded By Michael Wowchuk

That the Agenda be approved as written.

Motion Carried

3. Disclosures of Interest

No disclosures were declared.

4. Approval of Previous Minutes

Moved By Marc Gosselin
Seconded By Brenda Fowlie

That the minutes of the previous October 9, 2018 PAC meeting be received and filed.

Motion Carried

5. Business Arising from Minutes - Notice of Decisions

2 Leeswood Drive - LPP Zone Change

Moved By Darren Bishop

Seconded By Marc Gosselin

That the Notices of Decision be received and filed.

Motion Carried

6. Unfinished Business

7. New Business

7.1 9 Kelcratis Ave - Side Yard Setback, Accessory Building prior to Main Dwelling

Mr. Josh Ferguson attended seeking a side yard setback variance from *Zoning By-law No. 038, Section 25.(F)(3)* so that the main dwelling can be located such that it is not thirty (30) metres from at least one side lot line and a variance from *Zoning By-law No. 038, Section 8.(G)(4)*, for permission to keep the accessory building on the lot prior to the main dwelling at 9 Kelcratis Ave, PID 30289466.

He explained that the accessory building is there because his parents moved to the area and built garage so they didn't require the shed and offered it to him. He did not know that there was any by-law violation having it there prior to the main dwelling. Once Mr. Ferguson received a letter from the Town notifying him of the violation, he reviewed the zoning by-law and realized that if he wanted to centre his home on the lot versus having it at about three metres from one side, he required a further variance and added this to the application. Mr. Ferguson further added that the dwelling design is being reviewed by the building contractor and bankers at this time and will be completed by July 2019.

There were no questions from the PAC members and no concern from staff. Notice of the application was sent to property owners in the 50 metre radius and one neighbor called in with concerns for proximity to property lines. Once the caller understood that the house would be centred, as are the others in the area, he said he had no concerns.

Moved By Marc Gosselin

Seconded By Brenda Fowlie

That the PAC approve the side yard setback variance from *Zoning By-law No. 038, Section 25.(F)(3)* so that the main dwelling can be located such that it is not thirty (30) metres from at least one side lot line at 9 Kelcratis Avenue, PID 30289466, subject to the following terms and conditions:

1. A building permit is issued for the main dwelling within one year of the date of this approval; and
2. The dwelling is constructed in accordance with all Town By-laws.

Motion Carried

AND

Moved By Marc Gosselin

Seconded By Brent Preston

That the PAC approve the variance from *Zoning By-law No. 038, Section 8.(G)(4)*, for permission to keep the accessory building on the lot prior to the main dwelling at 9 Kelcratis Avenue, PID 30289466, subject to the following terms and conditions:

1. A building permit application for the accessory building, with accurate site plan measurements, is received by the Town within thirty (30) days of this approval;
2. The accessory building shall not be used for the purpose of a business, a dwelling unit or for the keeping of livestock; and
3. The construction of the main dwelling must be started within one (1) year of the date of this approval or the accessory building must be removed until the dwelling is constructed.

Motion Carried

7.2 210 Hammond River Road - Side Yard Setback

Ms. Allison LeBlanc attended seeking approval for a Side Yard Setback variance for the construction of a seven decimal three (7.3) metre by seven decimal six (7.6) metre detached garage at 210 Hammond River Road, PID 453449.

Ms. LeBlanc noted that the pool has been removed, as shown on the image at the public meeting, and the shed has been moved back out of the way. She stated that she has been trying to locate the property pins with her neighbor but has been unable to locate more than one front pin near the driveway. Once the property pins are all located, she may not require the variance at all.

Mr. Trevor Murray stated that Ms. LeBlanc may only need some of the variance but not all of the original request. He suggested the wall be at least four (4) feet from the property line, otherwise, fire separation walls are required and can be very expensive. Ms. LeBlanc figures she would still have a full foot at the 25' width proposed garage but will go to 24' if necessary.

The adjacent neighbor sent in a letter of support, no concerns received.

Moved By Michael Wowchuk

Seconded By Brenda Fowlie

That the PAC approve the side yard setback variance of up to one (1) metre from *Zoning By-law No. 038, Section 8.(G)* for the construction of a seven decimal three (7.3) metre by seven decimal six (7.6) metre detached garage at 210 Hammond River Road, PID 453449, subject to the following terms and conditions:

1. The detached garage shall not be used for the purpose of a business, or as a dwelling unit or for the keeping of livestock;
2. The exterior finish of the garage is to be a cladding recognized by the National Building Code of Canada, current adopted edition; and
3. A building permit application for the detached garage, with a site plan containing actual lot measurements, is received within one year of the date of this approval.

Motion Carried

8. Information Items and/or Discussion

None.

9. Adjournment

Moved By Darren Bishop

Meeting adjourned at 7:16 p.m.

Respectfully Submitted,



CHAIRMAN



SECRETARY