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QUISPAMIS PLANNING ADVISORY COMMITTEE

MEETING MINUTES – October 25, 2022

Present: Darin Lamont Marc Gosselin
 Darren Bishop Chrissy Scott, GIS Technologist
 Brenda Fowlie Jennifer Jarvis, Planning Technologist
 Brent Preston Violet Brown, PAC Secretary
 Kendall Mason (Virtual)

Absent: Mark Guest
 S. Dwight Colbourne, Municipal Planning Officer

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 Brenda Fowlie

That the Agenda be approved as written.

Motion Carried

3. Disclosures of Interest

No disclosures were declared.

4. Approval of Previous Minutes

Moved By Brent Preston

Seconded By Brenda Fowlie

That the minutes of the previous PAC meeting be received and filed.

Motion Carried

5. Business Arising from Minutes - Notice of Decisions

Moved By Brenda Fowlie

Seconded By Brent Preston

That the Notices of Decision be received and filed.

Motion Carried

6. Unfinished Business

6.1 Silliphant Holdings - Tentative Subdivision Plan - French Village Road

On HOLD by the applicant.

Postponed again, by applicant, until further items are clarified.

6.2 662 Gondola Point Road - Similar to a Home Occupation - Dog Training (Dog Daycare Application Eliminated)

On HOLD by the applicant; preparing for November 8, 2022 PAC Meeting.

7. New Business

7.1 929 Hampton Road - Temporary Use - Reficio Construction

Derek Dobson of Leisure Time Services (Property Owner), attended along with Darren Tissington of Reficio Construction Inc, with an application for a Temporary Use to operate a home renovation material business at 929 Hampton Road, PID 30178727.

Jennifer Jarvis introduced the application noting in 1997 the property was rezoned from Rural (RU) to Highway Commercial (HC), and at that time, a Development Agreement was specific in what use would be permitted on the lot, that of a retail sales and servicing of recreational vehicles only. She also noted that in 2019, an application to allow Harris Rebar to operate their business from the subject lot as approved and as part of the process, Council received third and final reading to the agreement, but it was never signed by the property owner or applicant. Therefore, the property owner must ask Council to cancel the Zoning By-law Amendment 038-30 to remove the permission for Harris Rebar to operate their business from this property. Furthermore, Ms. Jarvis stated that since these things take time to process, staff recommended that the applicant request a Temporary Use for a period of one (1) year, as per Section 3.(B)(1) of the Town's Zoning By-law 038 so that the operation of the business could continue until such time as the Development Agreement is Amended or the property is rezoned.

It was asked if the proposed business is Manufacturing or Fabricating since the review of the property showed Quartz Countertops are cut on site. Mr. Tissington stated that the sales portion of the business is 60% and the cutting/manufacturing is 40%. Ms. Jarvis noted that a home decor business is permitted but as for the fabricating, Council would need to determine if this is incidental to the business or if a zone change would be better suited for the business and the property. Staff had some concerns for the cutting of quartz, but more knowledge would be required for Council. It was asked how the 20' by 40' accessory building fall into the HC zone and Ms. Jarvis explained that the accessory building has no variance requirement, so it was not mentioned in the staff report.

Notice was sent to property owners within 100 metres. No correspondences were received, and no one attended to speak for or against the application.

Moved By Marc Gosselin

Seconded By Brenda Fowlie

That the Planning Advisory Committee grant a Temporary Use, as per Section 3.(B)(1) of the Town's Zoning By-law 038, for a period of one (1) year, to allow the business of the Reficio Construction Incorporated to operate their business at 929 Hampton Road, PID 30178727, subject to the following terms and conditions:

1. The Development Agreement is amended to include Reficio Construction Incorporated, a decorating and hardware establishment business, as a permitted use, initiated by the property owners within six (6) months of this approval; and
2. A request is made to Council to cancel Zoning By-law Amendment 038-30 within six (6) months of this approval.

Motion Carried

NAY: Brent Preston.

8. Information Items and/or Discussion

That the Information Items be received and filed.

9. Adjournment

Moved By Darren Bishop

Seconded By Brent Preston

Meeting adjourned at 7:25 p.m.

Respectfully Submitted,



CHAIRMAN



SECRETARY