



QUISPAMISIS PLANNING ADVISORY COMMITTEE

MEETING MINUTES – October 9, 2018

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

Absent: Darin Lamont
 Michael Wowchuk

1. Call to Order

Darren Bishop 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 as written.

Motion Carried

3. Disclosures of Interest

No disclosures were declared.

4. Approval of Previous Minutes

Moved By Kendall Mason

Seconded By Marc Gosselin

That the minutes of the September 25, 2018 PAC meeting be received and filed.

Motion Carried

5. Business Arising from Minutes - Notice of Decisions

- Setback & Foundation Elevation - 483 Gondola Point Road
- Setback - 6 Coventry Cr

Moved By Brent Preston

Seconded By Marc Gosselin

That the Notices of Decision be received and filed.

Motion Carried

6. Unfinished Business

None

7. New Business

7.1 Zoning Change Request - 2 Leeswood Drive

Council received an application requesting that the above referenced lot be donated to Habitat for Humanity Saint John for the purpose of building a Habitat Home. In order to accomplish this, the lot must be rezoned from Park/Recreation to Rural Residential. The Planning Advisory Committee (PAC) has been asked to review the application prior to Council amending its Municipal Plan and Zoning By-law to permit a home to be built on the property.

Mr. Darren Bishop, the Chairperson, reviewed the application and read aloud most of the staff memo including the role of PAC to review existing LPP, the original subdivision and LPP at the time, the land use decision, etc.

Mr. Hayward Harrison attended on behalf of Habitat for Humanity to request the change of the existing zone at 2 Leeswood Drive (4 Willowbriar Drive), PID 30018121 from Parks/Recreation (PR) to Rural (RU) residential in order to construct a Single-Family Dwelling. Mr. Harrison addressed the concern received regarding the lot being inappropriate for building on by stating that Fundy Engineering has assessed the lot and found the land to be buildable. He said that the site will lose many of the trees because the property has to be leveled out but they will keep what they can. Mr. Colbourne noted that the number of trees is not part of the By-laws and that clearing of trees is a decision of the property owner. It was also noted that for the Municipal Sewer connection, the lot elevation must increase. He further noted that this lot will need work and perhaps that is why it was originally donated as LPP.

Mr. Harrison stated that all by-laws and regulations will be met or exceeded including landscaping within the determined time limit. The design of the house is a raised bungalow, approximately 1254 square feet, with concrete, wood, siding,

triple glazed windows, fully insulated and above building code standards. Mr. Colbourne clarified that the Town has By-laws that determine land use as well as a Building By-law for construction. He stated that the size of house is within the By-law standards and that all setbacks will be reviewed at the time of the permit application. The aspects of house design are not in the Town By-laws and therefore cannot be controlled by the Town or the PAC.

Mr. Colbourne reiterated that at this stage, the zone change from Park/Recreation to Rural Residential is what the PAC has to look at and determine if they feel there is sufficient LPP in the area and if changing this zone will affect the community.

Ms. Shelley Hayward, the intended recipient of the Habitat for Humanity Home also attended and spoke about the concern for the maintenance of the property after the construction is completed. Ms. Hayward stated that she will be responsible for the property maintenance after the home is constructed, similar to any property owner. She added that she has lived in the valley all her life, growing up on Neck Road, and loves the community. She has completed her requirements for the Habitat Home through volunteering a minimum of 500 hours in the community and that through the support of family and friends, has contributed over 850 hours of volunteer work for the Town of Quispamsis. Mr. Hayward noted that Habitat for Humanity holds the mortgage on Habitat Homes and they are there to help. If anything changes, an applicant can sell the house back to them and the said house would become their responsibility.

Mr. Terry Roach of 4 Sycamore Drive attended to speak on the application. He asked that the home be designed in comparable style and value in line with all residents of Wildwood Park and be properly landscaped. Mr. Roach thought that all residents of the Wildwood Park Subdivision should be made aware of this possible development not just the residents within a 100 meter radius that were notified as part of the PAC policy. He calculated that only 6 or 8 letters went out but the PAC Secretary noted the hundred metre radius included 28 addresses and letters were sent to all. Mr. Roach stated that his concern is that this development may have a negative effect on his property value which he has invested in for the past 34 years.

Mr. Colbourne noted the Town's Zoning By-laws with regards to minimum size, the Building By-law for construction code, etc., and the potential for covenants in subdivisions that may determine the need for lamp posts, roof pitch, building façade, etc. He also noted that the Town's research shows nothing in the community covenant states specific requirements for house design. Mr. Roach read a portion of the covenant he received with his property that states the said lands or buildings cannot be used for businesses, schools, charitable institutions, hotels, etc. Mr. Colbourne noted that this application is for a residential use, that of a single-family home, and not as a location for a charitable institutional.

Mr. Alex Halassy of 5 Willowbriar Drive attended to speak on the application. His concerns were similar to Mr. Roach's but he added that the information offered at

the meeting answered many of his questions. It was noted that the notification sent to residents in the area was related only to the zoning change request and the elimination of the LPP designation of the lot. There were no designs for the building and no siteplan therefore no variances were requested at this time.

As for the LPP in the vicinity, Mr. Colbourne reviewed the map of the area showing where the Town has developed 7.5 hectares of beach and parks land as LPP, located approximately 500 metres from 4 Leeswood Drive and noted that the Town also owns 16 hectares of land that is located approximately 250 metres from 4 Leeswood Drive at the end of Leeswood – the site of the Engineered Wetland.

Mr. Colbourne noted that Council will make the final decision in the use of the land as part of the rezoning process.

Moved By Marc Gosselin

Seconded By Brenda Fowlie

That the PAC feels there is sufficient land used for Public Purposes and for Recreation Purposes within reasonable proximity of 2 Leeswood Drive (4 Willowbriar Drive), PID 30018121 to compensate for the change in use of this lot from Parks/Recreation (PR) to Rural (RU).

Motion Carried

Moved By Kendall Mason

Seconded By Brent Preston

That the PAC supports Council in the zoning change from Parks/Recreation (PR) to Rural (RU) at 2 Leeswood Drive (4 Willowbriar Drive), PID 30018121 for the purpose of selling or donating the land to permit the construction of a house, subject to following terms and conditions:

1. That Council enacts a Zoning By-law Amendment to permit the change in the zoning and use;
2. A building permit is issued prior to construction; and
3. The land is developed in accordance with the Town's By-laws.

Motion Carried

8. Information Items and/or Discussion

Council Meeting Minutes of September 4th and 18th; 224 Hampton Road Rezoning

Moved By Brenda Fowlie

Seconded By Brent Preston

That the Information Items be received and filed.

Motion Carried

9. Adjournment

Moved By Marc Gosselin
Meeting adjourned at 7:35 p.m.

Respectfully Submitted,


CHAIRMAN


SECRETARY