



QUISPAMISIS PLANNING ADVISORY COMMITTEE
MEETING MINUTES – September 14, 2021

Present:	Darin Lamont Brenda Fowlie Brent Preston Darren Bishop Marc Gosselin	Kendall Mason Chrissy Scott, GIS Technologist Jennifer Jarvis, Planning Technologist Violet Brown, PAC Secretary S. Dwight Colbourne, Municipal Planning Officer
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Absent: John Groden

1. Call to Order

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

2. Approval of Agenda

Moved By Marc Gosselin

Seconded By Brenda Fowlie

That the Agenda be approved as written.

Motion Carried

3. Disclosures of Interest

Ms. Brenda Fowler declared a conflict of interest in item 7.2 (Ruth Avenue)

4. Approval of Previous Minutes

Moved By Darin Lamont

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

Moved By Brenda Fowlie

Seconded By Marc Gosselin

That the Notices of Decision be received and filed.

Motion Carried

6. Unfinished Business

6.1 15 Pettingill Road - Sign Variances

Mr. Joe Greer of AvantGardeCM attended the meeting seeking approval for a sign variance that was tabled from August 10th PAC Meeting.

Ms. Jarvis reviewed the application noting the variance requested was for a freestanding sign exceeding permitted height located at 15 Pettingill Road, PID 30256226. On August 10, 2021, the Planning Advisory Committee did not support the two decimal eight (2.8) metre height variance request for the illuminated freestanding sign. The applicant was asked to revise and resubmit the freestanding sign design plans, reducing the height. The applicant submitted revised plans that show a seven decimal two (7.2) metre illuminated freestanding sign on August 23, 2021. The new plan requires a one decimal two (1.2) metre height variance to Section 13.(A)(3)(e) of Sign By-law No. 036; a reduction of one decimal six (1.6) metres from the previous application. The requested variance is equal to a twenty (20%) percent increase in allowable height, whereas the original request was approximately a forty-seven (47%) percent increase in allowable height.

No one attended to speak for or against this item.

Moved By Marc Gosselin

Seconded By Brent Preston

That the Planning Advisory Committee grant the one decimal two (1.2) metre height variance to Section 13.(A)(3)(e) of the Town's Sign By-law No. 036, to permit a free standing sign with a height of seven decimal (7.2) metres at 15 Pettingill Road, PID 30256226 subject to the following conditions:

1. A Sign Permit is issued prior to the sign being erected; and
2. The approval is for the supplied drawings and specifications only and any variation shall require further PAC approval.

Motion Carried

One Nay: Ms. Brenda Fowlie

7. New Business

7.1 251 Hampton Road - Oversized Detached Garage

Ms. Carly Brown attended seeking approval for a variance to the gross floor area of a detached garage and a variance to allow a Lot occupancy by accessory structures size and area variance for a detached garage at 251 Hampton Road, PID 00252098.

Ms. Jarvis introduced the application and reviewed the drainage concerns sent in by an adjacent neighbor.

Ms. Brown noted that they have not changed the weeping tile location or direction and that it has always been there since her husband's grandfather owned the property. She stated that they repaired the pipe in one spot but did not change anything else. She added that the grade has not changed but in preparation of the construction of the garage, they removed 20 loads of unusable soil and brought in 20 loads of compactible soil .

Ms. Lori Zacharuk, the daughter of Ms. Ella Greenlaw of 8 Lake Road, attended to speak about the concerns for her Mother's property stating that less than 10 years ago she watched the Brown's bring in soil to fill the yard and bury old sheds in the ground. She stated that the drainage is all new and the soil brought in raised the elevation by at least four feet and her mother's property is now a swamp.

Ms. Brown replied to say that the driveway always had that grade, but they added rock to the side slope. She further added that they live on a hill and the neighbor is very low to them, but they have no plans to change the water direction from the way it has always drained. In reviewing the staff report prior to the meeting, Ms. Brown introduced a drainage plan, inclusive of a dry well, that was prepared by their General Contractor and Excavation Company.

Moved By Kendall Mason

Seconded By Brent Preston

That the Planning Advisory Committee grant a twenty-five decimal four (25.4) square metre variance to Section 8.(G)(1)(c), for a detached garage with a total gross floor area of eighty-eight decimal four (88.4) square metres, and a seventeen decimal three (17.3) square metre variance to Section 8.(G)(3), permitting accessory buildings and structures, found at 251 Hampton Road to occupy 103.3 square metres of the total lot area, subject to the following terms and conditions:

1. The property owners are required to submit a site drainage plan to the Municipal Officer, or their delegate, and the Town Engineer for approval. The plan shall ensure surface drainage is controlled on the subject Lot, directing surface water toward existing drainage channels, and having no impacts to adjacent properties. If the drainage plan is not approved, the location of the detached garage may need to change.
2. The western most property line between 251 Hampton Road and the abutting Lots along Lake Road, must be clearly delineated prior to construction;
3. The detached garage is not to be used for business purposes, as a self-storage rental, for the keeping of livestock, or as a dwelling; and
4. A building permit is to be issued prior to construction.

Motion Carried

Ms. Brenda Fowlie stepped out of the room.

7.2 12 Ruth Avenue - Increase to Staff in Approved Home Occupation

Ms. Vickie Comeau and her husband attended the meeting seeking approval to increase the number of staff permitted to be engaged in a Home Business, that of a Salon, at 12 Ruth Avenue, PID 30007124.

Ms. Jarvis reviewed the application noting the increase to the number of staff permitted to engage in the business from one (1) full time position to two (2) full time positions in addition to any permanent resident. She noted there were two letters of concerns regarding on-street parking.

Ms. Comeau noted that they are under major construction for an attached garage with loft so there are three to four vehicles on-site every day, and add that today for instance, there are four cars on-site and no one in the salon. She stated that once the construction is completed, hopefully by the end of October, those cars will not be in the equation. She added that there were no parking issues prior to this construction and that the driveway can hold up to eight cars and will be sufficient once the construction is done. Ms. Comeau further added that Nail Esthetician that was noted in the staff report as being employed at this location is not there at this time, and her employment was put on hold until approval was received. She confirmed that this staff person will be renting space, not a direct employee. Ms. Comeau stated that she works full time and the other hairdresser is a full time teacher so they are both less than part time at the salon, and the esthetician will be part time once she is approved and back at the location. Moving forward, she said there will be only one or two staff working at one time, therefore one or two clients at one time as well. She usually works a Tuesday or Wednesday evening and Saturday morning, not Sunday for anyone at this location.

No one attended to speak for or against the application.

Moved By Kendall Mason

Seconded By Darren Bishop

That the Planning Advisory Committee grant the approval for the increase in staff for the Home Business, that of a Salon, at 12 Ruth Avenue, PID 30007124, subject to the following terms and conditions:

1. It shall be secondary to the main residential use of the dwelling;
2. Not more than two (2) persons be engaged in the Home-based Business in addition to any permanent resident of the dwelling unit in which it is located;
3. A Parking Plan must be submitted to and approved by the Municipal Planning Officer, or their delegate. The Parking Plan will identify how all appointments, employees and residents will utilize the off-street parking provided at 12 Ruth Street to meet the demands of the residents and business in terms of parking;
4. There is to be no parking on the street or within Town property;
5. Hours of operation will fall within the following timeframes of Monday to Friday 8 AM to 9 PM, Saturday 8 AM to 6 PM; and

6. All other terms and conditions, as established in the Notice of Decision, provided by the Planning Advisory Committee dated June 16, 2020, in relation to the operation of a hair salon at 12 Ruth Avenue remain in effect.

Motion Carried

Ms. Brenda Fowlie returned to the room.

7.3 23-29-35 Bridgeford Drive - Foundation Elevation, 30 Metre Setback, Watercourse

Due to difficulty with virtual connections, this item was moved to the end of the meeting.

7.4 MPSF Developments - Subdivision Plan Revisited

Mr. Rick Turner of Hughes Surveys attended seeking approval for the MPSF Developments Inc. Subdivision, a Tentative Plan for Lots not fronting a Municipal Street on Alpenglowl Drive (a Private Street) and a Street Grade Variance for the proposed Alpenglowl Drive to become a Public Street; PID 30268163.

Mr. Colbourne reviewed the application noting the Developer is adding two additional lots to a previously approved subdivision (July 2021). He added that the street will become public upon the next phase, as well as the review of the misalignment with the street and adjacent lots, and the storm water management plan (STWMP). While these items are being reviewed, the applicant has asked for two lots to be added to the first phase in order to continue with the development.

Mr. Turner noted the concerns received regarding the STWMP, stating that that plan was being reviewed by the Town's Planning and Engineering Departments and he would be willing to share this report with the resident. The STWM review noted the runoff calculations are conservative and as per the Engineer that completed the report, there could be less water than anticipated.

Mr. Gerry Roberts of KQR was in attendance and asked if this amended subdivision plan was over-riding the previously approved plan. He represents the owner of the adjacent land and has shared the preliminary design that was approved, noting the streets offset by approximately 50 feet. Since this owner is in the process of speaking to his Engineer to make changes, they were wondering if they still need to make changes and if so, to what extent. Mr. Colbourne stated that this plan will be an amendment to the previously approved Phase 1, adding that Phase 2 was also approved by the PAC, but these lots will not interfere with that Phase 2 since the lots are on the upper side. The town is still waiting on both developers to work out the off-set street alignment.

Mr. Steve Driscoll of 325 Model Farm Road attended seeking information on the STWMP for the development. He stated that he is in support of the project and

excited for the potential use of the trail that is being proposed. He added that over the last few weeks there have been lots of trucks and equipment moving soils out of the area which led to dirt and small pebbles on the road and the property owner himself, Mr. Forgeron, was regularly seen using a push broom by hand to clean the road which speaks to the determination of the developer to be conscientious of the development. Mr. Driscoll talked about the water that comes off the upper hill, passing through the culvert in significant amounts, noting that the culvert can handle the existing amounts, however, the water flows over his property all the way to the river which has caused a large trench. He stated that previously, the water flowed and collected in two culverts to transport to the river and now recently, there is more water passing through the culvert that flows directly onto his land. Understanding that this project is in progress, he stated that his hope is that this flow will revert to previous impacts. Mr. Colbourne reviewed how all subdivision developments look at STWM, pre and post analysis, prior to and after the development of roadways, etc. He said the reports must demonstrate that the water flows off the property, through the infrastructure without damage, without further increase. The review will include the size of the infrastructure required and flow for all seasons and if water needs to be held back to slow down the flow, retention ponds may be required or smaller pipes to release the flow at an acceptable rate. Mr. Driscoll reiterate this was not a concern at this time, but he wanted to ensure the Town remains aware of the situation. He felt his questions were answered appropriate.

No one else attended to speak for or against this application.

Moved By Brent Preston

Seconded By Marc Gosselin

That the PAC support the Development Officer in considering approval for the MPSF Inc. Subdivision Phase 1 (Alpenglow Drive) Revised Tentative Plan subject to the following conditions:

1. Approval of the private street for access to Lots 21-01, 21-02 and 21-07;
2. Engineered design for the private street to ensure a reasonable level of maintenance and uninterrupted access to the lots by emergency services can be upheld;
3. An engineered stormwater management plan that demonstrates pre-development vs post-development flow balance and mitigates any downstream impacts;
4. An on-site septic approval is required as per applicable provincial act(s) and regulations;
5. Potable water supply and service through privately-owned drilled well as per Clean Water Act;
6. A Hold Harmless Agreement to protect the Town, and to make the property and homeowners aware of the responsibilities associated with the private driveway

that does not front a municipal street and highlights the concerns from fire, police and ambulance and the importance of unobstructed access;

7. The Hold Harmless Agreement to incorporate a clause whereby it is recognized by the eventual landowner that investment made in construction of the private street will not be compensated for by the Town during construction or upgrade of street to municipal standards;
8. Land for Public Purposes (LPP) obligations are met through the land dedication under Phase 2 for the construction of a pedestrian trail to connect the old Lambs Ferry Road with Model Farm Road or the general location thereto, and/or other Land for Public Purposes uses as established in the Subdivision By-law;
9. Filing Fees in the amount of Two Hundred Thirty Dollars (\$230) for a subdivision plan of two lots;
10. The development of private street and the lots must comply with all applicable Town By-laws and policies thereto; and
11. Approval for the street grade variance of 9.5% grade for the Phase 2 public street called Alpenglow.

Motion Carried

7.5 Woods of Forrester's Cove Phase 2 - Tentative Subdivision Plan

Mr. Gerry Roberts of Kierstead Quigley and Roberts attended with Mr. Chaisson, the Developer, seeking approval for the Tentative Subdivision plan for Woods of Forrester's Cove Subdivision Phase 2.

Mr. Colbourne reviewed the application of the two (2) lots in rural zone and the extension of an existing public street - Gilbert Lane that was developed in the previous phase. He stated that the subdivision development is in the Rural Zone and will be serviced by private systems for both the sanitary sewerage and drilled private wells, and that the Land for Public Purposes (LPP) cash in lieu of land is reasonable but that is a decision of the PAC.

No one attended to speak for or against this application.

Moved By Marc Gosselin

Seconded By Darren Bishop

That the Planning Advisory Committee support the Development Officer in considering approval of the Woods of Forrester's Cove Phase 2 Tentative Plan, subject to the following:

1. The extension of the existing public street with construction to the municipal standard;
2. The granting of a Foundation Elevation variance for Lot 19 and a Hold Harmless Agreement be implemented at the time of a formal site plan is received with proper measurements; and

3. Approval for the LPP variance from Section 6.J of the Town of Quispamsis Subdivision By-law 035 for cash in-lieu of land.

The Municipal Planning Officer conditions of approval will include:

1. Submission of a professionally engineered street design in accordance with the Town Subdivision Specification's and Guidelines, and approval by the Town prior to construction;
2. Submission of an onsite septic report from a qualified professional completed in accordance with the Public Health Act of New Brunswick demonstrating the property can support the level of development proposed;
3. Submission of a Stormwater Management Plan and a Lot Grading Plan as designed by a qualified professional engineer licensed to practice in the Province of New Brunswick. The plan must demonstrate a balanced pre-development and post-development flows. The plan must provide acceptable solutions for any downstream impacts and be submitted to the Department of Environment (DOE) for their review and feedback.
4. Any approvals or conditions from the DOE are to be submitted to the Town in writing;
5. The final Stormwater Management Plan is to be reviewed and approved by the Town before construction;
6. Any Local Government Services Easements necessary for the stormwater management are to be drawn on the final subdivision plan;
7. Standard Developer's Agreements, bonding and subdivision fees will be required;
8. Subdivision filing fees of One Hundred Dollars (\$100) for a subdivision plan of two lots or less; and
9. The development of the Woods of Forrester's Cove Subdivision is completed as per the requirements and conditions of applicable Town By-laws, Provincial and Federal Acts and regulations thereto.

Motion Carried

7.6 Gondola Point Park Phase 12 - Revised Tentative Plan

Mr. Gerry Roberts of Kierstead Quigley and Roberts attended seeking approval for the Gondola Point Park Phase 12 Revised Tentative Subdivision Plan - (PID 30274633) on behalf of RJ Scott Homes Ltd.

Mr. Colbourne reviewed the application of the revised plan with lot width variances required stating that Lot 14-C was presented with a dwelling design that would not suit the lot so the options of reducing lot widths is being reviewed so as to accommodate the design. Mr. Colbourne added that the proposal is to seek variances up to 0.5 metres and these minor lot width variances are considered

reasonable and do not have any significant impact on the future development of the lots as the lot areas remain larger than the minimum lot size of 1140 sq. metres. The smallest lots remain 16% larger than the minimum lot size.

No one attended to speak for or against this application.

Moved By Brent Preston

Seconded By Darren Bishop

The Planning Advisory Committee support the Development Officer in approving the revised tentative plan for Gondola Point Phase 12 subject to the following:

1. Lot width variances for Lots 15-C to 19-C in the amounts of:
 - Lot 15-C: 0.4 metres
 - Lot 16-C: 0.5 metres
 - Lot 17-C: 0.5 metres
 - Lot 18-C: 0.5 metres
 - Lot 19-C: 0.5 metres
2. Approve the proposed street name of Bette Lane and the proposed layout and connection to the remnant portion of PID 30274633; and
3. All other conditions of the previous approval remain in effect as detailed in the Notice of Decision dated July 16, 2021.

Motion Carried

7.7 Highlands of Queensbury Phases 6-10 - Tentative Subdivision Plan

Mr. Rick Turner of Hughes Surveys attended on behalf of Mr. Dale Steeves seeking approval for the Highlands of Queensbury Subdivision Phases 6 – 7 Tentative Plan, PID 248534.

Mr. Colbourne reviewed the application noting that the original plan received was for Phases 6 to 10, but after discussions with the Developer, the plan is now for 23 single family residential building lots (Phase 6: 11 lots and Phase 7: 12 Lots), the extension of an existing public street (Galmorgan Drive) in Phase 6 and a new public street Abbeywood Close in Phase 7, approximately 4152 sq. metres of Land for Public Purposes from both phases, and Public Utility Easements for electrical power and telecommunication services. He added that the changes generally relate to avoidance of sensitive areas in keeping with the Town's policies to support a sustainable community that is sensitive to the natural environment. A Wetland and Watercourse Alteration (WAWA) permit has been applied for in Phase 7. Also, the Land for Public Purposes (LPP) between Abbeywood and the future street Dunraven Drive to be vested to the Town to protect a drainage channel and allow for future trail connections. He reviewed the potable water for all lots through individual drilled wells noting that while Phase 6 – 7 proposes the creation of 23 lots, the development of the whole parcel, including the remnant, can produce more

than 25 lots, as such, a Comprehensive Water Source and Supply Assessment (CWSSA) is required.

Mr. Colbourne noted a concern with having possibly two street intersections and two driveways within 60 metres. While the street intersection separation meets the Subdivision By-law requirement of being a minimum of 60 metres apart, introducing driveways within this location may raise some concern. To mitigate the concern a possible solution would be restricting the driveway location to Lot 72 to Abbeywood Close versus Galmorgan Drive and having that portion of Abbeywood Close to the rear of Lot 72 developed under Phase 6 versus Phase 7. A similar approach could be applied to Lot 71 – having the driveway on Dunraven Drive, or not less than 11 metres from the intersection along Galmorgan Drive, as per the Zoning By-law requirement.

Mr. Turner reviewed the existing development in Phase 5, with a focus on the Storm Water Management Plan (STWMP) for the entire development and the retention pond that was created on Vincent Road. He noted this STWMP cost over \$100,000 which shows how serious the developer is for the proper drainage. He added that the Developer also used over size piping for all the infrastructure in place which cost another \$100,000, all with Department of Environment (DOE) permits pre-construction and approvals on-going.

Mr. Steven Hutchison of 4 Angel Lane attended, noting concerns for drainage. He talked to the aerial photos sent in by the owner of 2 Angel Lane which showed the recent development being done behind his property and stated that he predicts the developer is proposing to continue in this area. He also indicated that a Developer's Agreement is required before trees being cut down. He read some of the 2008 CWSSA report regarding concerns for future expansions and asked what has been done since this report. He felt that without a complete CWSSA study addressing the 2008 concerns, this application should be denied. Mr. Lindsey Burke of 6 Angel Lane, Mr. Daniel Dean of 179 Vincent Road, and Ms. Roberta Burke of 5 Angel Lane all spoke to say they agreed with Mr. Hutchison's concerns.

Ms. Christine Wetmore of 123 Queensbury Drive attended stating that she witnessed someone speeding, loose control and damage her lawn and mark up her pavement last evening. She said that Queensbury Drive may be a minor collector, but the speed is 40 km/h without sidewalks, and she considers it dangerous. While the new plan removes phases 8 to 10 for now, she asked when it will return and how will this impact traffic.

Mr. Turner reviewed the concerns received noting the traffic calming discussions with the Town and the CWSSA report where the provincial guidelines for the water supply assessment are being followed. He stated that three wells have been drilled so far, two of them are artesian wells and required extra equipment to keep the flow from being too much. He reviewed the suggestion, made by Angel Lane residents, of removing all the lots behind Angel Lane and stated that the developer is not obligated to supply forestry area for others to have in their back yard. He added

that moving the road to another area, as suggested by residents, would have roads on both sides of houses. It was asked if the Angel Lane residents have contacted the developer to see if they can purchase the property and Mr. Turner noted that they could contact the builder as did two property owners on Queensbury Drive who wanted to add extra land to their lot.

Mr. Colbourne reviewed the guidelines for a CWSSA report depending on the number of lots being developed (10 or less, no study required, 24 or more required). He noted the density level as mentioned in the Fundy Engineering Report with the province recommendation of lot sizes compared to our Zoning By-laws which indicates the Town properties would not be considered dense. Mr. Colbourne stated that the staff looks at the entire town for all levels of water, not just individual subdivisions, and has taken steps for ground water supply including a water distribution study by CCL for the town that suggested extending the water supply, water towers, etc. He added that Quispamsis is a ground water based town, going above and beyond by looking at our recharge areas with the wetlands and the DOE, what happens in the watercourse or wetland areas, etc.

Moved By Darren Bishop

Seconded By Brenda Fowlie

That the Planning Advisory Committee support the Municipal Planning Officer in considering approval of the Highlands of Queensbury Phases 6 and 7 tentative plan subject to the following conditions:

1. Lot depth variances from Zoning By-law 038 Section 8(C)(1) be granted for:
 - a. Lots 43, 44 and 45 under Phase 6; and
 - b. 73 – 76, and 79 under Phase 7;
2. A street right-of-way width variance for Abbeywood Close;
3. Cul-de-Sac street length variance for Abbeywood Close;
4. Suitability of the street layout with regarding to the topography and connectivity to adjacent lands; and
5. The suitability of the LPP proposed for Phases 6 – 7 as shown on the plan, use of the LPP landbank credit toward fulfilment of the LPP obligations, and the level of trail development required by the Developer to be established prior to final plan approvals.

The Planning (Development) Officer conditions of approval will include:

6. The suitability of the LPP proposed for Phases 6 – 7 as shown on the plan, use of the LPP landbank credit toward fulfilment of the LPP obligations, and the level of trail development required by the Developer to be established prior to final plan approvals.
7. The Developer to submit to the Town detailed engineered street design for both Phase 6 and 7 for approval prior to construction;

8. The street design to incorporate acceptable traffic calming and streetscape features in accordance with the traffic calming policy, where deemed necessary by the Town;
9. Proper engineered design drawings for the sanitary sewer system to be submitted to the Town for review and approval prior to any construction for all Phases;
10. Comprehensive Water Source and Supply Assessment (CWSSA) report to be submitted as completed in accordance with provincial Clean Water Act, and reviewed by the Town prior to the issuing of Building Permits;
11. Comprehensive Stormwater Management Plan designed by a qualified professional engineer to be submitted and approved by the Town prior to construction. All local drainage patterns to be determined by the Developer's consultant, and protective measures incorporated into the design. The stormwater management plan must demonstrate a pre-development versus post-development balance of flows with no negative impacts resulting from the development. If easements are required, they need to be identified in the final stormwater management plan and incorporated into the final subdivision plan.
12. The Developer is responsible to obtain any necessary provincial approvals from the Department of Environment for any watercourse alterations or work within sensitive areas;
13. Street name as submitted are acceptable; no changes are permitted without the approval of the PAC;
14. Clearing of the area for construction purposes is to be conducted in accordance with Zoning By-law 038 Section 6(U)(4) and Subdivision By-law 035 Section 7 – Tree Planting and Preservation;
15. Standard Developer's Agreements, bonding, subdivision and filing fees will be required for each phase; and
16. The development must be completed as per all applicable Town By-law and Provincial Acts and regulations thereto, save only for variances from such by-laws as granted by the PAC or the Development Officer.

Motion Carried

7.3 Bridgeford Drive - Foundation Elevation, 30 Metre Setback, Watercourse

Mr. Tony Rahim, potential buyer, and Ms. Kym Johnston, Real-estate Agent, attended virtually seeking approval to develop three lots abutting a watercourse, a Foundation Elevation variance for each lot found at 23, 29, and 35 Bridgeford Drive, PIDs 30261853, 30261846, and 30261838, and approval for a nine (9) metre side yard setback variance for 35 Bridgeford Drive, PID 30261838.

Ms. Jarvis reviewed the application noting that there were no concerns from staff, and none received from the PAC notification.

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

Moved By Darren Bishop

Seconded By Kendall Mason

That the Planning Advisory Committee approve the ten decimal five (10.5) Foundation Elevation variance to section 6.(F)(1) for PIDs 30261853, 30261846, and 30261838, approve a nine decimal zero (9.0) metre variance to Section 25.(F)(3) of Zoning By-law No. 038 for the Side Yard Setback, and to support construction on the subject lots as per Section 6.(I) and 6.(BB)(1) of Zoning By-law No. 038 found at 23, 29, and 35 Bridgeford Drive, subject to the following terms and conditions:

1. The preparation of the "Hold Harmless" agreement should be executed for PIDs 30261853, 30261846, and 30261838 prior to approval of the final inspection of the dwelling;
2. Notification is received by the Town from the Department of Environment and Local Government providing approval for development occurring within thirty metres of a watercourse on the subject PIDs; and
3. A building permit is issued prior to construction.

Motion Carried

8. Information Items and/or Discussion

Moved By Brenda Fowlie

Seconded By Marc Gosselin

That the Council Meeting Minutes - July 20 & August 17, 2021, be received and filed.

Motion Carried

9. Adjournment

Moved By Darren Bishop

Seconded By Brenda Fowlie

Meeting adjourned at 9:50 p.m.

Respectfully Submitted,



CHAIRMAN



SECRETARY