



QUISPAMIS PLANNING ADVISORY COMMITTEE
MEETING MINUTES – September 27, 2022

Present:

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

Absent:

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 Mark Guest

That the Agenda be approved as written.

Motion Carried

3. Disclosures of Interest

No disclosures were declared.

4. Approval of Previous Minutes

A Change Noted: 662 Gondola Point Road - deferred to October 11, 2022 PAC Meeting

Moved By Brent Preston

Seconded By Kendall Mason

That the minutes of the September 13, 2022 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

7. New Business

7.1 662 Gondola Point Road - Similar to a Home Occupation - Dog Training (Dog Daycare Application Eliminated)

This application has been deferred until the October 11, 2022, PAC Meeting.

7.2 15 Elsie Drive - Front Yard Setback for Accessory Building

Gerald Parsons attended seeking approval to construct an accessory building such that it is located three decimal eight (3.8) metres from the side property line abutting a street line, at 15 Elsie Drive, PID 30063952.

Jennifer Jarvis reviewed the application noting that 15 Elsie Drive, which is a corner lot has two lot lines abutting a street right-of-way, resulting in two front yards. As per Section 8.(G)(2)(b)(iii), a building shall be located such that it is setback 15-metres in the case of an arterial or collector highway, or 7.5 metres in the case for any other street or highway. Therefore, to be compliant with the Zoning By-law the accessory building will require a three decimal seven (3.7) metre variance. She added that the area abutting Peat Drive, where the proposed accessory building is to be constructed is screened by trees and shrubs along the street line, the building will not be visible from the road.

Mr. Parsons noted that the shed is proposed at three (3) metres in height and as such, should be three (3) metres from the main dwelling but he will not be able to meet the requirement due to brick chimney that is approximately zero decimal six (0.6) metres. This variance requirement was not noted in the letter sent to property owners in the fifty metre radius but was noted on the site plan attached to the letter. Consultation with Mr. Colbourne confirmed that the height was acceptable as was the very small variance request. Mr. Parsons asked if the pins were not available, and the house was surveyed on location twice, would they still require a new survey. He added that he can fine one property pin in the front and one at the rear. Mr. Colbourne stated that if he can verify those pins, and compare them to the Town's GIS plans, we could justify the location of the house and then at least two points to the accessory building from the street line.

Notices were sent to properties within 50 metres of the subject lot, only one correspondence had been received in support from the adjacent property of 13 Elsie Drive. No one attended to speak for or against the application.

Moved By Marc Gosselin

Seconded By Brenda Fowlie

That the Planning Advisory Committee approve a three decimal seven (3.7) metre variance to Zoning By-law Section 8.(G)(2)(b)(iii) and a zero decimal six (0.6)

metre variance from Section 8.(G)(2)(b)(ii) to allow for the construction of an eleven decimal one (11.1) square metre accessory building at 15 Elsie Drive, PID 30063952 variance, subject to the following terms and conditions:

1. The side lot line is clearly defined prior to construction, if the property pins are not identifiable, a professional surveyor licensed by the Province of New Brunswick must be hired to locate and mark the property line;
2. The accessory building will not be used for agricultural purposes, motor vehicle storage, the keeping of animals other than household pets, or as a dwelling unit;
3. The exterior finish is to be cladding recognized by the National Building Code of Canada, current adopted edition; and
4. A building permit is obtained prior to any construction.

Motion Carried

7.3 244 Hampton Road - Home Occupation - Salon

Lindsey Madden attended seeking approval to operate a Home Occupation – Hair Salon – at 244 Hampton Road, PID 00253906.

Jennifer Jarvis reviewed the application noting that the intention is to operate a one chair salon with the owner being the only person employed by the proposed business. The proposed hours of operation are Monday to Friday between 9:00 AM and 5:00 PM, with an estimate of three clients per day. The applicant has indicated that the salon would be in operation for approximately twenty (20) hours a week. She added that there is a large driveway that can provide enough off-street parking to satisfy the needs of the Zoning By-law and the space being used for the business approximates to eight (8) percent of the total floor area being used for business purposes and as such is within the allowable limits as per Zoning By-law 038, Section 6.(K)(2)(d).

Notice was sent to properties within 100 metres of the subject lot, no concerns were received, and no one attended to speak for or against the application.

Moved By Mark Guest

Seconded By Brent Preston

That the Planning Advisory Committee grant approval for a Home Occupation, that of a Hair Salon, at 244 Hampton Road, PID 00253906, subject to the following conditions:

1. It shall be secondary to the main residential use of the dwelling;
2. Not more than one (1) person is engaged therein in addition to any permanent resident of the dwelling unit in which it is located;

3. It is confined to the dwelling unit and no part of it is located in an accessory building or structure;
4. The floor area of the dwelling unit, which is devoted to it, does not exceed the lesser of twenty-five (25) percent of the floor area of the dwelling unit, or thirty two (32) square meters;
5. No change, except for a sign, pursuant to the Town's Sign By-law is made in the outside appearance of the building which would indicate that a home occupation is being conducted therein;
6. No goods or services other than those directly pertaining to the home occupation are supplied or sold therein or therefrom;
7. No equipment or material used therein is stored other than in the dwelling unit;
8. Not more than one (1) commercial vehicle used in connection therewith, or not more than one (1) vehicle of any kind bearing a sign in connection therewith is parked on the lot;
9. There is to be no parking on the street or within Town property; and
10. The PAC approval to operate the business is non-transferable. The approval is solely for the benefit of the property owner named herein. In the event the business is discontinued or the lands are transferred, the said approvals shall terminate.

Motion Carried

7.4 Silliphant Holdings - Tentative Subdivision Plan - French Village Road

This item was deferred to the October 11, 2022 PAC Meeting.

7.5 Rezoning - 169 Vincent Road - R1 to R2

Approval to rezone 169 Vincent Road from Single or Two-Family Residential (R1) to Multiple Residential (R2).

Moved By Brent Preston

Seconded By Darren Bishop

As there was no one in attendance to review the application, it will be deferred to the October 11, 2022 PAC Meeting.

Motion Carried

8. Information Items and/or Discussion

Council Meeting Minutes August 16 and September 6, 2022

Moved By Brent Preston

Seconded By Brenda Fowlie

That the Information Items be received and filed.

Motion Carried

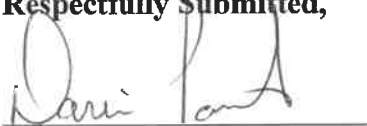
9. Adjournment

Moved By Darren Bishop

Seconded By Mark Guest

Meeting adjourned at 7:25 p.m.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Darren Bishop", written over a horizontal line.

CHAIRMAN

A handwritten signature in blue ink, appearing to read "Brenda Fowlie", written over a horizontal line.

SECRETARY