



QUISPAMSIS



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PLANNING ADVISORY COMMITTEE MINUTES – April 22, 2014

The regular meeting of the Planning Advisory Committee of the town of Quispamsis was held in the Town Hall Council Chambers on Tuesday, April 22, 2014 at 7:00 p.m.

In attendance: Bob McLaughlin
 Councillor Pierre Rioux
 Darin Lamont
 Darren Bishop
 David Carlson
 Jean Place
 Marc Gosselin
 Mark Hatfield
 S. Dwight Colbourne, P.Tech, Municipal Planning Officer
 Violet Brown, Secretary

Absent:

1. Call to Order

Bob McLaughlin called the meeting to order at 7:00 p.m.

2. Approval of the Agenda

MOVED BY: David Carlson

SECONDED BY: Jean Place

That the agenda be approved.

CARRIED UNANIMOUSLY

3. Disclosure of Interest on Agenda Items

None

4. Review of Previous Meeting Minutes

DATED: April 8, 2014
 MOVED BY: Darren Bishop
 SECONDED BY: Marc Gosselin

That the Minutes of the April 8, 2014 PAC meeting be approved.

CARRIED UNANIMOUSLY

5. Business Arising from Minutes

<i>Notice of Decision</i>	<i>By-Law Section</i>	<i>Address</i>
Kings View Subdivision Phase 17 Renewal	Subdivision By-law No.035 19 Lots	Kingsway Drive with Bogswell & Dover
Master Enterprises	Request to Amend Developer's Agreement	Swanton Drive / Gondola Pt Arterial
Kennebecasis United Baptist Church, 383 Hampton Road	By-law No.038 Section 8.(C) & 20.(D)	383 Hampton Road
Home Occupation	By-law No.038 Section 6(L)(1)	409 Bradley Lake Road

MOVED BY: Mark Hatfield
 SECONDED BY: Jean Place

That the Notices of Decision be received and filed.

CARRIED UNANIMOUSLY

7. Unfinished Business

Previously pending item, the David Hoyt Subdivision, Subdivision By-law No.035, Christopher Lane to Shipyard Road with one (1) lot was pulled by the applicant on April 16, 2014 and will not be reviewed at this time.

8. New Business

#	<i>Variance Requested</i>	<i>By-Law Section</i>	<i>Address</i>
a)	Market Relocation	Millennium Drive Development Scheme Bylaw No.17, Sections 14 and 17	132 Millennium Drive
b)	Lot Size Variance	By-law No. 38, Section 25.(F)(2)	526 Bradley Lake Road

a) Market Relocation

Mr. Peter Perry attended seeking approval for the relocation of the business, an open style market, from 138 Millennium Drive to 132 Millennium Drive – the A-1 Auctioneers property. It was noted that on October 8, 2013 the PAC granted approval for this style market, at 138 Millennium Drive (former Lane Furniture building), which would see a variety of vendors, small business owners and entrepreneurs sell their wares and services from rented space at the market during its hours of operation, which is Thursday to Sunday initially.

Mr. Perry was asked about the parking and he stated that the business, originally planned for 138 Millennium, was in negotiations with the owner of A-1 Auctioneer when he heard that this business (and building) was for sale so he purchased both and decided to move the market to the larger building. Any shared parking will not require any outside person's permission now as it is his intention to keep both buildings and run both businesses.

Mr. Rioux asked about the storage sheds and their use. Currently the storage units are full of furniture – the inventory that came with the purchase of A-1 Auctioneers. The idea of these units being used for vendors to sell wares out of, similar to those in the Fredericton Market, was discussed. It was determined that this decision cannot be made at this meeting because this was not part of the application and therefore not part of the notification to residents. Mr. Perry said he would review this option with the Fire Inspector during the inspections of the main buildings and if the Fire Inspector deems these buildings fit for use, with upgrades of exhaust fans or other required changes, he will then return to PAC with an application. It was also noted that as per the Development Scheme for Millennium Drive No. 017 Section 7. A. xiii, all consideration to nuisances from any undue disturbance caused by excessive or unreasonable noise, smoke, vapours, fumes, dust, odours, glare, stormwater runoff, etc. must be considered in the operation of this and all businesses on Millennium Drive.

Mr. Rioux also asked about a walkway from one building to another to ensure shoppers do not walk on Millennium Drive. Mr. Perry stated that it was his intention of adding in a walkway of sorts to accommodate shoppers walking from shop to shop as well as shoppers who have to park next door due to traffic. Mr. Perry does not think the walkway will be a problem to install but did note that the curbing may be a problem for traffic and does wish to consider eliminating the round curbed section in the 138 Millennium parking lot.

Mr. Perry stated that he still has much work to do in moving and reorganizing the auction inventory plus some electrical and plumbing work prior to opening but is hoping for May or June. He commented on a new paint line that he is bringing to the Maritimes that covers wood furniture with one coat, which will assist him in repairing some broken furniture for sale at a lower cost than what the antique pieces were being sold for at the auction prices.

MOVED BY: David Carlson

SECONDED BY: Darin Lamont

That the PAC approve the move to the 132 Millennium Drive location without change to overall nature of the business with the following conditions:

- 1) No On-Street parking permitted on Millennium Drive.*
- 2) Outside Storage Units not to be used for the selling of wares, goods, merchandise or food. They are to be used for storage only as it relates to the operation of the Quispamsis Market.*
- 3) Outside vendors would have to comply with the Development Scheme By-law No. 17 Section 7(A) (xiii.) and Section (xv.) regarding the emission of Dust, Fumes, Vapours, Gases and Odours and impact on adjacent property owners. Such terms and conditions would have to be incorporated into the Development Agreement.*
- 4) The Fire Marshall is contacted to review proposed occupancy style as well as conditions for vendors who may be cooking products whether inside or outside the premises;*
- 5) There is no occupancy inside or outside overnight or during any times that the market is closed;*

- 6) *The business is consistent with the Millennium Drive Development Scheme Bylaw #17 and Zoning By-Law # 38 including the following:*
- a. *There will be no change to the current downward facing exterior lighting;*
 - b. *The signage is consistent in size with the by-laws;*
 - c. *There is no change, unless improvement, in the buffer zone;*
 - d. *The hours of operation as well as pick up and deliveries are within the 7:00 a.m. to 9:00 p.m. permitted times; and*
 - e. *The Development Agreement is reviewed and revised as necessary for this Market style business on Millennium Drive.*

CARRIED UNANIMOUSLY

b) Lot Size Variance – 526 Bradley Lake Road

Amand and Shelly Savoie attended the PAC meeting to seek approval for the placement of a 16 foot x 72 foot manufactured home (mini-home) on an undersized lot at 526 Bradley Lake Road. It was noted that the property presently contains a mobile home dwelling. The existing dwelling will be demolished prior to the placement of the Savoie's home. As well, the entire lot will be cleaned of old accessory buildings and built up garbage.

The lot is located in the Rural (Ru) zone where the minimum lot area is 4000 square metres. In this case, the existing lot contains an area of 2120 square metres (just over half acre) and as such, a 1928 square metre variance is required prior to issuance of a building permit. Based on the site plan submitted for the new home it appears that the minimum setbacks will be sufficient. There is currently an onsite septic system and the Department of Health has been contacted. The Department of Health cannot issue a statement as to the efficiency of the current system but will review and examine any future repairs or replacements and Mr. Savoie's intention is to replace the system once he is settled with his home on the lot. There is a well on-site and the water test has been requested.

MOVED BY: Marc Gosselin
SECONDED BY: Mark Hatfield

That the PAC approve the 1,928 square metre lot size variance for the relocation of the 16 foot by 72 foot manufactured home to 526 Bradley Lake Road based on the following conditions:

- 1) *The applicant applies for a demolition permit to demolish the existing dwelling on the lot prior to placing the new home on the lot;*
- 2) *The applicant applies for a building permit to place the new home on the lot; and*
- 3) *The applicant is responsible to ensure the moving company, that relocates the home to 526 Bradley Lake Road, contacts the local police and fire departments to inform them of the load transfer date, time and route.*

CARRIED UNANIMOUSLY

9. Information Items

Council Meeting Minutes March 18, 2014

10. Adjournment

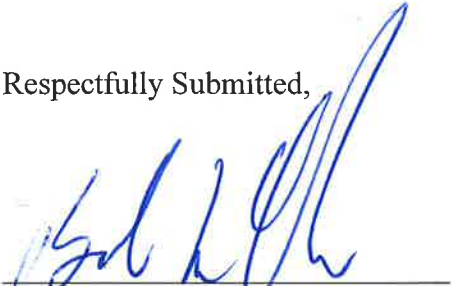
MOVED BY: David Carlson

That the meeting be adjourned.

The Planning Advisory Committee meeting was adjourned at 7:30 p.m.

The next Planning Advisory Committee meeting is scheduled for May 13, 2014.

Respectfully Submitted,



CHAIRMAN



SECRETARY