



QUISPAMSIS



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PLANNING ADVISORY COMMITTEE MINUTES – February 25, 2014

The regular meeting of the Planning Advisory Committee of the town of Quispamsis was held in the Town Hall Council Chambers on Tuesday, February 25, 2014 at 7:00 p.m.

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

Absent: Jean Place
 Bob McLaughlin

1. Call to Order

Mark Hatfield called the meeting to order at 7:00 p.m.

2. Approval of the Agenda

MOVED BY: David Carlson
SECONDED BY: Darren Bishop

That the agenda be approved.

CARRIED UNANIMOUSLY

3. Disclosure of Interest on Agenda Items

None

4. Review of Previous Meeting Minutes

DATED: January 28, 2014

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MOVED BY: Marc Gosselin
 SECONDED BY: David Carlson

That the Minutes of the January 28, 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>
Lot(s) not fronting a Municipal Street	By-Law #038 Section 20(D)1	27, 33 Apple Manor Lane
Home Business	By-Law #038 Section 6(L)1	43 Destiny Lane

MOVED BY: Darren Bishop
 SECONDED BY: Darin Lamont

That the Notices of Decision be received and filed.

CARRIED UNANIMOUSLY

7. Unfinished Business

None

8. New Business

#	<i>Variance Requested</i>	<i>By-Law Section</i>	<i>Address</i>
a)	Home Business	By-Law #038 Section 6(K)	3 Jasper Drive

- a) Mrs. Chiasson attended seeking PAC approval for the operation of an online web-based business from their home at 3 Jasper Drive. The property is located in the Single or Two Family Dwelling (R1) zone as such use of the property for the purposes of a home based business is permitted as a Secondary use in accordance with Zoning By-law 038 Section 8(A)(1)(b)(i) and furthermore Section 6(K).

Mrs. Chiasson provided a detailed description of the proposed operation of their business, Mourning Urns, an online business of sales and distribution of cremation urns through a website. She stated that they wish to start this business to help people with the cost of burial due to the increasing costs of funerals and shortage of land.

The business will have little impact on the neighborhood as it will not see any customer traffic to the property since sales will be delivered direct to the customer or by the applicant to the customer. The applicants do not intend to hire any additional personnel at this time nor do they have immediate intention of signage. They will be looking at advertising to direct people to the website not the address. Mrs. Chiasson was asked if they intended to have space for a showroom and she said they will have space for just a display case now as they are only ordering in what they sell. Perhaps down the road they may require room for inventory but will keep within the 25% of the home allowance or return to PAC.

MOVED BY: Darin Lamont
 SECONDED BY: Marc Gosselin

That the PAC approve the operation of a home-based business called Mourning Urns from the home at 3 Jasper Drive with the following conditions:

- 1) *It shall be secondary to the main residential use of the dwelling;*
- 2) *Not more than one 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 dwelling unit; and*
- 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.*

CARRIED UNANIMOUSLY

9. Information Items

Council Meeting Minutes January 1 & 7, 2014

Planning Advisory Committee Procedural Policy

The PAC Procedural Policy was updated with respect to the suggested changes of the Town's legal advisor and the discussions on each change by the Planning Advisory Committee at the last meeting and reviewed for the final time at this meeting.

MOVED BY: Darin Lamont
 SECONDED BY: Marc Gosselin

That the updated PAC Procedural Policy is accepted and all procedures be followed as of the date of this meeting. An electronic copy is to be sent to each PAC Member and a copy be sent to Council for their review.

10. Adjournment

MOVED BY: David Carlson

That the meeting be adjourned.

The Planning Advisory Committee meeting was adjourned at 7:15 p.m.

The next Planning Advisory Committee meeting is scheduled for March 11, 2014.

Respectfully Submitted,



CHAIRMAN



SECRETARY