

PLANNING ADVISORY COMMITTEE
MINUTES – January 13, 2015

The regular meeting of the Planning Advisory Committee of the town of Quispamsis was held in the Town Hall Council Chambers on Tuesday, January 13, 2015 at 7:00 p.m.

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

Absent: Jean Place
 David Carlson

1. Call to Order

Bob McLaughlin called the meeting to order at 7:02 p.m.

2. Approval of the Agenda

MOVED BY: Marc Gosselin
SECONDED BY: Mark Hatfield

That the agenda be approved.

CARRIED UNANIMOUSLY

3. Disclosure of Interest on Agenda Items

None

4. Review of Previous Meeting Minutes

MOVED BY: Darin Lamont
SECONDED BY: Mark Hatfield

That the Minutes of the November 25, 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>
Accessory Building Setback; Review of Previous Variance Application & Change in Conditions Set by PAC	By-law #038 Section 8.(G)(1)(b)(i)	6 Colt Drive
Temporary Use - Trailer on Site during Renovations; Sign Variance – 3 Fascia Signs	By-law #038 Section 3.(D)(1) AND By-law #036 Section 13.(A)(1)(iv)	173 Hampton Road
Oversized Detached Garage	By-law #038 Section 8.(G)(1)(c)	8 Waverly Drive
Height Variance - Dwelling	By-law #038 Section 8.(F)(1)	15 Iris Lane
Tentative Subdivision Plan – Country View Estates Phase 7C	By-law #035	Flagstone Drive; 13 Lots
Tentative Subdivision Plan – Country View Estates Phase 8	By-law #035	Squire Drive; 5 Lots
Oversized Detached Garage	By-law #038 Section 8.(G)(1)(c)	226 Model Farm Road
Carpenter's Subdivisions – LPP lot creations	By-law #035	CNR / Pettingill Road

MOVED BY: Marc Gosselin

SECONDED BY: Mark Hatfield

That the Notices of Decision be received and filed.

CARRIED UNANIMOUSLY

6. Unfinished Business

None

7. New Business

#	<i>Variance Requested</i>	<i>By-Law Section</i>	<i>Address</i>
a)	Temporary Use – Outdoor Patio	By-law #038 Section 3.(B)(1)	173 Hampton Road

a) Temporary Use – Outdoor Patio

Tim Horton's is requesting a Temporary Use Variance for the placement of an outdoor patio, an area consisting of five (5) tables and nineteen (19) seats to be located at the front of the main building at 173 Hampton Road. The request is before the PAC as Section 12(B)(2) of Zoning By-law No. 038 requires Discretionary Uses in the Central Commercial Zone be conducted completely within an enclosed building. In accordance with Section 3.(B)(1) of Zoning By-law 038, under the Special Powers of The Planning Advisory Committee, the Committee may, subject to such terms and conditions as it considers fit, authorize, for a temporary period not exceeding one year, a development otherwise prohibited by this By-law. A Temporary Use period may be extended up to one (1) additional year provided the applicant still retains the authorization grant under Section 3(B)(1) and it is about to expire;

the applicant has made an application to Council to amend the Zoning By-law to permit the use for which the Temporary authorization was granted; and PAC has received a resolution from Council confirming that consideration will be given to the application to amend the Zoning By-law.

It was noted that the Municipal Plan is currently being reviewed with revisions expected by the end of 2015. Such revisions may include the permitted use of outside patios in Central Commercial Zones in the Town of Quispamsis.

Previous parking spaces at the front of the building included two wheel chair accessible spots and three regulation size spots. Proposed permanent patio would see the removal of the three regulation spots but keeping the two wheel chair accessible spots with a new barrier-free ramp between them. The Zoning By-law requirement for parking is the greater of: one (1) space for every four (4) seats or one (1) space for every ten (10) square meters of floor. The renovation plan shows the inside seating drops from fifty-three (53) chairs to forty (40) chairs. The floor area is two hundred and fifty-seven decimal five square metres (257.5m²). Total parking spaces remain at forty-seven (47) plus two wheel chair accessible spots, which is sufficient for the restaurant.

Notice was sent to the residents within 100 metres; no concerns received and no one attended to speak for or against this application.

MOVED BY: Darin Lamont
SECONDED BY: Marc Gosselin

That the PAC grant approval for a Temporary Use Variance for the Placement of a Permanent Patio, consisting of five (5) tables and nineteen (19) seats to be located at the front of the main building at 173 Hampton Road subject to the following conditions:

- 1. The temporary use is valid for one year; and*
- 2. The patio is not to be considered permanent until such time as a Zoning By-law provision establishes the patio area as a permitted or discretionary use in the Central Commercial Zone and any additional approvals to that regard are granted by the Town.*

8. Information Items

Council Meeting Minutes – October 21, November 4 & 18, December 2, 2014
Council Special Meeting Minutes – November 12 & 20, December 9, 2014
2015 PAC/Council Calendar

9. Adjournment

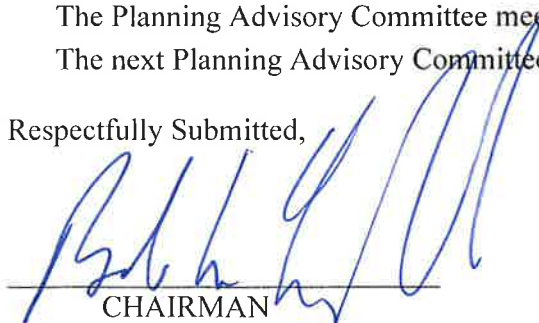
MOVED BY: Darin Lamont

That the meeting be adjourned.

The Planning Advisory Committee meeting was adjourned at 7:08 p.m.

The next Planning Advisory Committee meeting is scheduled for January 27, 2015.

Respectfully Submitted,



CHAIRMAN



SECRETARY