

PLANNING ADVISORY COMMITTEE
MINUTES – June 10, 2014

The regular meeting of the Planning Advisory Committee of the town of Quispamsis was held in the Town Hall Council Chambers on Tuesday, June 10, 2014 at 7:00 p.m.

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

Absent: Darren Bishop

1. Call to Order

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

2. Approval of the Agenda

MOVED BY: Darin Lamont

SECONDED BY: Marc Gosselin

That the agenda be approved.

CARRIED UNANIMOUSLY

3. Disclosure of Interest on Agenda Items

None

4. Review of Previous Meeting Minutes

DATED: May 27, 2014

MOVED BY: Mark Hatfield

SECONDED BY: Jean Place

That the Minutes of the May 27, 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>
Detached garage – size & placement	By-Law # 038 Section 8.(G)(1)(b)(i) and 8.(G)(1)(c)	94 Meenan’s Cove Road
Temporary Sign	By-Law # 036 Section 13(A) (3)	8 Millennium Drive

MOVED BY: Mark Hatfield

SECONDED BY: Jean Place

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)	Front yard setback – deck	By-law #038 Section 8.(E)(1)(a)	628 Gondola Point Road
b)	Fence setback	By-law #038 Section 6.(S)7	102 Queensbury Drive
c)	Front yard setback – detached garage	By-law #038 Section 8.(E)(1)(b)(i)	391 French Village Road

a) 628 Gondola Point Road – Adam Brown – Deck Addition – Front Yard Setback Variance

Mr. Adam Brown attended the PAC meeting seeking a variance for the construction of a one decimal eight meter 1.8m (6ft) wide addition to the existing front deck on the main dwelling. As the Gondola Point Road is classified as a Collector Highway (Traffic By-law 027 Schedule “F”), the minimum front yard setback for a main dwelling or structure located in the Single or Two Family Dwelling zone (R1) in accordance with the Zoning By-law is 15.0m (50ft). As such, the proposed addition will require a 3.66m (12ft) variance from Zoning By-law 038 Sec. 8(E)(1). It was confirmed that the only deck being expanded was the lower deck.

The PAC Secretary was asked if any letters of concern were received; none were received.

MOVED BY: Darin Lamont

SECONDED BY: Mark Hatfield

That the PAC approve the three decimal sixty-six metre (3.66m) variance for the construction of a one decimal eight meter 1.8m (6ft) wide addition to the existing deck.

CARRIED UNANIMOUSLY

b) Fence Setback Variance – 102 Queensbury Drive –Brian Nevett

Mr. Brian (and Donna) Nevett are seeking PAC approval to install a fence just inside the side and rear property lines common with 106 Queensbury Drive and 32 Birmingham Drive. Zoning By-law #038, Section 6(S)(4) states a minimum setback of 60cm is required (approximately 2ft). As such, a variance of almost two feet is required.

As the property was not registered to the Nevetts at the time of the variance application, the forms were signed by the current property owner, Mr. Walsh. As well, since the Nevetts are not living in the area at this time, they were represented at the meeting by a family member – Ms. Barbara Fowlow. Ms. Fowlow was asked if cement posts were to be used in the construction and she stated that the posts were the auger style that twisted into the ground.

Although noted in the letter to residents, the height and the construction materials were not stated on the application; this will need to be confirmed before a building permit is issued. The proposed construction will need to satisfy the Zoning By-law requirements for maximum high of 1.8m, and permitted construction materials as per Section 6(S)(4).

The PAC Secretary was asked if any letters of concern were received; none were received.

MOVED BY: Mark Hatfield

SECONDED BY: Darrin Lamont

That the Planning Advisory Committee approve the variance of almost two feet so that the five foot (5') aluminium and chain link combined fence can be placed just inside the property line based on the following conditions:

- 1) The property lines are clearly marked and the owners are very cautious about the placement of the fence to ensure it is fully on their own property;*
- 2) The material of the fence and the height are confirmed to be within the current By-law requirements before a building permit is issued; and*
- 3) It is recognized that this approval is for an aluminum and chain link fence that can be maintained from one side and if replaced by a wooden fence that requires maintenance from both sides, the applicant(s) return to PAC for approval.*

CARRIED UNANIMOUSLY

c) 391 French Village Road – Daniel O'Dell – Detached Garage - Placement beyond Frontline of Main Dwelling

Mr. Daniel O'Dell attended seeking a PAC variance for the construction of a 24' x 26' (624 sq. ft) detached garage on his property at 391 French Village Road with the proposed

placement of the garage having a portion of the building 1.0m (approx. 3ft) forward of the front line of the main dwelling. In accordance with Zoning By-law 038 Section 8(G)(1)(b)(i), no part of an accessory structure being used for the purpose of a detached garage shall be located forward of the front line of the main dwelling.

While a portion of the building will be forward of the main dwelling it was noted that it will not encroach on the front yard setback area as the setback from the front property line is well over 15.0 m (approx. 50ft).

The proposed use for the garage was noted by Mr. O'Dell as being for vehicles and storage only.

The PAC Secretary was asked if any letters of concern were received; none were received.

MOVED BY: Darin Lamont

SECONDED BY: Mark Hatfield

That the PAC approve the 1.0 metre variance from Zoning By-law 038 Section 8(G)(1)(b)(i) for the construction of the 24' x 26' (624 sq. ft) detached garage with a corner of the garage located one metre in front of the main dwelling with the following conditions:

- 1) *The exterior finish of the garage is to be a cladding recognized by the National Building Code of Canada, current adopted edition; and*
- 2) *The building is not to be used for business purposes or for the keeping of livestock or as a dwelling.*

CARRIED UNANIMOUSLY

8. Information Items

Council meeting minutes – May 6, 2014

9. Adjournment

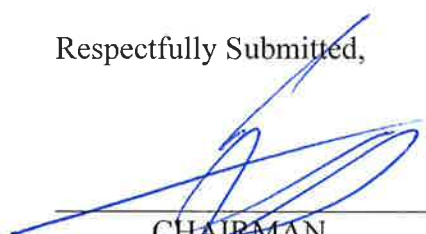
MOVED BY: David Carlson

That the meeting be adjourned.

The Planning Advisory Committee meeting was adjourned at 7:10 p.m.

The next Planning Advisory Committee meeting is scheduled for June 27, 2014.

Respectfully Submitted,



 CHAIRMAN



 SECRETARY