

PLANNING ADVISORY COMMITTEE
MINUTES – May 27, 2014

The regular meeting of the Planning Advisory Committee of the town of Quispamsis was held in the Town Hall Council Chambers on Tuesday, May 27, 2014 at 7:00 p.m.

In attendance: Bob McLaughlin
 Councillor Pierre Rioux
 David Carlson
 Darin Lamont
 Darren Bishop
 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 7:05 p.m.

2. Approval of the Agenda

MOVED BY: David Carlson

SECONDED BY: Darin Lamont

That the agenda be approved.

CARRIED UNANIMOUSLY

3. Disclosure of Interest on Agenda Items

Marc Gosselin noted a conflict of interest in agenda item 7.b – Cobalt Properties

4. Review of Previous Meeting Minutes

DATED: May 13, 2014

MOVED BY: Mark Hatfield

SECONDED BY: Jean Place

That the Minutes of the May 13, 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>
Setback Variance – fence just inside property line	By-law#038, Section 6.(S)(7)	23 Southwood Drive
Amendment to PAC Approval – Production increase in brewery	By-law#038, Section 6.(K)	135 Stock Farm Road

MOVED BY: Mark Hatfield

SECONDED BY: Marc Gosselin

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

a) 94 Meenans Cove Road – Gary Bettle – Detached Garage - Placement beyond Frontline of Main Dwelling and Oversized Structure

Mr. Gary Bettle attended seeking approval for variances for the construction of a 32’ x 36’ (1152 sq. ft) detached garage on his property at 94 Meenans Cove Road. The property is located in the Single or Two Family Dwelling (R1) zone therefore the provision of Zoning By-law 038 Sections 8(G) shall apply. The proposed placement of the garage will be such that a portion of the building will be situated 3.7m (12ft) forward of the frontline 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 frontline of the main dwelling so this will require a variance. While a portion of the building will be forward of the main dwelling it will not encroach on the front yard setback area as the setback from the front property line is will over 15.24m (50ft). The proposed building area is 107 sq. m (1152 sq. ft.) and as such will exceed the maximum permitted

building area by 44 sq. m. (474 sq. ft). It was noted that while the size of the variance is significant, the size of the lot (just under 5 acres) is capable of supporting the proposed building size.

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

MOVED BY: Jean Place
SECONDED BY: Darin Lamont

That the PAC approve the forty-four square metre (44 sqm; 474 sqft) area variance for the garage and the three decimal seven metre (3.7m; 12ft) variance for the location of the garage to be forward of the frontline of the main dwelling based on 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 garage is not to be used for business purposes or for the keeping of livestock or as a dwelling but for storage and personal use only.*

CARRIED UNANIMOUSLY

Marc Gosselin stepped out of the room at 7:09.

b) Temporary Freestanding Sign - 8 Millennium Drive - Cobalt Properties

Mr. Tye Barter of Creative Signs Inc., on behalf of Cobalt Properties, attended the meeting seeking approval for the placement of a temporary freestanding sign on the property at 8 Millennium Drive for a period of three (3) to four (4) months. The Town's Sign By-law No. 036, Section 13.A.(3) states that only one (1) freestanding sign is permitted on a Commercial property and as such, a variance is required for a second sign on 8 Millennium Drive. Mr. Barter stated that the timeline of four months would include production and placement time. The proposed sign location will be along the Route 119 side of the commercial development. The temporary sign is being placed to inform motorist travelling along the Arterial of the services available at this new location. It was confirmed that this sign would not be replaced with a permanent one, as there is an existing permanent freestanding sign that faces toward the McKay Highway. The temporary sign will allow vehicles to see a display of services prior to reaching the secondary (back entrance) off the arterial.

The PAC Secretary noted that a call was received from Mr. Mark Riderex of Wilsons Fuels at 1:50pm on Friday, May 23, 2014, seeking further information on the location of the sign and the Town's Sign By-law. Mr. Riderex asked if the business across the street from the Cobalt Properties would be permitted to put up a second temporary sign and it was explained that this would also be a variance to the Sign By-law and would go through the same process for approval. Mr. Riderex said the variance request information was sent to the main office in Nova Scotia and only a portion was forwarded to him. At 3:00pm on the same afternoon, an email was sent to Mr. Riderex as noted below:

Good afternoon Mark,

As per our conversation, attached is a picture of the proposed signage that was included in the letter sent out to property owners within 100 metres of 8 Millennium Drive. Also attached is the Town's sign By-law; please see page 19, section 13 for further information mentioned in the letter as noted below:

The Town has received an application requesting approval of a temporary sign to be located on the property of 8 Millennium Drive for a period of three to four months. The Town's Sign By-law #036, Section 13.A.(3) states that only one free-standing sign is permitted on a Commercial property and as such, a variance is required for a second sign on 8 Millennium Drive.

Written comments/concerns should be addressed to the PAC, in care of the undersigned, and submitted to the Town by noon, Thursday, May 22, 2014. Email transmissions are acceptable and should be sent to pac@quispamsis.ca. It should be noted that your correspondence will become a document of public record. If we do not receive a response, the Town will consider that you have no objections to the proposal.

This application is scheduled to be considered at the Planning Advisory Committee Meeting to be held in the Town Hall Council Chambers on Tuesday evening, May 27, 2014 at 7:00 p.m. Should you wish to attend, please indicate this in your correspondence.

No other concerns were received.

MOVED BY: Mark Hatfield
 SECONDED BY: Darren Bishop

That the PAC approve the temporary sign, with the proposed size of thirty-six decimal twenty-five square feet (36.25 sq. ft) to be placed as indicated so as to not provide any line-of-sight issues or potential impacts on traffic movement in the area based on the following conditions:

- 1) The sign is removed after 4 months (end of September);
- 2) The sign must be well secured to ensure it doesn't dislodge and become a hazard to passing vehicles; and
- 3) The approval of the temporary sign does not grant approval for a permanent sign in the same location or an extension to the timeframe for use of the temporary sign.

CARRIED UNANIMOUSLY

Marc Gosselin stepped back into the room at 7:14pm.

8. Information Items

Council's approval to the Developer's Agreement Amendment request for Master Enterprises.

9. 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 June 10, 2014.

Respectfully Submitted,


 CHAIRMAN


 SECRETARY