

PLANNING ADVISORY COMMITTEE
MINUTES – September 23, 2014

The regular meeting of the Planning Advisory Committee of the town of Quispamsis was held in the Town Hall Council Chambers on Tuesday, September 23, 2014 at 7:00 p.m.

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

Absent: Marc Gosselin
 David Carlson

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: Darren Bishop

That the agenda be approved.

CARRIED UNANIMOUSLY

3. Disclosure of Interest on Agenda Items

Mark Hatfield – Item 6 – Unfinished Business. Mark is representing the applicant.

4. Review of Previous Meeting Minutes

MOVED BY: Darin Lamont
SECONDED BY: Jean Place

That the Minutes of the September 9, 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>
Country View Estates Phase 7B – Tentative Subdivision Plan Renewal	By-law #035	Flagstone Drive & Waverly Lane
Height Variance – Dwelling	By-law #038 Section 8.(F)	155 Queensbury
Rezoning Application R1 to R2 – PAC Written Views	Section 66 of the Community Planning Act	351 Hampton Road

MOVED BY: Darin Lamont
 SECONDED BY: Darren Bishop

That the Notices of Decision be received and filed.

CARRIED UNANIMOUSLY

Mark Hatfield stepped down from the Committee at 7:02 p.m.

6. Unfinished Business – 112 Doncaster Drive attached garage

Mr. Mark Hatfield asked that this application be tabled until the next meeting allowing time for Mr. Gerry Keirstead to complete the survey on the property of 112 Doncaster Drive.

MOVED BY: Jean Place
 SECONDED BY: Pierre Rioux

That the agenda item for 112 Doncaster Drive be tabled until the next meeting.

CARRIED UNANIMOUSLY

Mark Hatfield stepped back up to the Committee at 7:03 p.m.

7. New Business

#	<i>Variance Requested</i>	<i>By-Law Section</i>	<i>Address</i>
a)	Waterfront Development	PAC Review only	16 Forrester’s Road
b)	Shed beyond frontline of dwelling	By-law #038 Section 8.(G)(2)(b)(iii)	2 Vegas Drive
c)	Home Business - Dog Grooming / Boarding	By-law #038 Section 6.(K)	21 Vincent Road

a) Waterfront Development – PAC Review Only – 16 Forrester’s Road

Mr. Kevin Doiron attended seeking approval to expand and renovate his home at 16 Forrester’s Road. It was noted that this request is not a variance and normally is not part of a review process involving neighbour notification. In this case since the proposed work is located on a lot that is a waterfront property, it automatically triggers review by Planning Advisory Committee (PAC). During the review PAC confirms whether or not the proposed lot falls within the Watercourse Alteration Permit limits and if it will require specific approval or terms and conditions from the Provincial Department of Environment and Local Government.

It was recognized that Mr. Doiron has already received permission from the Provincial Department of the Environment through an email from Shawn Prosser, Environmental Inspector who confirmed the development was not within thirty meters of the waterfront.

There were no questions from the PAC Members and no one speaking against this application.

MOVED BY: Darren Bishop

SECONDED BY: Darin Lamont

That the PAC grant the permission to complete the renovation based on the information given on location of the watercourse.

CARRIED UNANIMOUSLY

b) Accessory Building – Beyond Front Line Of Main Dwelling – 2 Vegas Drive

Mr. Lawrence Booker attended seeking approval to construct an accessory building beyond the front line of the main dwelling. As the lot is a corner lot, the minimum setbacks are 7.5m from streetlines, 1.5m from side lines and a setback distance equal to height of structure away from the main dwelling. In this case the height was originally noted at 2.43m (8ft) but clarification of the height measurement from the mean grade level of the ground to the highest peak of the roof, confirmed the measurement would be nine to ten feet high which would then change the measurement of the variance. While the public notice stated the variance was for construction of a shed to be placed beyond the front line of the property, the change needed to be clarified and documented to ensure further variances, such as the distance to the road, were not required. The structure will be located such that it will be situated 2.6 metres forward of the front line of the main dwelling versus the original 1.83 metres. All other setbacks will still meet the by-law minimums.

The proposed location appears to be most suitable on the property for the intended use, that of storage and snow removal equipment, and given the location of the main dwelling.

Notice was sent to residents within 50 metres of property with concerns received for the exterior finish of the shed and the timeframe for completion. It was noted that when a person applies for a building permit, the permit remains active for one year. After one year, if a building project is not complete, the Building Inspector will begin communication with the permit holder to ensure completion.

Other letters received from the residents in the neighborhood mentioned the history of the property with respect to previous Dangerous and Unsightly Premises actions and concern for repeated events. It was recognized that these previous actions were cleared up and not relevant to the current application.

MOVED BY: Jean Place

SECONDED BY: Darin Lamont

That the Planning Advisory Committee grant the 2.6 metre variance as requested to allow the shed to be placed beyond the front line of the main dwelling subject to 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;*

- 2) *The building is not to be used for business purposes or for the keeping of livestock or as a dwelling; and*
- 3) *The building is to be completed, including the exterior finish, within the one year time frame as per the National Building Code of Canada, current adopted edition.*

CARRIED UNANIMOUSLY

c) Home Business - Dog Grooming / Boarding – 21 Vincent Road

No one attended to represent this application.

MOVED BY: Darin Lamont

SECONDED BY: Jean Place

That the PAC table this application until the applicant is available to represent themselves.

CARRIED UNANIMOUSLY

8. Information Items

Council Meeting Minutes – September 2, 2014

9. Adjournment

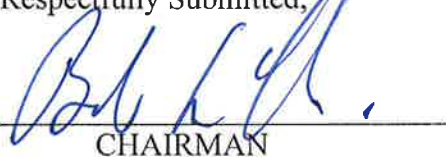
MOVED BY: Mark Hatfield

That the meeting be adjourned.

The Planning Advisory Committee meeting was adjourned at 7:18 p.m.

The next Planning Advisory Committee meeting is scheduled for October 14, 2014.

Respectfully Submitted,


CHAIRMAN


SECRETARY