

PLANNING ADVISORY COMMITTEE
MINUTES – May 12, 2015

The regular meeting of the Planning Advisory Committee of the town of Quispamsis was held in the Town Hall Council Chambers on Tuesday, May 12, 2015 at 7:00 p.m.

In attendance: Bob McLaughlin
 David Carlson
 Darin Lamont
 Darren Bishop
 Mark Hatfield
 Violet Brown, Secretary

Absent: Jean Place
 Marc Gosselin
 Pierre Rioux, Councillor
 S. Dwight Colbourne, P.Eng, Municipal Planning Officer

1. Call to Order

Bob MacLaughlin called the meeting to order at 7:01 p.m.

2. Approval of the Agenda

MOVED BY: Darin Lamont
SECONDED BY: David Carlson

CARRIED UNANIMOUSLY

3. Disclosure of Interest on Agenda Items

None

4. Review of Previous Meeting Minutes

MOVED BY: Mark Hatfield
SECONDED BY: Darren Bishop

That the Minutes of the April 28, 2015 PAC meeting be received and filed.

CARRIED UNANIMOUSLY

5. Business Arising from Minutes

<i>Notice of Decision</i>	<i>By-Law Section</i>	<i>Address</i>
Side Yard Setback (attached garage)	By-law 038, Section 8.(E)(1)(b)	4 Chrysler Crescent
Chris Saunders Elementary School Alternate Entrance (Grace Valley Church Inc And Roman Catholic Bishop Of Saint John Subdivision)	By-law 035	187 Pettingill Road
Sign Variance (additional panel)	By-law 036, Section 13.A.(3)a	174 Millennium Drive
Home Business (Dog Training)	By-law 038, Section 6.(K)	11 Valleyview Drive
Home Business (Dog Grooming)	By-law 038, Section 6.(K)	21 Vincent Road
Rezoning Review for Council (R1 to R2)	By-law 038, Section 4.(G)	351 Hampton Road
Front Line Setback (Dwelling)	By-law 038, Section 8.(E)(1)(b)	175 Vincent Road

MOVED BY: David Carlson

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)	Dwelling Height Variance & Road Elevation Variance	By-law 038, Section 8.(F) & 6.(F)(1)	24 Birmingham Drive

a) Dwelling Height Variance & Road Elevation Variance – 24 Birmingham Drive, PID # 30278204

Mr. Troy MacLeod attended requesting approval for a height variance of one decimal seventy-five metres (1.75m) and a road elevation variance of zero decimal forty-six metres (0.46m) for construction of a Single Family Dwelling at 24 Birmingham Drive, PID # 30278204.

As per By-law 038 Section 6 (F)(1), all new structures shall be placed or erected on a foundation such that the finished floor elevation of the first storey is at least one metre (1m) above the final centerline grade of the street, as measured on the street at a location which approximates the middle of the structure. With the lot area of 1290 square metres and the depth more than 40m (130ft), there is significant area for over-ground dispersion of normal surface drainage. The subdivision has a storm sewerage system, therefore water from the road can be directed to the storm catch basin and the foundation drain will also be connected to the system to remove excess water. There is a drainage swale along the rear of the property as part of the subdivision storm water management which will protect the adjacent property. It was

noted that the contractor is building up the lot and this foundation elevation variance may not be required; final elevation will be determined prior to the building permit approval.

As per By-law 038 Section 8 (F), no main building or structure may exceed nine metres (9m) in height. The requirement for the height variance is resulting from the steeper roof pitch, which has become more common in housing construction industry since the enactment of this section of Zoning By-law, and the walkout basement onto a rear sloping lot. When the building heights of the other homes in the area are considered the proposed height is in keeping with the general character of the homes in the area. Most have walkout basements on to a rear sloping yard area.

A site plan has been submitted showing that all other setback requirements will be met or exceeded.

Notice sent to property owners within 50 metres of property; one concern was received regarding drainage. The concern was forwarded to the Town's engineering department and does not relate to the requested variance as it was across the street and the water draining onto that property was from the rear of that property.

MOVED BY: Mark Hatfield

SECONDED BY: Darren Bishop

To grant approval for a height variance of one decimal seventy-five metres (1.75m) and a road elevation variance of zero decimal forty-six metres (0.46m) for construction of a Single Family Dwelling at 24 Birmingham Drive, PID # 30278204 with the following condition:

- 1. If it is determined that a foundation elevation variance is required, a Hold Harmless Agreement is completed and registered with Service New Brunswick to ensure the Town of Quispamsis is protected against potential drainage problems in the future.*

CARRIED UNANIMOUSLY

8. Information Items

Council Meeting Minutes for March 17, April 7 and April 21, 2015

9. Adjournment

MOVED BY: David Carlson

That the meeting be adjourned.

The Planning Advisory Committee meeting was adjourned at 7:06 p.m.

The next Planning Advisory Committee meeting is scheduled for May 26, 2015.

Respectfully Submitted,


CHAIRMAN
SECRETARY