

**PLANNING ADVISORY COMMITTEE**  
**MINUTES – July 14, 2015**

The regular meeting of the Planning Advisory Committee of the town of Quispamsis was held in the Town Hall Council Chambers on Tuesday, July 14, 2015 at 7:00 p.m.

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

Absent:                Marc Gosselin

**1. Call to Order**

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

**2. Approval of the Agenda – *with the addition of item 7.e)***

MOVED BY:                Darin Lamont  
SECONDED BY:            Mark Hatfield

CARRIED UNANIMOUSLY

**3. Disclosure of Interest on Agenda Items**

None

**4. Review of Previous Meeting Minutes**

MOVED BY:                Darren Bishop  
SECONDED BY:            Darin Lamont

*That the Minutes of the June 23, 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>
Fascia Sign Size Variance – Good Life Fitness Centre	By-Law #036, Section 13.A.(1)a.(i)	175 Hampton Road (strip mall bldg)
Tentative Subdivision Plan – Queensbury Heights Phase 12	By-law #035	Olbie Glen extension
Home Business – Occupational Therapist	By-law #038 Section 6(K)	20 Carlton Drive
Fence Height Variance	By-law #038 Section 6(S)(3)(a)	82 Cedar Grove 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)	Lot Width Variance – approval renewal	By-law #038, Section 8.(C)(1)	11-13 Ranch Avenue
b)	Oversize Detached Garage	By-law #038, Section 8.(G)(1)(c)	115 Vincent Road
c)	Tentative Subdivision Plan – Gondola Point Park Phase 9	By-law #035	Extension of Kane Road
d)	Side Yard Setback	By-Law #038, Section 25.(F)(3)	15 Tacoma Drive
e)	Side Yard Setback	By-Law #038, Section 25.(F)(3)	9 Featherstone Lane

**a) Lot Width Variance Renewal – 11 & 13 Ranch Avenue - PIDs 30067979 and 30064257**

Mr. Dale Steeves attended requesting a renewal of the 4.45 metre lot width variance and the removal of restrictive note on the subdivision plan that created the lot identified as PID 30064257 to form the new combined lot from PIDs 30067979 (11 Ranch Avenue) and 30064257 (13 Ranch Avenue). As this was a renewal of an approval granted on November 26, 2013, there were no questions from the PAC members and no one attending the meeting to spoke for or against this application.

MOVED BY: Mark Hatfield

SECONDED BY: Darin Lamont

That the PAC approve the renewal of the 4.45 metre lot width variance and the removal of restrictive note on the subdivision plan that created the lot identified as PID 30064257 for the new combined lot from PIDs 30067979 (11 Ranch Avenue) and 30064257 (13 Ranch Avenue) with the following conditions:

1. Verification that the lot can be serviced through connection to the municipal sewerage system is received;
2. Submission of a proper Site Drainage plan in accordance with the Building By-law;
3. Subdivision filing fees are paid in the amount \$100.00; and
4. Properly signed plans by the property owners and appropriate public utilities.

CARRIED UNANIMOUSLY

**b) Oversize Detached Garage – 115 Vincent Road, PID # 477836**

Mr. Richard Lingley attended seeking a variance of fifteen (15) square metres in area and zero decimal five (0.5) metres in height for the detached garage at 115 Vincent Road, PID 477836. Notice was sent to residents within 100 metres of the property; there was one response to this application with a concern for a potential business and transport trucks travelling on Vincent Road. Based on the plans submitted, the Building Inspector noted that the garage will be constructed with a 2.4 metre (8 foot) ceiling height, making storage of a transport truck impossible. Repair garages generally have a higher ceiling height to accommodate a vehicle lift and the permit application did not indicate the typical footings that are seen when these lifts are installed. Mr. Lingley stated his intended use for the structure was for parking of his two vehicles, ride-on lawn mower, snowmobile and storage. Mr. Lingley has no intention of doing any business in the garage. No other persons spoke for or against this application.

MOVED BY: Darin Lamont

SECONDED BY: Jean Place

That the PAC grant the approval for the variance of fifteen (15) square metres in area and zero decimal five (0.5) metres in height for the detached garage at 115 Vincent Road, PID 477836 with the following conditions:

1. The variance stays with the property provided the final inspection is completed within one year from the date the building permit is issued;
2. The building is to be sided using a cladding recognized by the National Building Code of Canada, current adopted edition; and
3. The building is not to be used for commercial or business purposes, or for the keeping of livestock or as a dwelling unit.

CARRIED UNANIMOUSLY

**c) Tentative Subdivision Plan – Gondola Point Park Phase 9, Extension of Kane Road**

Mr. Gerald Roberts of Kierstead, Quigley and Roberts attended on behalf of Scott Bros. Ltd. seeking approval for a tentative subdivision plan to create ten (10) residential lots that will front on an extension of Kane Road and the creation of Lot 14-1 being an existing parcel at 642 Gondola Point Road that will gain 3579 sq. metres in area. The ten (10) new lots and the addition to 642 Gondola Point Road are being created from the R.J. Scott Homes Ltd. 63 acre parcel at the end Kane Road (PID 30274633).

The proposed lot configuration will not require any variances with respect lot width, depth or area. The overall area is zoned Residential (R1) for Single or Two Family dwellings. The proposed lots meet or exceed the minimum lot dimensions as established in Section 8C(1) of Zoning By-law No. 038 – that being 30.0m of width, 38.0m of depth and 1140 sq. m of area). The remnant parcel identified as “Future Development” on the plan does not require any variances as it retains a frontage of 30.01m on the public street (Kane Road), as well as access from Sheraton Avenue, Aaron Avenue and approximately 35.0m of frontage on the Meenan’s Cove Road. The Developer is proposing to extend municipal sewer to all the lots. The necessary infrastructure was installed in 2013 starting in front of Lot 3-F and connecting to the existing infrastructure on Amsworth Drive. The Developer has requested the lots be serviced via individual on-site wells. As the development is proposing to create ten (10) lots with the remnant parcel capable of creating an additional twenty-five (25) or more lots, a Comprehensive Water Supply Source Assessment Report is required in accordance with Section 8C(i)(a) of Subdivision By-law 035.

Gondola Point Park Phase 9 was previously submitted and approved by the PAC in March 2014, however the tentative plan that is before the PAC at this time does contain some changes with respect to lot configuration being:

- Reduction in total number of new lots, from eleven (11) to ten (10) lots; and
- The creation of Lot 14-1, being an existing lot that will increase in lot area.

The majority of the construction work for Gondola Point Park Phase 9 has been completed since the previous tentative plan approval from the PAC; however in accordance with the PAC procedural policy, public notice has been issued to all property owners within 100 metres of the proposed development. No objections or concerns have been received.

MOVED BY: Darren Bishop

SECONDED BY: Darin Lamont

That PAC approve the tentative subdivision plan to create ten (10) residential lots that will front on an extension of Kane Road and the creation of Lot 14-1 being an existing parcel at 642 Gondola Point Road that will gain 3579 sq. metres in area.

1. Lot 14 -1, an existing lot fronting the Gondola Point Road, is to not have a driveway access off the Kane Road without written approval from the Town;
2. Submission of a subdivision plan creating a Municipal Services Easement across Scott Bros Ltd. property (PID 00249243). The easement is to be vested in the Town for the purpose of providing the necessary access to the storm sewer infrastructure as proposed on Gondola Point Park Subdivision Phase 8 Storm Easement Plan and Profile design drawings from Exp Services Inc. (Dwg. No. 4-6);
3. The Developer is to work with the Town to develop a trail and pedestrian walkway schema for the area prior to Final plan approvals and dedicate a land area of 1478 square metres for LPP purposes;
4. Standard Developer’s Agreement, bonding and subdivision fees will be required;
5. Subdivision filing fees of three hundred (\$300.00) for a ten (10) lot phase; and
6. Plans to be properly signed by the necessary utilities and owners.

CARRIED UNANIMOUSLY

**d) Side Yard Setback – 15 Tacoma Drive, PID #30273957**

Mr. Bob Landry, on behalf of Nathan Boudreau and Candace Critchley, attended seeking a four decimal six (4.6) metre sideyard setback variance from By-law 038 Section 25.(F)(3) at 15 Tacoma Drive, PID #30273957 whereas a minimum of thirty (30) metre side lot setback will not be attainable for at least one property line.

The lot is located in a RU (Rural), with a lot size of 6841 square metres. The intent of this section of the By-law is to allow for the future subdivision of the property should municipal or development style sewer becomes available in the area. The 30 metre requirement relates to the minimum required width for lots provided with municipal sewer, so as to not require a variance, should the lot be subdivided in the future.

One of the allures of the lots in rural areas are that they are larger, fully treed lots affording the property owner much more privacy than traditional lots. However, with the minimum setback required, the lot may need to be cleared up to the property line on one side to allow machinery access during construction, which would eliminate the desired privacy. While it is possible to construct the house closer to the lot and not remove the trees, it requires much more coordination with the Building Inspection Department to complete multiple inspections as the foundation is backfilled progressively on this side. Should the property owner wish to subdivide the property in the future, a variance would be required for lot width.

Notice sent to property owners within 50 metres of property; no concerns received.

MOVED BY: David Carlson

SECONDED BY: Darin Lamont

That PAC approve the side yard setback variance of four decimal six (4.6) metres at 15 Tacoma Drive, PID # 30273957 with the following condition:

1. A building permit is issued within one year of the date of approval.

CARRIED UNANIMOUSLY

**e) Side Yard Setback – 9 Featherstone Lane, PID #30273999**

Mr. Stephen Fowler attended seeking a side yard setback variance of seven (7) metres from By-law No. 038, Section 25.(F)(3) in order to construct a dwelling at 9 Featherstone Lane, PID 30273999 whereas the building will be located such that it will not retain thirty (30) metres on at least one side of the lot. The intent of this section of the By-law is to allow for the future subdivision of the property should municipal sewer or communal sewerage system (e.g., engineered sewerage treatment wetland) becomes available in the area. The 30-metre requirement relates to the minimum required width for lots provided with municipal sewer, so as to not require a variance, should the lot be subdivided in the future. The lot is located in a RU (Rural), with a lot size of 4846 square metres.

The lot has a fairly significant slope on one side with the other side at a critical elevation that would require a large amount of land fill if situated thirty (30) metres from the side. The proposed position of the dwelling appears to be the best location.

Notice sent to property owners within 50 metres of property; no concerns received.

MOVED BY: David Carlson

SECONDED BY: Mark Hatfield

That PAC approve the side setback variance of seven (7) metres from By-law No. 038, Section 25.(F)(3) in order to construct a dwelling at 9 Featherstone Lane, PID 30273999 with the following condition:

1. A building permit is issued within one year of the date of approval.

CARRIED UNANIMOUSLY

## 8. Information Items

None

## 9. Adjournment

MOVED BY: David Carlson

*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 August 11, 2015.

Respectfully Submitted,

  
CHAIRMAN  
SECRETARY