

PLANNING ADVISORY COMMITTEE
MINUTES – August 11, 2015

The regular meeting of the Planning Advisory Committee of the town of Quispamsis was held in the Town Hall Council Chambers on Tuesday, August 11, 2015 at 7:00 p.m.

In attendance: Bob McLaughlin
 David Carlson
 Darin Lamont
 Darren Bishop
 Jean Place
 Marc Gosselin
 Violet Brown, Secretary
 Pierre Rioux, Councillor
 Trevor Murray, NBCBO, Building Inspector

Absent: Mark Hatfield

1. Call to Order

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

2. Approval of the Agenda

MOVED BY: David Carlson

SECONDED BY: Darin Lamont

CARRIED UNANIMOUSLY

3. Disclosure of Interest on Agenda Items

None

4. Review of Previous Meeting Minutes

MOVED BY: Darin Lamont

SECONDED BY: Darren Bishop

That the Minutes of the July 14, 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>
Lot Width Variance – approval renewal	By-law #038, Section 8.(C)(1)	11-13 Ranch Avenue
Oversize Detached Garage	By-law #038, Section 8.(G)(1)(c)	115 Vincent Road
Tentative Subdivision Plan – Gondola Point Park Phase 9	By-law #035	Extension of Kane Road
Side Yard Setback	By-Law #038, Section 25.(F)(3)	15 Tacoma Drive
Side Yard Setback	By-Law #038, Section 25.(F)(3)	9 Featherstone Lane

MOVED BY: Darren Bishop
 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)	Accessory Building Beyond Front Line of Main Dwelling	By-law #038, Section 25.(O)(1)(a)(i)	125 Hammond River Road
b)	Oversize Detached Garage	By-law #038, Section 8.(G)(1)(c)	303 Meenan's Cove Road
c)	Over Height Detached Garage	By-law #038, Section 8.(G)(1)(a)	16 Kingsway Drive
d)	Daycare as Discretionary Use in Institutional Zone	By-law #038, Section 21.(B)(1)(c)	30 Vincent Road
e)	Sign Variance	By-Law #036, Section 18.(A)(1)	250 Quispamsis Road
f)	Oversize Detached Garage	By-law #038, Section 8.(G)(1)(c)	79 Colton Brook Road
g)	Detached Garage Beyond Front Line of Main Dwelling	By-law #038, Section 25.(O)(1)(a)(i)	395 Model Farm Road

a) Accessory Building Beyond Front Line of Main Dwelling – 125 Hammond River Road, PID 30237143

Ms. Meredith Canty attended seeking approval for a variance from Zoning By-law No. 038 Section 25.(O)(1)(a)(i) for the construction of an accessory building to be placed beyond the frontline of the main dwelling at 125 Hammond River Road – PID 30237143.

The lot is approximately fifteen decimal four (15.4) hectares in a Rural (RU) Zone. The accessory building will be located approximately 122 metres (400') from the front yard line (that of the Hammond River Road) and 30 metres (100') from the side yard line and will be approximately 61 metres (200') away from the main dwelling. Based on the proposed

setbacks, no other setback variances are required. The size of the accessory building is 4.3m (14ft) x 9.1m (30ft) and is compliant with Zoning By-law for a Rural (RU) lot that exceeds 5,000 square metres.

Notification was sent to property owners within 100 metres of the property with no objections received. There were no questions from the PAC members and no one attended the meeting to speak for or against this application.

MOVED BY: Darren Bishop
SECONDED BY: Jean Place

That the PAC grant the approval of an accessory building to be placed beyond frontline of the main dwelling as per Zoning By-law No. 038 Section 25.(O)(1)(a)(i) at 125 Hammond River Road – PID 30237143.

CARRIED UNANIMOUSLY

b) Oversize Detached Garage, 303 Meenan's Cove Road, PID # 00092650

Mr. Joseph Smith attended requesting a size variance of thirty-three decimal six (33.6) square metres from the Zoning By-law 038 Section 25(F)(1) for the construction of a seven decimal nine meter by twelve decimal two metre (26x40') detached garage at 303 Meenan's Cove Road – PID 00092650.

The lot is located in a Rural (RU) Zone and there are three PID numbers with the civic address of 303 Meenan's Cove Road. PID 00092650, where the detached garage is proposed, is 1315 square metres. The main dwelling is on PID 254144 with 1326 square metres and on the other side of this lot is PID 85084 with 695 square metres; totaling 3336 square metres and as such, still requires to comply to By-law 038 Section 8(G) to 8(I). As per Zoning By-law No. 038 Section 25.(F)(1) where a lot contains less than five thousand (5,000) square metres in area, the provisions of By-law 038 Section 8(G) to 8(I) shall apply stating no accessory building or structure used a detached garage may exceed sixty-three (63) square meters in area.

The size of the garage is proposed at 7.9m (26ft) x 12.2m (40ft) which is 96.6 square metres and as such 33.6m over the 63 square metres permitted in the By-law. The applicant stated that the garage is to be used for the storage of several personal vehicles, yard maintenance equipment, etc. It was noted that Mr. Smith will take ownership of the property on September 1, 2015 and signatures of the current owner were on all documents.

Notification was sent to property owners within 100 metres of the property with one communication received regarding to the ground stability due to the soil brought in to build up the area of the proposed garage. It was noted that the building inspector is responsible for reviewing the stability of the ground as part of the permit application process. No other persons spoke for or against this application.

MOVED BY: Darin Lamont
SECONDED BY: Marc Gosselin

That the PAC approve the thirty-three decimal six (33.6) square metre size variance for the construction of a seven decimal nine meter by twelve decimal two metre (26x40') detached garage at 303 Meenan's Cove Road – PID 00092650 subject to the following conditions:

1. A pre-footing inspection confirms the stability of the ground prior to construction;
2. The exterior finish of the garage is to be 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) Over Height Detached Garage – 16 Kingsway Drive, PID 30193841

Mr. Steve Doiron attended requesting a height variance of one decimal two metres (1.2m) from Zoning By-law No. 038 Section 8(G)(1)(a) for a detached garage at 16 Kingsway Drive, PID 30193841.

The lot is located in an R1 Zone (Single or Two-Family Dwellings) having a total area of 4221 square metres. The height of the garage is proposed at six metres (16 feet) with the loft trusses offering a storage area above the main floor and this is the reason for the need for the variance. The size of the garage is proposed at 6.1m (20ft) x 7.62m (25ft) which is within the permitted 63 square metres permitted in the By-law. The location was reviewed and it was confirmed that there was ten feet between the house and the proposed garage and ten feet between the garage and the property line.

Public notice was issued to all property owners within 100 metres of the proposed development. No objections or concerns were received.

MOVED BY: Marc Gosselin
SECONDED BY: Darren Bishop

That PAC grant approval of the one decimal two metres (1.2m) height variance from Zoning By-law No. 038 Section 8(G)(1)(a) for a detached garage at 16 Kingsway Drive – PID 30193841 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; and
2. 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

d) Daycare as Discretionary Use (Institutional Zone), 30 Vincent Road, PID # 00064295

The Little Blessings Child Day Care & Preschool requested an expansion of an existing Day Care services at Valley Christian Academy as a Discretionary Use in an Institutional Zone at 30 Vincent Road (PID 00064295). No one attended the meeting to review the application.

MOVED BY: David Carlson
SECONDED BY: Jean Place

That the PAC table this agenda item until a representative can attend a meeting to answer any questions that the PAC members or Town staff may have.

CARRIED UNANIMOUSLY

e) Sign Variance, 250 Quispamsis Road, PID # 30312623

Mr. Michel Tasse of ARCf de Saint-Jean attended requesting a variance from the Sign By-law for the placement of a second free standing sign at the location of 250 Quispamsis Road for the purpose of advertising their services. In order to permit this request a variance would be required from By-law #036, Section 18.A.(2) whereas the By-law states that only one free-standing sign is permitted in an Institutional Zone.

The property is just over ten (10) hectares with approximately two (2) hectares used for the school buildings and parking lots and of this area, a road frontage of 176 metres. Sign #1 is proposed at a size of 4' by 8' (just under 3 square metres) with Sign #2 having two sections of 4' by 4' each to announce the services in both the English and French languages. With a total of less than six square metres of signage, the area is well below the permitted area of 0.3 square metres per linear foot of road frontage. The signs are proposed at being four (4) feet above the ground, eight (8) feet in total height which is well within the six metre height allowance. The location of sign #1 is ten (10) metres from the road and two (2) metres from the property line. The location of sign #2 is proposed at ten (10) metres from the street on one side and fifteen (15) metres on the other (it sits on the corner of Pettingill Road and Quispamsis Road).

Notice was sent to property owners within 100 metres of property with one concern received regarding sightlines. It was recognized that sightlines are addressed within the bylaw under sentence 3.E.(4), which prohibits a sign from being erected within 7.5 metres from the intersection. At the proposed location, this should not pose a problem. PAC may also wish to take into account that this intersection has recently changed to a three way stop, meaning that all vehicles would be stopped before entering the intersection

MOVED BY: David Carlson

SECONDED BY: Darin Lamont

That PAC grant approval for a second free standing sign to be erected on the property of 250 Quispamsis Road – PID 30312623.

CARRIED UNANIMOUSLY

f) Oversize Detached Garage, 79 Colton Brook Road, PID # 30174759

Mr. Ken Galloway attending requesting a size variance of nineteen decimal fourteen square metres (19.14) from Zoning By-law No. 038 Section 8(G)(1)(a) for the construction of a detached garage at 79 Colton Brook Road – PID 30174759.

The lot is located in an R1 Zone (Single or Two-Family Dwellings) with a lot size of 8100 square metres (2 acres), which is more than seven times a typical lot in the R1 zone – as such the property has the land area to support the proposed garage. The size of the garage is proposed at 82.14 square metres (26 x 34 feet) and as such is 19.14 square metres over the permitted 63 square metres.

The garage will be located ten feet from the side yard property line, fifteen feet from the main dwelling, twenty-five feet from the front line and thirty feet from the rear property line and as such is compliant with all required setbacks. There is an existing garage at the same location that will be demolished prior to new construction; a demolition permit has been issued.

MOVED BY: Marc Gosselin
SECONDED BY: Darin Lamont

That PAC grant approval of the nineteen decimal fourteen metre (19.14) size variance from Zoning By-law No. 038 Section 8(G)(1)(a) for a Detached Garage at 79 Colton Brook Road – PID 30174759 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; and
2. 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

g) Detached Garage Beyond Front Line of Main Dwelling – 395 Model Farm Road, PID

Mr. & Mrs. Driscoll requested approval for a variance from Zoning By-law No. 038 Section 25.(O)(1)(a)(i) for a detached garage to be constructed such that the placement is beyond the frontline of the main dwelling at 395 Model Farm Road – PID 00231084.

The lot is 5314 square metres in a Rural (RU) Zone. The location of the detached garage will be approximately 18 metres (60') from the front yard line, 3.7 metres (12') from the side yard line and will be approximately 6 metres (20') away from the main dwelling. Based on the proposed location, no other setback variances are required.

The proposed construction of the foundation is an integral perimeter footing, also called a turned down slab. This type of foundation is permitted on medium sized detached garages and does not utilize a full frost wall. Based on the slope of the land and the intended foundation construction, the location selected by the applicant is the only reasonable place for placement of the structure. Placing the garage in line with the house would require either, the importation of fill and a geotechnical report, or a full frost wall, both of which would significantly increase the cost of construction. The size of the accessory building is 7.3m (24ft) x 7.3m (24ft) and is compliant with Zoning By-law for a Rural (RU) lot that exceeds 5,000 square metres.

Notification was sent to property owners within 100 metres of the property with no objections received.

MOVED BY: David Carlson
SECONDED BY: Darren Bishop

That PAC grant approval from Zoning By-law No. 038 Section 25.(O)(1)(a)(i) for a detached garage to be constructed beyond the frontline of the main dwelling at 395 Model Farm Road – PID 00231084 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; and
2. 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

8. Information Items

Council Minutes – May 5 & 19, June 16 & 30; Council assent of Gondola Point Park Phase 9

9. Adjournment

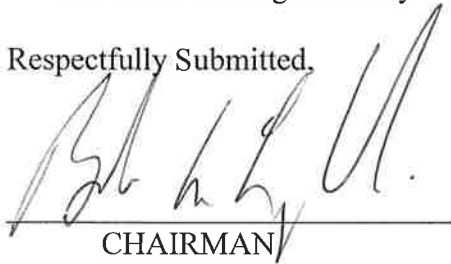
MOVED BY: David Carlson

That the meeting be adjourned.

The Planning Advisory Committee meeting was adjourned at 7:17 p.m.

The next Planning Advisory Committee meeting is scheduled for September 8, 2015.

Respectfully Submitted,


CHAIRMAN
SECRETARY