



QUISPAMISIS PLANNING ADVISORY COMMITTEE
MEETING MINUTES – July 23, 2019

Present: Darin Lamont Marc Gosselin
 Darren Bishop Violet Brown
 Brenda Fowlie Trevor Murray
 Brent Preston

Absent: John Groden
 Kendall Mason
 S. Dwight Colbourne

1. Call to Order

Darin Lamont called the meeting to order at 7:00 p.m.

2. Approval of Agenda

The two subdivision plans were postponed until the August 13, 2019 PAC meeting.

Moved By Brenda Fowlie

Seconded By Darren Bishop

That the Agenda be approved as written.

Motion Carried

3. Disclosures of Interest

No disclosures were declared.

4. Approval of Previous Minutes

Moved By Brent Preston

Seconded By Brenda Fowlie

That the minutes of the previous PAC meeting be received and filed.

Motion Carried

5. Business Arising from Minutes - Notice of Decisions

The Notice of Decision for the apartment complex at 190 Millennium Drive was not available due to changes on the Final Plan. Once approved by the Municipal Planning Officer, the PAC Members will be notified if their decision was affected.

Moved By Brent Preston

Seconded By Marc Gosselin

That the Notice of Decision will be ratified at the next PAC Meeting.

Motion Carried

6. Unfinished Business

7. New Business

7.1 451 Gondola Point Road - Expand the Second Story of a Detached Garage (Height Variance, Beyond Front Line of Dwelling, Front Setback and Waterfront)

Mr. Harold Kingston attended seeking approval of the renovation of a detached garage by extending the existing second floor over the entire first floor for added storage and bringing the garage into compliance with the current by-laws at 451 Gondola Point Road, ID 247213.

It was reviewed that the detached garage was being “brought into compliance with the current by-laws” by Mr. Trevor Murray, the Town’s Building Inspector, noting that this is a documentation housekeeping item since the garage was built prior to the current by-laws and is considered a non-conforming use at this time.

As there was a concern for the structural integrity of the building, it was asked if a Structural Engineer would be required prior to the building permit process. Mr. Kingston noted that he has talked to several contractors and there was no concern mentioned at this stage. Mr. Murray noted that as per the building permit application process, the Building Inspector will review the foundation first before releasing a permit. Mr. Murray also noted that the trusses, floor joists and support beams are automatically be part of the permit application. If the Inspector feels the foundation is not structurally sound, an engineer may be required for confirmation.

Mr. Kingston confirmed that this additional section of the second floor of the detached garage is for storage and will not be used for living accommodations.

No one attended to speak for or against this application but one correspondence was received asking about the structural integrity which was addressed.

Moved By Darren Bishop

Seconded By Marc Gosselin

That the PAC proceed with approving the height variance of 0.5 metres from By-law 038 Section 8.(G)(1)(a), the 6.1 metre variance for the distance beyond the front line of the main dwelling from Section 8.(G)(1)(b)(i), and the front line setback variance of 13.5 metres from Section 8.(G)(1)(b)(ii), subject to the following condition:

1. A building permit is issued prior to construction.

Motion Carried

7.2 8 Sheraton Avenue - Fence Height in Front Yard

Matt Killick attended requesting approval of a variance of 75 centimetres in order to construct a 150 centimetre tall fence in the front yard of 8 Sheraton Avenue, PID 30238570. Mr. Killick noted the fence was for safety, to keep deer out, and their young child in as well as a dog. It was recognized that the permitted height of a 75 centimetre fence for front yards won't keep the deer out. It was also recognized that the property has a larger front yard than back yard. There is a cedar hedge that runs along the front roadside of the property as well as the driveway side of the front yard and it was asked if this was staying to hide most of the fencing from the road. Mr. Killick said it was to stay and the fence would be about two to three feet in from that hedge. Mr. Murray noted this as a concern if the hedge was removed and the fence was fully visible. However, he added that a black chain link fence is not as obtrusive as a board on board fence, but the cedar hedge must be kept in good condition.

No one attended to speak for or against and no concerns were received from the notification set to property owners in the 50 metre radius.

Moved By Brenda Fowlie

Seconded By Brent Preston

That the PAC proceed with approving the variance from By-law 038, Section 6.(S)(2) of seventy-five (75) centimetres at 8 Sheraton Avenue, PID 30238570, subject to the following terms and conditions:

1. The fence must be maintained and cannot be permitted to become unsightly; and
2. Reasonable efforts must be made to maintain the existing hedge to obstruct the proposed fence.

Motion Carried

7.3 7 Acron Drive - Fence Height and Setback Variances

Mr. Jeremy Hillier attended requesting approval for a privacy fence height and a setback variance on the property of 7 Acron Drive, PID 30278253.

Mr. Hillier indicated on the property image, shown on the Council Chambers big screen, the proposed fence location, the retaining wall, and explained the slope of the land from the retaining wall to the adjacent properties. He explained that the fence would be board on board for this side, and along the back is both board on board in sections (each back corner) then chain link in and around the trees, then the back left side to be confirmed if wood or chain. He noted that the type of fencing is created in slats that slide up and down the framework so maintenance can be done from their side of the property. When asked if his neighbors that share property lines had any concerns, Mr. Hillier stated that no one spoke to him about the proposed fence. The PAC Secretary noted that there were no concerns received by one of the neighbors in the back right corner stated that they may wish to connect to this fence and add sections of the same type of fencing to their property.

No one attended to speak for or against this application.

Moved By Marc Gosselin

Seconded By Brenda Fowlie

That the PAC proceed with approving the height variance of zero decimal six (0.6) metres from Section 6.(S)(3)(a) of the Zoning By-law 038 and the setback variance of approximately zero decimal six (0.6) metres from Section 6.(S)(7) of the Zoning By-law 038 for a fence on 7 Acron Drive, PID 30278253, subject to the following terms and conditions:

1. All construction work, including fence post holes, is to be done on the applicant's property; and
2. A building permit is issued in accordance with the Town's Building By-law #055 prior to any construction.

Motion Carried

7.4 23 Oriole Lane - Detached Garage prior to Main Dwelling

Mr. Peter Donovan attended requesting a variance to have a Detached Garage placed on the lot prior to the Main Dwelling at 23 Oriole Lane, PID 30319669.

Mr. Donovan noted that this is for short term storage and that the house will be built by 2020. The equipment on the property now, and on a lot in the area with a sea container and other landscaping equipment, will be moved as the operation moves. The two lots in question have both been sold so the houses won't be far behind. He confirmed this will always be a detached garage and that the house being built would still have an attached garage as per the subdivision covenant. A site plan was shown with the garage in the back corner.

No one attended to speak for or against this application and while a concern was received for the intention of the property, that person called back on the day of this meeting to say they no longer had a concern after speaking with Mr. Donovan and hearing of his future plans for this property and the subdivision area.

Moved By Brenda Fowlie
Seconded By Darren Bishop

That the PAC approve the variance from *Zoning By-law No. 038, Section 8.(G)(4)*, for permission to place the detached garage on the lot prior to the main dwelling at 23 Oriole Lane, PID 30319669, subject to the following terms and conditions:

1. A building permit is issued in accordance with the Town's Building By-law #055;
2. The accessory building shall not be used for the purpose of a business, a dwelling unit or for the keeping of livestock; and
3. Within one year from this approval date, the permit for the construction of the main dwelling must be issued.

Motion Carried

7.5 Fernwood Park Subdivision Phase 4 - Tentative Plan

This item is rescheduled for the August 13th PAC.

7.6 Brunswick Nurseries Phase 9 - Tentative Plan

This item is rescheduled for the August 13th PAC.

7.7 471 Model Farm Road - Foundation Elevation Variance

Mr. Lance Betts attended requesting approval of a foundation elevation variance to construct a new home at 471 Model Farm Road, PID 30229512. Mr. Betts noted that he has lived at this location for 15 years in a small cottage and has demolished that to build new and bigger home to accommodate his growing family.

Mr. Murray noted that there were no issues from staff.

Notice was sent to property owners within 100 metres of the property, no concerns were received and no one attended to speak for or against this application.

Moved By Brent Preston
Seconded By Brenda Fowlie

That the PAC proceed with approving the variance from By-law 038, Section 6.(F)(1), of approximately 28 metres at 471 Model Farm Road, PID 30229512, subject to the following terms and conditions:

1. The preparation of the "Hold Harmless" agreement should be executed prior to approval of the final inspection of the dwelling.

Motion Carried

8. Information Items and/or Discussion

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Moved By Brenda Fowlie

That the Information Items be received and filed.

9. Adjournment

Moved By Darren Bishop

Meeting adjourned at 7:40 p.m.

Respectfully Submitted,



CHAIRMAN



SECRETARY