



QUISPAMISIS PLANNING ADVISORY COMMITTEE

MEETING MINUTES – September 22, 2020

Present:

Darin Lamont	Kendall Mason
Brenda Fowlie	Marc Gosselin
Brent Preston	Chrissy Scott – Tech Support
Darren Bishop	Violet Brown, PAC Secretary
John Groden	S. Dwight Colbourne, Municipal Planning Officer

Absent:

1. Call to Order

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

2. Approval of Agenda

Moved By Marc Gosselin

Seconded By Brent Preston

That the Agenda be approved as written.

Motion Carried – Voting done verbally and individually

3. Disclosures of Interest

No disclosures were declared.

4. Approval of Previous Minutes

Moved By Darren Bishop

Seconded By John Groden

That the minutes of the September 8, 2020 PAC meeting be received and filed.

Motion Carried – Voting done verbally and individually

5. Business Arising from Minutes - Notice of Decisions

2 Cliff Street - Detached Garage Oversized and Setback
168 Meenans Cove Road - Home Business of Craft Beer Making Supplies
50 Chamberlain Road - Silliphant Holdings Tentative Subdivision Plan
80 Millennium Drive - Top Soil Screening and Removing - Extension of Approval
15 Pettingill Road - Arthur Miller Subdivision Plan for LPP Review

Moved By Brenda Fowlie

Seconded By Kendall Mason

That the Notices of Decision be received and filed.

Motion Carried – Voting done verbally and individually

6. Unfinished Business

6.1 Tentative Subdivision Plan - Serenity Heights Phase 2 - Stock Farm Road

Nothing new to review at this time.

Moved By Brent Preston

Seconded By Darren Bishop

That the PAC table this item until the October 13, 2020 meeting.

Motion Carried – Voting done verbally and individually

7. New Business

7.1 48 Aldridge Drive - Oversize Accessory Building

Mr. John Steven George attended seeking approval to construct a four decimal nine by seven decimal three (4.9 by 7.3) meter accessory building on the property of 48 Aldridge Drive, PID 30230841. In order to obtain a permit, a size variance of twelve decimal seven (12.7) square metres is required from Section 8.(G)(2)(c) of the Town's Zoning By-law 038 whereas the maximum size of an accessory building shall be twenty-three square metres. Mr. George noted that he had a similar size shed for storage at his previous address and was accustomed to having that much room. He stated that the building is being built on site in the rear yard.

Notice was sent to property owners within 100 metres of property. Mr. Cronk of 7 Pembroke Lane corresponded with questions on the height, purpose, and access to the accessory building. No one attended to speak for or against the application.

Moved By Marc Gosselin

Seconded By Brent Preston

That the Planning Advisory Committee approve the variance of twelve decimal seven (12.7) square meters from the Town's By-law 038, Section 8.(G)(2)(c), in order to construct four decimal nine by seven decimal three (4.9 x 7.3) meter storage shed on the property of 48 Aldridge Drive, PID 30230841, subject to the following terms and conditions:

1. The exterior finish of the accessory building is to be a cladding recognized by the National Building Code of Canada, current adopted edition;
2. The building shall not be used as a dwelling unit or for a business or for the keeping of livestock; and
3. A building permit is issued prior to construction.

Motion Carried – Voting done verbally and individually

7.2 224 Hampton Road - Sign Setback

Ms. Caley McNamara-Crowdis of the KV Psychology and Counselling Clinic attended requesting approval to construct a 1.5 metre wide by 5.5 metre high stand-alone sign for advertising the commercial office building at 224 Hampton Road, PID 251835. Ms. McNamara-Crowdis stated that there will be more than one business in the building as she is hoping to rent the bottom part of the building for other professionals, up to two tenants, who will be advertising on the other panels? Mr. Colbourne noted that this sign is in keeping with other signs in the area.

Notice was sent to property owners within 50 metres of the subject property. No concerns were received and one attended to speak for or against the application.

Moved By Brent Preston

Seconded By Darren Bishop

That the Planning Advisory Committee approve the setback variance of one decimal four (1.4) meters from the Town's By-law 036, Section 13. A (3)(b), in order to construct one decimal five by five decimal five (1.5 x 5.5) meter stand-alone sign on the property of 224 Hampton Road, PID 251835, subject to the following terms and conditions:

1. The sign is installed so as not to obstruct line of sight at the intersection of Hampton Road and Ranch Avenue; and
2. A building permit is issued prior to construction.

Motion Carried – Voting done verbally and individually

7.3 255 Model Farm Road - Main Dwelling Side Yard Setback

Ms. Caley Crowdis-McNamara and Mr. Jason McNamara attended seeking approval to construct a dwelling on the property of 255 Model Farm Road, PID 30247308 with the side yard setback request on either side to be one decimal zero (1.0) metres. Mr. Crowdis noted the site plan sent to the Town had an error on it which reflected the house at 60 feet from the water but the house will be at least 100 feet back from the high water mark which puts it outside of the provincial 30 metre constraints. He explained that they had a house designed for another property on Water's Edge and had preferred not to have the architect redraw the original design if a variance could be granted. Mr. Crowdis added that they spoke to the neighbor, Ms. Breen at 259 Model Farm Road, about purchasing about 20 feet of their land in exchange for the Right-Of-Way (ROW) that goes across Ms. Breen's property for access to the Crowdis property. He said the neighbor wanted the ROW removed but was not keen to sell any land, waterfront or not. Mr. Crowdis said they also spoke to Mr. Lundborg, the owner of the property on the other side of the Crowdis property to discuss purchasing his land or part of the land. He added that they have also returned to the architect to cut off a bit of the house design so they would not need the full setback requested. If they shrink the house width, they will no longer require a variance.

Mr. Colbourne showed the site plan on the shared screen with the elevations of five and ten metres. Mr. Colbourn also reviewed his staff report on the variance and the distance of one metre noting the aspect of the eaves that are about two feet in width which leaves no room to maneuver around the building to maintain it. He added that this property is also a waterfront property which requires the Planning Advisory Committee review with terms and conditions including the elevation of the building in comparison to the water levels with consideration of the recent flood zones. He added that if they build 100 feet (30m) above the water, they should be out of the flood zone with respect to the fact that six metres is the level the Town has concluded to be a safe level to avoid flooding, same as the Town of Rothesay. The province will determine if a Watercourse And Wetland Alteration (WAWA) permit will be required.

Notice was sent to property owners within 50 metres of the subject property. The property owners on both sides sent in correspondences of objection. Mr. Ryan Scott on behalf of Ms. Francis Doris Breen of 259 Model Farm Road, sent in concerns for a foundation one metre away from the property line as it could harm trees on the adjacent property from root system damage. Concerns were noted for wind pattern change and trees that may cause damage to proposed house if fallen which lead to concerns for liability. Mr. Scott further added that he is unsure if one metre is enough room for the drainage related systems that are adjacent to foundation and would expect encroachment on adjacent property for future maintenance at backyard of property or for flood preparation along waterfront.

Mr. Carl Lundborg, the owner of the property at 247 Model Farm Road, sent in correspondence objecting to the proposed variance of having a structure built up to one meter from his property line.

No one attended the meeting to speak for or against the application.

Moved By Brent Preston

Seconded By John Groden

That the Planning Advisory Committee not grant the side yard setback request of up to one decimal zero (1.0) metres on the property. Furthermore, that the Planning Advisory Committee approve construction on the waterfront property of 255 Model Farm Road, PID 30247308, subject to the following terms and conditions:

1. The applicants consider altering the design of the building or change the orientation/location of the building on the lot so that it meets the minimum setback requirements and variances are not required;
2. The construction is done in a location such that the elevation of the habitable space is beyond the 6 to 6.5 metres of the Town of Quispamsis 2018 floods water levels; and
3. The province is contacted for a Watercourse And Wetland Alteration (WAWA) permit.

Motion Carried – Voting done verbally and individually

7.4 Francis Breen Subdivision - 259 Model Farm Road

Mr. Colbourne reviewed the D. Francis Breen Subdivision – Phase 1 Tentative Plan (PID 230680) noting it will need to be tabled for several reasons. After further review and a site visit, Mr. Colbourne recognized that the plan for the subdivision of one lot at 259 Model Farm Road showed the existing house is encroaching on the Right-Of-Way (ROW) and the driveway to that house also encroaches on the ROW. While both properties currently belong to the same person, if the subdivision is approved as submitted, with two separate land parcels, when one lot is sold, there will be issues with encroachments and access. He noted that the potable water well for 259 Model Farm Road is also within the ROW. Furthermore, Mr. Colbourne reviewed another ROW that runs across the middle of the proposed Lot to the adjacent lot of 255 Model Farm Road and this has not been released. At this time, this item needs to be tabled for further review with a meeting scheduled for Monday, September 28, 2020.

Mr. Jason Crowdis of 255 Model Farm Road spoke to ask questions. He stated that he is not opposing the subdivision, just asking about the ROW and how close a building can be to the ROW to ensure passage. Mr. Colbourne stated that a ROW cannot impede egress/ingress in any way so the Town would propose there is a

setback to the ROW to allow for room passage as well as room for snowplowing, maintenance, etc.

Moved By Marc Gosselin

Seconded By Brenda Fowlie

That the PAC table this item until the October 13 meeting.

Motion Carried – Voting done verbally and individually

8. Information Items and/or Discussion

258 Hampton Road - Rezoning Decision from Council

Moved By Marc Gosselin

Seconded By Brent Preston

That the Information Item be received and filed.

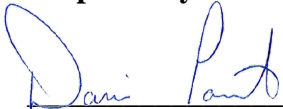
Motion Carried – Voting done verbally and individually

9. Adjournment

Moved By Darren Bishop

Meeting adjourned at 7:55 p.m.

Respectfully Submitted,



CHAIRMAN



SECRETARY