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QUISPAMISIS PLANNING ADVISORY COMMITTEE MEETING MINUTES – November 22, 2022

Present: Darin Lamont Marc Gosselin
 Darren Bishop Mark Guest
 Brenda Fowlie Chrissy Scott, GIS Technologist
 Brent Preston Jennifer Jarvis, Planning Technologist
 Kendall Mason Violet Brown, PAC Secretary

Absent: S. Dwight Colbourne, Municipal Planning Officer

1. Call to Order

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

2. Approval of Agenda

Moved By Darren Bishop
Seconded By Brent Preston

That the Agenda be approved as written.

Motion Carried

3. Disclosures of Interest

No disclosures were declared.

4. Approval of Previous Minutes

Moved By Kendall Mason
Seconded By Brenda Fowlie

That the minutes of the November 8, 2022 PAC meeting be received and filed.

Motion Carried

5. Business Arising from Minutes - Notice of Decisions

Moved By Brent Preston
Seconded By Brenda Fowlie

That the Notices of Decision be received and filed.

Motion Carried

6. Unfinished Business

6.1 Silliphant Holdings - Tentative Subdivision Plan - French Village Road

Still on HOLD until further notice from applicant. If there are changes to the proposed plan, a new notice may be required.

Postponed again, by applicant, until further items are clarified.

7. New Business

7.1 200 Hampton Road - Home Occupation

Paul Glover attended seeking approval to allow PC Butler Computer Sales and Services to operate at 200 Hampton Road, PID 251744, as a Home Occupation.

Ms. Jennifer Jarvis reviewed the application noting as per the Town's Zoning By-law 038 Section 8.(A)(1)(b)(i) and Section 6.(K), the Planning Advisory Committee may permit Home Occupations within a residential area. She explained that the property was identified as part of a pre-zone area during the adaptation of a Municipal Plan and Zoning By-law to provide additional commercially zoned properties in the downtown core. Once they ceased to be used as a residence, they could be sold and repurposed as commercial properties. The applicant purchased the property as a residential property, and as such has maintained the residential use and this application will be reviewed from a residential perspective. She added that the area dedicated to the home occupation is proposed to be 42.7 sq metres, which is twenty-nine (29%) percent of the total gross floor area. Therefore, a four (4%) percent variance is required. As well, Section 3.D.(1)p. of the Sign By-law limits the home occupation sign to be 0.4 square metres. The applicant has proposed a sign approximately 1.1 sqm, therefore, a variance of 0.7 sqm is required. All other criteria in Section 6.(K) regulating home occupations has been met. Ms. Jarvis noted that the entrance to the building off Hampton Road is actually Town owned property, a future street right-of-way that was never developed and this is being addressed by the Town staff.

Mr. Glover noted he has been renting a space in Rothesay but has downsized his business to just himself and wishes to work and live in the same place in Quispamsis. He added that there would be an average of 2-3 customers per day and that he is working with NB Power for tree trimming so the sign can be placed where the large tree is on the front counter.

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

Moved By Kendall Mason

Seconded By Mark Guest

That the Planning Advisory Committee grant approval for a Home Occupation (PC Butler) and approve a four (4%) percent variance to Section 6.(K)(2)(d)(i) of the

Town's Zoning By-law to allow the residential floor area used as a home occupation to be twenty-nine (29) percent, and to approve a zero decimal seven (0.7) square metre size variance to Section 3.D.(1)p. of the Town's Sign By-law 035 for the proposed sign at 200 Hampton Road, PID 00251744, subject to the following terms and conditions:

1. It shall be secondary to the main residential use of the dwelling;
2. Not more than one (1) person is engaged therein in addition to any permanent resident of the dwelling unit in which it is located;
3. It is confined to the dwelling unit and no part of it is located in an accessory building or structure;
4. No change, except for a sign, pursuant to the Town's Sign By-law is made in the outside appearance of the building which would indicate that a home occupation is being conducted therein. Any increase to the sign size beyond one decimal one (1.1) sqm must be further approved by the Planning Advisory Committee;
5. No goods or services other than those directly pertaining to the home occupation are supplied or sold therein or therefrom;
6. No equipment or material used therein is stored other than in the dwelling unit;
7. Not more than one (1) commercial vehicle used in connection therewith, or not more than one (1) vehicle of any kind bearing a sign in connection therewith is parked on the lot;
8. There is to be no parking on Hampton Road; and
9. The PAC approval to operate the business is non-transferable. The approval is solely for the benefit of the property owner named herein. In the event the business is discontinued, or the lands are transferred, the said approvals shall terminate.

Motion Carried

7.2 176 Hampton Road - Discretionary Use - Restaurant

An application to operate a Restaurant at 174/176 Hampton Road, Unit A, PID 00244574 and PID 00249789.

Ms. Jarvis reviewed the application for a Discretionary Use for the Eat In / Take Out restaurant (where the video store used to be located). The number of proposed seats in the restaurant is five (5), as it is expected that a great deal of business will be take-out. There is sufficient parking, and the proposed hours of operation similar to other pizza restaurants in the area.

Moved By Brent Preston
Seconded By Kendall Mason

That the Planning Advisory Committee approve the Pizza Pizza eat-in and take-out restaurant as a Discretionary Use at 176 Hampton Road, Unit A, PID 00244574 and PID 00249789 subject to following terms and conditions:

1. The applicant enters into a Development Agreement with the Town of Quispamsis; and
2. A building permit is obtained from the Town of Quispamsis for any renovations.

Motion Carried

8. Information Items and/or Discussion

Moved By Brenda Fowlie
Seconded By Mark Guest

That the November 1, 2022 Council Meeting Minutes be received and filed.


Motion Carried

9. Adjournment

Moved By Darren Bishop
Seconded By Marc Gosselin

Meeting adjourned at 7:36 p.m.

Respectfully Submitted,



CHAIRMAN



SECRETARY