

**PLANNING ADVISORY COMMITTEE  
MINUTES OF REGULAR MEETING  
September 21, 2011**

The Planning Advisory Committee met in the Council Chambers with the following attendance:

Present: Chris Flemming (Chair), Jill Stewart, Roger McNabb, Cyndy Parker, and Michael Burley.

Absent: Dareth Thorne, Lee Sochasky and Michael Craig.

Also present was the Development Officer, Tim Henderson, and Office Administrator, Joyce Thompson.

**1. Call to Order**

Chairman Chris Flemming called the meeting to order at 7:00 p.m.

**2. Declarations of Conflict of Interest, if any**

None.

**3. Additions to and/or approval of Agenda**

It was moved by Cyndy Parker, seconded by Jill Stewart and carried to approve the September 21<sup>st</sup>, 2011 Agenda as presented.

**4. Confirmation of Minutes**

It was moved by Jill Stewart, seconded by Roger McNabb and carried to approve the previous committee minutes (August 24<sup>th</sup>, 2011) as presented.

**5. Business Arising from the Minutes**

None

**6. Presentations / Delegations**

None

**7. Zoning Applications**

None

**8. Applications for Variances / Approval**

8.1 Joe & Rose Carney, property owners of 258 Montague Street, a 4-foot rear lot setback variance for a proposed garage

The Carneys would like to build a garage with its side wall six feet from the rear lot property line. The Zoning Bylaw No. 10-04 states in regulation 4.2.3 *Serviced Residential Zone Standards*, the rear lot setbacks are to be no greater than 10 feet. In order to permit the construction of the Carney's garage, a variance will be required from the Planning Advisory Committee. They have applied to the Planning Advisory Committee for permission to build a garage on an existing 23.6ft long x 13ft wide concrete slab in the backyard. The total height of the garage will be 12 ft above natural grade. The slab is at the rear of the lot, as shown on the site plan and will be located 6 feet from the adjacent property line. Mr. Carney states in his application that the garage will be used solely for the purpose of "automobile storage" and the close proximity to the lot-line will not pose a hardship for his neighbour. Since the rear lot setbacks are to be no less than 10 feet, to enable construction of the Carney's garage to be 6 feet from the property line, a 4-foot rear lot setback variance will be required from the Planning Advisory Committee.

The Committee reviewed the documentation provided which included the Development Officer's Planning Report, application form and accompanying information and pictures, and the polling letter. There were two letters of response from the 100 meter polling area, and both were in favour of the variance request. The applicants were present and offered verbal comment and when the Chairman asked if there were any affected parties who wished to speak to the application, there were none. The Development Officer noted that The Carney's lot is situated in a manner that the garage would appear to be a side lot to the adjacent property and added that this approval should have no visual impact on the neighbouring residents.

It was moved by Roger McNabb, seconded by Jill Stewart and carried to grant Joe and Rose Carney a four foot rear lot setback variance to permit the construction of a garage in which will be six feet from their rear property line.

## **9. Sign Applications**

None

## **10. Subdivision Applications**

None

## **11. Organizational Matters**

None

## **12. Other Business** - Quoddy Shores Tentative Subdivision Plan land for Public Purpose

The Development Officer informed the PAC members that the Quoddy Shores Inc. President met with Council at the working session on August 29<sup>th</sup> and agreed with the recommendations of the PAC except for one point. QSI had offered cash in lieu of land as the lands for public purpose option. The developer further offered a walking trail access across his property to permit the general public to use with conditions. After reviewing with his real estate agents, the developer would like to offer the option of access through the old train bed which runs through his property as an alternate route for the trail. Quoddy Shores Inc. requests that the Council approve their Tentative Subdivision Plan with the conditions requested by PAC but to hold final decision on

the walking trail route until the Final Subdivision plan is approved. The Development Officer noted that he would continue to keep the PAC members up to date on this matter.

**13. Question Period**

None

**14. Adjournment**

It was moved by Jill Stewart to adjourn the meeting at 7:10PM.

**The next scheduled regular meeting of the Committee will be October 19<sup>th</sup>, 2011.**

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C.G. Flemming, Chairman