

PLANNING ADVISORY COMMITTEE

October 17, 2005

Meeting of Planning Advisory Committee was called to order at 12:00 Noon by the Chairman, Vince Daniels, Present was:

- Art King
- Lynn Rose
- Kelly Cummings Brown
- Philip Diamond
- Andrew Leech
- Peter Kavanaugh
- Ken Harding (CAO/Development Officer)
- Cheryl Drost (Building Inspector)

1. Approval of Minutes

The minutes of the September 19, 2005 meeting were read. It was moved by Lynn Rose and seconded Kelly Cummings Brown by to approve the minutes of the September 19, 2005 **Carried**

2. In Business Arising from the Minutes:

Variance request 169 Elm Street (Harold Boone)

The PAC considered a second request for a variance to allow a 28 x 28 Garage versus the previous application for a 32x36 Garage to be constructed in the rear yard of the property located at 169 Elm Street. Mr. Harold Boone, owner of the Property, was welcomed to the meeting. Mr. Boone answered question asked and then took leave.

It was moved by Andrew Leech to deny the variance, due to size of the Building vs. the Lot size (request size 784 sq.ft. versus the 5% allowed 396 sq.ft.) and the Building Height being over the allowed 14'-0 Height.

Second by Art King Motion carried

1 No Vote

5 Yes votes

Sign Variance request 283 Connell Street (Coast Tire)

The PAC considered a Sign variance that allowed a Pylon Sign to be installed on an existing base at 283 Connell Street on the condition the sign was located with in the property Boundary. Upon having a survey done the existing Pylon base was found to be encroaching on the road right away.

It was moved Philip Diamond to allow the Pylon Sign variance to be left as is with the condition that if it becomes necessary in the future for the pylon sign to be moved it will be at the owners expense as per letter of comfort. Seconded by Lynn Rose

One No Vote
Five Yes Votes
Motion Carried

Under New Business

Sign Permit -738 Main Street

The PAC considered a Sign variance that allowed a Sign to be installed Projecting out from a canopy Roof versus laying flat against the Building 738 Main Street. Mr. Todd Campbell and Mrs. Marlene Campbell (proprietors) were welcomed to the meeting. Mr. Campbell and Mrs. Campbell answered any questioned asked and then took leave.

It was moved by Lynn Rose to approve the sign as per application.
Seconded by Philip Diamond Motion Carried

Variance Request 136 Broadway (Campbell Residence)

The PAC considered a rear setback variance that would an attached gazebo to be built with in 16'- 6" to the rear property line versus the required 25'-0. Mr. Todd Campbell and Mrs. Marlene Campbell answered any questioned asked and then took leave.

It was moved by Art King to approve the rear setback variance as per application.
Seconded by Peter Kavanaugh Motion Carried

Variance for Temporary Sign @ 350 Connell Street (Super Store)

The PAC considered a variance request allowing a three sided 10' x16' Temporary Sign to be installed on the front property facing Connell Street.It was motioned by Andrew Leech to approve the temporary sign as per application and sign By-law of 120 Days
Seconded by Art King

2 No Votes
4 Yes Votes
Motion Carried

Status of Sign By-law

Councilor Andy Leech updated the PAC Committee on discussion of Council with regards to possible changes to the sign regulations.It was moved by Peter Kavanaugh to recommend to Council to clarify the definition of Structure as per Zoning By-law No 83 (Zoning By-law), specifically interpretation of what constitutes a "structure."

Seconded by Lynn Rose
Motion Carried

The meeting Adjourned by Motion

Cheryl Drost
Building Inspector
Assistant Development Officer