

PAC Minutes

September 19, 2005

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

- Art King
- Alton Scott
- Kelly Cummings Brown
- Andrew Leech
- Peter Kavanaugh
- Ken Harding (CAO/Development Officer)
- Cheryl Drost (Building Inspector)

1. Approval of Minutes

The minutes of the August 15, 2005 meeting were read. It was **moved** by Peter Kavanaugh and **seconded** Kelly Cummings Brown by to approve the minutes of the August 15, 2005. **Carried**

2. In Business Arising from the Minutes

- A Building Permit has been granted for a carport to be constructed at 152 Elizabeth Street. The Side yard set back to the column was revised to a Maximum distance 6'-3" and Minimum 5'-3".
- Sign By-Law PAC reviewed a study on how other municipalities are addressing Billboards and off- premises signs in their Sign By- laws. It was **moved** by Alton Scott to recommend to Council for the Sign By-law not to be amended to allow Bill Board signs or " off premises signs", and that the current non conforming Bill Boards be allowed a one year grace period to be removed. **Second** Andrew Leech, **Motion Carried**
- Mc Ran Mobile Home Park (Sign and Layout of Streets) PAC reviewed Mr. McLaughlin's written response on how he would address each item listed in the Plan review report of the Mc Ran Mobile Home Park located on the end of Charles Street. Mr. Robert and Mrs. Joan McLaughlin, owners of the Property, were welcomed to the meeting. Mr. McLaughlin answered question asked and then took leave. It was **moved** by Andrew Leech to recommend to Council the following in a letter to Mr. McLaughlin in point order:
 1. To grant the variance allowing Lot 101 to be 95'-0 from the dwelling unit.
 2. Variance granted allowing Lots 108,110 and the Lot shown on the draft Plan as 112 (to be revised to 114) to be 11.202 Meters.
 3. For an internal road Light to be installed at Pin One and to maintain the proposed Internal road light at Pin 21.For Future expansions internal road lights to be every other hydro pole.

4. Parking facilitated on the Lot on either side of Mobile.
5. Plans to be revised moving the internal roadway so it is not on Lots 112,114,107,109.
6. Buffer to the Ran Dow Property be corrected on the Drawing.
7. Lots labeled 112 and 114 to be changed on drawing to correspond to existing site.
8. Once the pins are installed. Parking to be determined and facilitated on Lot 110.
9. Lot 100 and 102 to remain as is with the agreement of no future additions and when the unit is moved that any future mobile conforms to the By-law.
10. Sign Variance was granted by PAC
11. Accessory Buildings to be located on the same lot as the mobile it is servicing.
12. Referred to number 10 and 12
13. Depict on drawing the property line between PID 10116358 and PID 10121960.

Seconded by Peter Kavanaugh, **Motion Carried**

3. Under New Business

Variance request 169 Elm Street (Harold Boone)

The PAC considered a request for a variance to allow a 32 x 36 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 Peter Kavanaugh to deny the variance, due to size of the variance being 756 sq.ft. on the lot size (request size 1152 sq.ft. versus the 5% allowed 396 sq.ft.) and the Building Height being over the allowed 14'-0 Height. **Seconded** by Andrew Leech. **Motion Carried**

Sign Variance request 283 Connell Street (Coastal Tire)

The PAC considered a request for a Sign variance allowing a Pylon Sign to be installed at 283 Connell Street. Mr. Chuck Shaw (Sign Designer) and Mr. Jean Leger (Representative from Coastal Tire) were welcomed to the Meeting. Mr. Shaw and Mr. Leger answered question asked and then took leave. It was **moved** by Kelly Cummings Brown to approve the variance allowing the addition as per Application with the following conditions:

- a. Approval from N.B. Power and N.B. Tel on setback from their lines.
- b. All existing signs, post from signs and column bases from previous business to be removed.
- c. Sign to be located with in the property Boundary

Seconded by Art King 2 no Votes 3 yes Votes **Motion Carried**

2:10 pm Ken Harding the Development Officer took Leave

Sign Variance at 261 and Sign relocation at 267 Connell Street (Lenehan Properties)

The PAC considered a request for a Sign variance allowing a Freestanding Sign to be installed at 261 Connell Street and to re-locate a sign at 267 Connell Street. Mr. Andy Lenehan was welcomed to the meeting. Mr. Lenehan answered question asked. Upon learning that the sign request for relocation on property located at 267 would not be on Premise Mr. Lenehan with drew the said sign application and then took leave. It was **moved** by Andy Leech to approve the variance to allow the freestanding sign to be located at 261 Connell Street as per application. **Seconded** by Art King, 1 no vote 4 yes Votes **Motion Carried**

Variance to Road Frontage on Helen Street (DeLong Property)

The PAC considered a request for a variance on road frontage allowing access in order for the property to be subdivided into two Lots. It was **moved** by Andrew Leech to grant the variance of 48'-0 versus the required 60'-0 frontage as presented allowing access for Lot 1 and Lot 2. **Seconded** by Peter Kavanaugh **Motion Carried**

The meeting Adjourned by **Motion**

Cheryl Drost
Building Inspector
Assistant Development Officer