



## SAINT JOHN

### PLANNING ADVISORY COMMITTEE TUESDAY, NOVEMBER 20, 2012

The regular meeting of the Planning Advisory Committee was held in the Council Chamber, Lobby Level.

#### PRESENT

Eric Falkjar	Chairman
Morgan Lanigan	
Anne McShane	
Dave Drinnan	
Gerry Lowe	
Andrew Miller	
Michael Whelton	
Patrick Beamish	

Mark Reade	Senior Planner
Lynda Lockhart	Recording Secretary

#### REGRETS

Donald Gillis

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*It was MOVED and SECONDED that the November 20, 2012 agenda be amended to add Item 3.0 Skills Matrix.*

**CARRIED**                      **DD/MW**

#### Item 1: Minutes

*It was MOVED and SECONDED that the minutes of the October 16, 2012 meeting be adopted as circulated.*

**CARRIED**                      **ML/PB**

**Item 2: Arthur Chiasson**  
**12 Fern Street**

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Proposal: To construct a three-family dwelling

Type of Application: Rezoning from "R-2" One and Two Family to "R-4" Four Family Residential and variances to:

- 1) Reduce the minimum required side yard setbacks from 2 metres to approximately 1.5 metres; and
- 2) Permit four parking spaces within the required yard landscaping

One letter expressing concerns with parking was received.

Mark Reade advised the application is to rezone the subject site from "R-2" One and Two Family Residential to "R-4" Four Family Residential to permit the construction of a 3-unit dwelling and two variances. Staff is recommending approval of the rezoning subject to a condition limiting the number of dwelling units to a maximum of three and approval of both variances.

Arthur Chiasson appeared before the Committee and indicated he was in agreement with the recommendations as contained in the staff report. With respect to the concerns as expressed in the above-mentioned letter, Mr. Chiasson responded they will be providing sufficient off-street parking spaces in front of the building.

*It was MOVED and SECONDED*

- 1) *That Common Council rezone a parcel of land with an area of approximately 447 square metres, located at 12 Fern Street, also identified as being PID no. 55166029 from "R-2" One and Two Family Residential to "R-4" Four Family Residential.*
- 2) *That, pursuant to the provisions of Section 39 of the Community Planning Act, the proposed rezoning of a parcel of land with an area of approximately 447 square metres, located at 12 Fern Street, also identified as being PID no. 55166029, be subject to the condition that the number of dwelling units within the building be limited to a maximum of three.*
- 3) *That the Planning Advisory Committee approve the requested variances to:*
  - a) *reduce the minimum required side yard setback from 2 metres to approximately 1.5 metres; and*
  - b) *permit four parking spaces within the required front yard landscaping.*

**CARRIED**

**GL/ML**

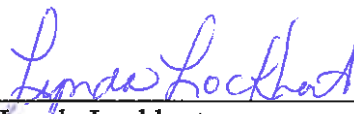
**Item 3.0 Skills Matrix**

The Committee reviewed and amended the draft matrix, following which they instructed staff to forward the final draft to the Nominating Committee.

There being no further business, the meeting adjourned at 7:04 p.m.



Eric Falkjar  
Chairman



Lynda Lockhart  
Recording Secretary