

PLANNING ADVISORY COMMITTEE (PAC)

Monthly Meeting

Wednesday, September 21, 2022 at 6:30 p.m.
Council Chamber

AGENDA

- 1. Call to Order**
- 2. Confirmation of Quorum**
- 3. Conflict of Interests**
- 4. Adoption of Agenda**
- 5. Adoption of Previous Meeting Minutes**
Meeting of August 17, 2022
- 6. Business Arising from Minutes**
- 7. Variances, Conditional Uses, Rulings of Compatibility, Non-Conforming Uses and Temporary Approvals**
 - (1) Variances to certain requirements of the zoning by-law in relation to a proposed mixed-use building comprising of commercial spaces on the ground floor and 48 dwelling units on floors 2 to 6 – Increase the setback of the building from the du College Street property line from a maximum of 4.5m (14ft – 9in) to 5.8 m (19ft), a variance of the requirement found under clause 6.2(2)(e)(i)(A); Allow for the establishment of a parking garage in the first 5m inside the building on the du Collège Street side, a variance of requirement found under paragraph 6.2(9)(a); Reduce the ratio of windows required on the du Collège Street building façade on the ground floor from 40% to 22.7% and on the upper floors from 25% to 9.7%, being variances of the requirements found under paragraphs 6.2(3)(a)&(b); Reduce the required ratio of specific materials on the du College Street façade of the building from 90% to 73%, in order to allow up to 27% of metal cladding, a variance of the requirement found under in paragraph 6.2(3)(e); Reduce the required distance under 3.40(10) of a driveway from a adjacent residential lot line from 3m to 0.5m; Reduce the number of required parking spaces accessible via a parking aisle according to Schedule B under 3.38(1) from 48 to 44 – Broadway Place Ltd. & 339 Champlain Development Inc. – 339-343, rue Champlain Street, Dieppe, NB – PID 00673400, 00673640 & portion 70681663
 - (2) Variances from the following zoning by-law requirements – Reduction of the required width of the front façade of the building the lot frontage from 60% to 48.3%, 6.3(4)(d); Reduction of the number of required parking stalls from 22 to 13, 3.38(1); Eliminate the requirements to provide a loading space, 3.41(2) – Jemmy’s Gourmet Inc. – 836, rue Champlain Street, Dieppe, NB – PID 00673939, 00677013

- (3) Variance – Increase building height from 18m to 19.7m for a multiple-unit dwelling, a variance to clause 5.4(2)(g)(i)(A) of the zoning by-law – Entreprises Jomat Enterprises – 865, chemin Gauvin Road, Dieppe, NB – PID 01004118
- (4) Terms & Conditions – Purpose subject to terms and conditions of the Planning Advisory Committee – Permit more than one main building on a lot (as per paragraph 3.11(2)(c) of the zoning by-law) and establishment of an asphalt plan (7.2(1)(e) of the zoning by-law) – André Vautour for AM & RL Holdings Ltd. – 2158, rue Champlain Street, Dieppe, NB – PID 70491394

8. Tentative Subdivision Plans

9. Rezoning Applications, Municipal Plan and Zoning By-Law Amendments and other Planning By-Law Amendments

10. Other Business

11. Adjournment