



Town of Grand Bay-Westfield
(Incorporated 1st January, 1998)

ADOPTED
JUN 02 2024

**Planning Advisory Meeting
Minutes
April 2, 2024**

1. CALL TO ORDER / LAND ACKNOWLEDGEMENT

The Town of Grand Bay-Westfield Planning Advisory Committee conducted a meeting on Tuesday, April 2, 2024 with Chair Jim Burke presiding. The meeting was livestreamed on the Town's YouTube channel.

2. RECORD OF ATTENDANCE

Members in attendance were Chair Jim Burke, Vice-chair Theresa Gordon, Kelly Thompson, Philip Reeves, Councillor Jim Balcomb, and Andrew Miller.

"...moved by Kelly Thompson to excuse Cathy Fawcett and Darrel Short with cause..."

Seconded by Councillor Jim Balcomb. Carried.

3. PAC MEETING MINUTES OF: MARCH 4, 2024

moved by Phillip Reeves...

"to accept as presented the PAC meeting minutes of March 4, 2024..."

Seconded by Andrew Miller. Carried.

4. REGULAR COUNCIL MEETING MINUTES OF: FEB. 12, 2024

moved by Phillip Reeves...

"to receive and file the Regular Council meeting minutes of February 12, 2024..."

Seconded by Kelly Thompson. Carried.

5. CHAIRMAN'S REMARKS

Addition of 7.d – telephone call of April 2, 2024 from Mary Kirkland

6. BUILDING PERMIT REPORTS: MARCH 2024

Moved by Philip Reeves...

“to receive and file the Building Permit report of March 2024...”

Seconded by Vice-Chair Theresa Lyons. Carried.

7. VARIANCE APPLICATION – 16 BEVERLEY HILLS DRIVE, PID

30003842

RE: DWELLING - FRONT YARD SETBACK & TOP OF FOUNDATION ELEVATION

A) MASON / GORMAN APPLICATION DATED MARCH 18, 2024

B) PLANNING OFFICER'S REPORT DATED MARCH 21, 2024

C) EMAIL FROM MARY KIRKLAND DATED MARCH 28, 2024

D) TELEPHONE CALL OF APRIL 2, 2024 – MARY KIRKLAND

Matt Mason was present to speak on behalf of his application for 16 Beverley Hills Drive.

In opposition Jessica Clarke was present to speak on behalf of Mary Kirkland. Jessica is presently renting the house situated in front of the lot at 16 Beverley Hills Drive. She presented some videos/pictures showing buildup of ice against house from water running through the yard which she believes is the result of clear cutting.

Questions were directed to Ms. Clarke for clarification.

Councillor Jim Balcomb clarified that the issues before the committee was for a setback and height variance only. Councillor Balcomb also asked if the homeowner/builder had to ask permission from the committee to cut trees to which the response was No.

“moved by Councillor Jim Balcomb...”

that the Planning Advisory Committee Grant approvals for the following Variances to the Town of Grand Bay-Westfield Zoning By-law No. PD-009, for the development of 16 Beverley Hills Drive (PID 30003842) to construct a new single-family Dwelling:

- a) grant a variance of 1.0 m to reduce required front yard setback from 7.5 m to 6.5 m;
- b) grant a variance of 1.4 m to have the top of the foundation wall set 0.65 m below the centerline grade of the street to accommodate the location of a single-family home on this steep shaped lot.....”

Seconded by Philip Reeves.

Carried.

8. **VARIANCE APPLICATION – 2 ROSEMERE DRIVE, PID 30096721**
RE: POOL DECK / ENCLOSURE -SIDE YARD SETBACK
A) WORDEN APPLICATION DATED MARCH 18, 2024
b) DEVELOPMENT OFFICER'S REPORT MARCH 21, 2024

“moved by Kelly Thompson...”

To receive and file the Variance application for 2 Rosemere Drive approved by the Development Officer...”

Seconded by Vice-Chair Theresa Gordon.

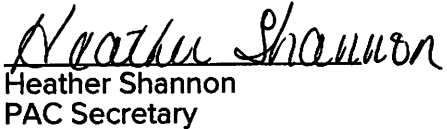
Carried.

9. **ADJOURNMENT**

Moved by Phillip Reeves...

“to adjourn at 7:58 pm...”


Jim Burke
PAC Chair


Heather Shannon
PAC Secretary