

**Planning Advisory Committee Meeting Minutes
Monday, May 1, 2023**

1. CALL TO ORDER / LAND ACKNOWLEDGEMENT

The Town of Grand Bay-Westfield Planning Advisory Committee conducted a meeting on Monday May 1, 2023 with Chair Jim Burke presiding. The meeting was livestreamed on the Town's You Tube channel.

2. RECORD OF ATTENDANCE

Members in attendance were Chair Jim Burke, Vice-Chair Theresa Gordon, Andrew Miller, Philip Reeves, Councillor Jim Balcomb, Kelly Thompson, Cathy Fawcett and Development Officer David Taylor.

3. MINUTES OF PREVIOUS PAC MEETING

a) PAC Minutes of: April 3, 2023

"...moved by Cathy Fawcett to accept as presented the PAC Meeting Minutes of April 3, 2023..."

Seconded by Theresa Gordon.

Carried.

4. MINUTES OF PREVIOUS COUNCIL MEETING

a) Regular Council Meeting Minutes of: March 27, 2023 and April 11, 2023

"...moved by Councillor Jim Balcomb to receive and file the Regular Council Meeting Minutes of March 27 and April 11, 2023..."

Seconded by Kelly Thompson.

Carried.

5. CHAIRMAN'S REMARKS

None.

6. BUILDING PERMIT REPORTS

a) Building Permit Report: April 2023

"...moved by Andrew Miller to receive and file the Building Permit Report of April 2023..."

Seconded by Cathy Fawcett.

Carried.

**7. VARIANCE APPLICATION – 198 RIVER VALLEY DRIVE, PID 219345
RE.: FRONT YARD SETBACK**

- 7a) George Loutsos Application of March 28, 2023**
- 7b) Planning Officer's Report dated March 27, 2023**
- 7c) Letter of April 26, 2023 from Darlene Oliver/Georgette Godin - 27 Bayview Road**
- 7d) Letter of April 26, 2023 from Maureen Dignard - 21 Bayview Road**

The applicant George Loutsos was present to speak on behalf of his application for 198 River Valley Drive. He is asking to reduce the required setback for front yard from 15m to 7.5 m. Mr. Loutsos explained the reason for the setback was to allow for parking in the back of the building.

Maureen Dignard of 21 Bayview Road was present to speak on behalf of herself and Darlene Oliver. Ms. Dignards concerns were heard. She stated she had no problem with Mr. Loutsos's application to reduce the front yard setback.

The Motion:

"....move by Kelly Thompson that the Planning Advisory Committee Grant approval for the following Variance to the Town of Grand Bay-Westfield Zoning By-law No. 122, for the development of a 3-storey mixed use commercial and residential complex to be located at 198 River Valley Drive (PID 00219345):

- a) grant a variance of 7.5 m to reduce the minimum front yard setback from 15 m to 7.5 m...."**

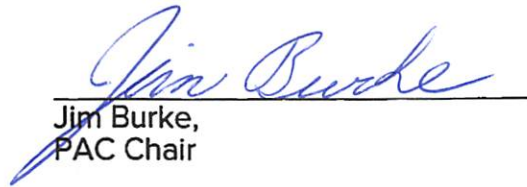
Seconded by Theresa Gordon.

Carried.


8. ADJOURNMENT

“...moved by Kelly Thompson and seconded by Philip Reeves to adjourn at 7:45 pm.

Respectfully submitted,



Jim Burke,
PAC Chair



Heather Shannon,
PAC Secretary