

ADOPTED
APR 06 2021

Town of Grand Bay-Westfield

(Incorporated 1st January, 1998)

Planning Advisory Committee

Minutes

Meeting Monday March 1, 2021

1. CALL TO ORDER

The Town of Grand Bay-Westfield Planning Advisory Committee conducted a virtual meeting on Monday March 1, 2021 at 8:00 pm via Webex 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 Brittany Merrifield, Councillor Bev Day, Philip Reeves, Theresa Gordon, Cathy Fawcett and Development Officer David Taylor.

"moved by Councillor Day to excuse Alex Calvin with cause..."

Seconded by Brittany Merrifield. Carried.

3. CHAIRMAN'S REMARKS

The addition of item 8 a) Development Officer's Report of March 1, 2021

"...moved by Councillor Day to amend Agenda of March 1, 2021 with the addition of item 8.a..."

Seconded by Philip Reeves. Carried.

4. PAC MINUTES OF JANUARY 18, 2021

"...moved by Philip Reeves to adopt as presented the Planning Advisory Committee Meeting Minutes of January 18, 2021..."

Seconded by Brittany Merrifield. Carried.

5. REGULAR COUNCIL MEETING MINUTES OF JANUARY 11, JANUARY 25, AND FEBRUARY 8, 2021

“...moved by Councillor Day to receive and file the Regular Council Meeting Minutes of January 11, January 25, and February 8, 2021...”

Seconded by Brittany Merrifield. Carried.

6. DECLARATION OF CONFLICT OF INTEREST

None.

7. APPLICATION FOR CONDITIONAL USE - HOME OCCUPATION - SIMILAR & COMPATIBLE USE FOR BEST FRIENDS RESCUE

- A) DEVELOPMENT OFFICER'S REPORT OF FEBRUARY 8, 2021
- B) LETTER OF FEBRUARY 22, 2021 FROM WENDY SAUNDERS
- 26 RIVERVIEW AVENUE

Clair McLean was present to speak on behalf of her application. She has stated that she is now retired and looking to open up her home to foster dogs. She will work in coalition with the SPCA and various shelters to foster as many as two dogs at a time. She has an application into Crane Mountain Enhancement Fund for monies to erect a fence. There will be no out of pocket expense with the exception of the fence should her application not be granted. She has nothing but time and lots of love to give and is looking forward to beginning this new adventure.

“...moved by Councillor Day

UPON CONSIDERATING:

- Application for Conditional Use received from Clair McLean, dated 5 February, including Site Plan;
- Report from the Development Officer dated 22 February 2021;
- notifications sent to the Applicant and surrounding property owners
- application of jurisdiction of the Committee as set out in the *Community Planning Act* Section 53 and Section 55 and in Section 2.11 of the Zoning By-law #122
- requirements of the Zoning By-law No. 112, Section 5.4 for Home Occupations;

- letter in favour of the proposal received from Wendy Saunders, 26 Riverview Avenue dated 22 February 2021;

AND UPON HEARING:

- presentation by Clair McLean, speaking in favor of the proposal;

AND HAVING CONSIDERED THE FOLLOWING:

- protection/buffering neighboring properties

Where the Planning Advisory Committee considers the proposal to be Similar & Compatible with the normal care of personal pets as permitted in a Multiple Residential Zone and considers the proposal as reasonable under the circumstances

NOW THEREFORE:

“...I move that the Planning Advisory Committee Grant approval of the following Conditional Use for a Home Occupation under Section 5.4 of the Zoning By-law No. 122, being CONSIDERED AS a Similar & Compatible Use within a Multiple Residential Zone, for the operation of a non-profit Foster Care “BEST FRIENDS RESCUE” to be located at 29 Riverview Avenue, PID #220590 for the care of no more than 2 dogs/cats at any one time, in and at this single-family dwelling/property ...”

Seconded by Philip Reeves. Carried.

8. ADDITION: APPLICATION FOR TENTATIVE SUBDIVISION APPROVAL – EMMA AVENUE
A) DEVELOPMENT OFFICER’S REPORT OF MARCH 1, 2021

No one was present to speak on behalf of Oakhill Homes.

“...moved by Cathy Fawcett that the Planning Advisory Committee recommend to Council the Tentative and Final Approval of the proposed 10.67-acre Subdivision out of PID #00220871 at the end of Emma Avenue, subject to completion of a Final Subdivision Plan, subject to:

- i) payment of \$1,627.76 (cash, money order, certified cheque or debit) for Land for Public Purposes;
- ii) recording of Civic #100 on the Final Subdivision Plan;
- iii) recording the Municipal Easement with 15m radius at the end of Emma Avenue;


and that future Development of the new lot will be subject to all Municipal By-law requirements including private driveway access and Septic Approval by the Province.

Seconded by Bev Day. Carried.

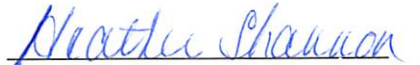
9. ADJOURNMENT

“...moved by Cathy Fawcett and seconded by Councillor Day to adjourn at 7:49 pm...”

Respectfully submitted,



Jim Burke,
PAC Chair



Heather Shannon,
PAC Secretary