

# *Town of Grand Bay-Westfield*

*(Incorporated 1<sup>st</sup> January, 1998)*

## Planning Advisory Committee

### Minutes

Monday, September 5, 2017

1. **CALL TO ORDER**

The Town of Grand Bay-Westfield Planning Advisory Committee met for a regular meeting on Tuesday, September 5, 2017 at 8:04 p.m. with Chair, Chyann Kirby presiding.

2. **RECORD OF ATTENDANCE**

Members present were Chair, Chyann Kirby, Ron Daigle, Jim Burke, Alex Calvin, Theresa Gordon and Cllr. Bev Day.

Member absent was Ralph Stevens.

**“...moved by Ron Daigle to excuse Ralph Stevens with cause...”**

**Seconded by Cllr. Bev Day. Carried.**

3. **PLANNING ADVISORY COMMITTEE MEETING MINUTES OF AUGUST 8, 2017**

**“...moved by Cllr. Bev Day to accept as presented the Planning Advisory Committee Meeting Minutes of August 8, 2017....”**

**Seconded by Jim Burke. Carried.**

4. **REGULAR COUNCIL MINUTES OF JULY 10, 2017**

**“...moved by Ron Daigle to receive and file the Regular Council Minutes of July 10, 2017....”**

**Seconded by Theresa Gordon. Carried.**

5. **DECLARATION OF CONFLICT OF INTEREST**

None.

6. **REMARKS FROM THE CHAIR**

Chair, Chyann Kirby, requested the following Items be added to the Agenda:

- 7(h) E-mail received from Philip Reeves dated Sept. 1, 2017
- 7(i) E-mail received from John Adams dated Sept. 3, 2017
- 7(j) E-mail received from Pat & Rachael Quinn Dated Sept. 5, 2017

“...moved by Cll. Bev Day to add 7(h), 7(i) and 7(j) to the Agenda....”

Seconded it by Alex Calvin. Carried.

7. **APPLICATION FOR VARIANCE**

**RE: STELLA TAILLEFER – BRANDY POINT ROAD**

- (A) **DEVELOPMENT OFFICER’S REPORT DATED AUG. 31, 2017**
- (B) **LETTER FROM MARY REEVES DATED AUG. 28, 2017**
- (C) **LETTER FROM WAYNE & MARY DUFFY DATED AUG. 29, 2017**
- (D) **LETTER FROM SUZANNE TOOLE DATED AUG. 30, 2017**
- (E) **LETTER FROM PAT QUINN DATED AUG. 31, 2017**
- (F) **LETTER FROM CATHERINE ANDERSON DATED AUG. 31, 2017**
- (G) **LETTER FROM LAURIE & CARMELLA MELANSON DATED SEPT. 1, 2017**
- (H) **E-MAIL FROM PHILIP REEVES DATED SEPT. 1, 2017**
- (I) **E-MAIL FRO JOHN ADAMS DATED SEPT. 3, 2017**
- (J) **E-MAIL FROM PAT & RACHAEL QUINN DATED SEPT. 5, 2017**

Applicants, Stella Taillefer and John Balemans were present, with Stella Taillefer addressing the Committee advising that this Application is for the construction of a residential dwelling within 30 m of a water course and within 100 ft. of the high water mark and brook.

Surveyor, Ed Desaulniers, representing the Applicants was present, stating that the Town should grant a permit to allow the construction, as Permits have been obtained from the Department of the Environment for filling and for Watercourse and Wetland Alteration.

Residents who submitted written opposition to this Application are as follows:

- **Mary Reeves**
- **Wayne & Mary Duffy**
- **Suzanne Toole**
- **Catherine Anderson**
- **Laurie & Carmella Melanson**
- **John & Moira Adams**

The following residents were present speaking **against** this Application:

- **Philip Reeves** – Mr. Reeves stated that a Building Permit should never be granted as the area in question is a wetland and flood plain and had photos depicting flooding last spring.
- **Pat Quinn** – Mr. Quinn advised that he is against the granting of a 100% Variance as the 30 meter set back was put into place to protect our water ways and its inhabitants. He also submitted a photo of flooding in this area in 2008.
- **Pat Boone** – Mrs. Boone stated that she is neither in favor of or against this Application and that she has lived in Grand Bay for 77 years and that this area was never deemed a wetland.

There was no one present speaking in favor of this Application.

Mr. DeSaulniers stated that this is not a 100% Variance but 75%, and that infilling has been done on the lot over the years without the consultation from an Engineer, but that prior to building everything will be done up to code. The professional Engineer on the Committee advised that an Engineer should have been consulted before any infilling was done.

Cllr. Day addressed everyone, stating that the Planning Advisory Committee does not have the mandate to grant major Variances such as this and must adhere to the Towns By-laws. She then read out loud in full, **the Role of the Planning Advisory Committee in Considering a Variance**, a copy of which was included in the Application for Variance given to the Applicants.

The Chair then brought up the fact that this Application is in two parts,

1. Variance for setbacks to a watercourse, Zoning By-law Section 2.7;
2. Prohibition of Development, Zoning By-law Section 411.

She then read out loud **Zoning By-law Section 411**.

It was the consensus of the Committee that due to the fact that this Application before the Committee is not accurate, more information is required before a decision can be made. It was then recommended that the Applicants withdraw this Application and submit a new one, to which they agreed.

For the record, the Applicants were given a copy of the Development Officer's Report dated August 31, 2017, along with all the letters from the residents opposed to the Application.

8. **ADJOURNMENT**

**"...moved by Jim Burke and seconded by Alex Calvin to adjourn...."** at 9:01 p.m.

Respectfully submitted,

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Chyann Kirby,  
PAC Chair

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Laylia Nice,  
PAC Secretary