

1. CALL TO ORDER / LAND ACKNOWLEDGEMENT

The Town of Grand Bay-Westfield Planning Advisory Committee conducted a meeting on Tuesday September 7, 2021 with Chair Jim Burke presiding. The meeting was live streamed on the Town's You Tube channel.

2. RECORD OF ATTENDANCE

Members in attendance were Chair Jim Burke, Vice-chair Theresa Gordon, Alex Calvin, Councillor Jim Balcomb, Kelly Thompson, Philip Reeves, Catherine Fawcett and Development Officer David Taylor.

3. PAC MINUTES OF: APRIL 19, 2021

"...moved by Alex Calvin to accept as presented the Planning Advisory Committee Meeting Minutes of April 19, 2021..."

Seconded by Theresa Gordon. Carried.

4. REGULAR COUNCIL MINUTES OF: JULY 26, 2021, JULY 12, 2021, JUNE 28, 2021, JUNE 14, 2021, MAY 25, 2021, MAY 7, 2021, APRIL 26, 2021, AND APRIL 12, 2021

"...moved by Theresa Gordon to receive and file the Regular Council Meeting Minutes of July 26, July 12, June 28, June 14, May 25, May 7, April 26, and April 12, 2021..."

Seconded by Alex Calvin. Carried.

5. CHAIRMAN'S REMARKS

Chair Jim Burke reminded the Committee Members that training was September 15/16 from 6pm – 8pm in the Grand Bay Room.

Discussion that meetings start at 7pm rather than 7:30pm was put forth. All were in favor. Going forward new start time will be 7pm.

6. **DECLARATION OF CONFLICT OF INTEREST**

None

7. **CONFLICT OF INTEREST, DEVELOPMENT OFFICER'S
MEMORANDUM AUGUST 4, 2021**

"...moved by Alex Calvin to receive and file the Development
Officer's Memorandum of August 4, 2021..."

Seconded by Theresa Gordon.

Carried.

8. **ELECTION OF OFFICERS (VICE-CHAIR)**

Chair Jim Burke called for the nominations 3x for position of Vice-
Chair vacancy.

Philip Reeves nominated Theresa Gordon for Office of Vice-chair.
Nomination accepted. Passed by acclamation.

9. **APPLICATION FOR SUBDIVISION / APPLICATION FOR
VARIANCES, ELLEN G. BARRY SUBDIVISION (MURRAY STREET &
RIVER VALLEY DRIVE)**

Variance: Lot Frontage 9.2.4.3(b)(i)
RE: 50 m Lot Frontage
Proposed: a) 22.92 m for Lot 21-1
b) 17.21 m for Lot 21-2

Ed Desaulniers of Desaulniers Surveying was present to speak on
behalf of the applicant Mr. Ron Barry. Mr. Desaulniers explained that
Mr. Barry would like to subdivide the land creating one new building
lot. In order for this to be done Mr. Barry is requesting a variance to
reduce the Lot Frontage.

No one spoke in opposition of the application.

"...moved by Philip Reeves

UPON CONSIDERATING:

the authority of the Planning Advisory Committee under the
Community Planning Act c-19, relevant land use designations
under the Municipal Plan By-law #121 and regulations under
Zoning By-law #122, and Subdivision By-law #113; Development
Officer's Report (including responses received from notices
directed to the applicant and neighbouring property owners) with
specific reference to lot frontage, Easements and Land for
Public Purposes;

AND UPON HEARING:

From Ed Desaulniers of Desaulniers Surveying on behalf of Ronald Barry Boyd;

**AND HAVING CONSIDERED THE FOLLOWING:
the nature of the municipal by-laws encouraging the mixture of commercial and multi-unit residential along the River Valley Drive corridor;**

NOW THEREFORE BE IT RESOLVED:

move the Planning Advisory Committee ...

Where it is the opinion of the Planning Advisory Committee that the following variances are desirable for the development of a parcel of land or a building or structure and is in keeping with the general intent of the By-law and Plan under this Act, affecting the development, the Planning Advisory Committee GRANTS the following variances to the Town of Grand Bay-Westfield Zoning By-law No. 122 for the development of PID #30187264 into 2 lots with reduced road frontages onto River Valley Drive:

- (i) a variance of 27.08 m to reduce lot frontage for Lot 21-1 from 50 m to 22.92 m; and**
- (ii) a variance of 32.79 m to reduce lot frontage for Lot 21-2 from 50 m to 17.21 m;**

With the following to be shown on the Final Subdivision Plan:

- a) a 3 m Municipal Services Easement along the River Valley Drive lot frontage of both Lot 21-1 and 21-2;**
- b) a 5 m wide Public Utility Easement to be shown along street frontages along both River Valley Drive and Murray Street for Lots 21-1 and 21-2**
- c) Recording Civic # 1 for Lot 21-1 and Civic # 169 for Lot 21-2; and**

Recommend to Council to accent to a Final Subdivision Plan, based on Tentative Subdivision Plan, Amending Subdivision Plan Ellen G Barry Subdivision, Lot 21-1 and Lot 21-2 dated June 3, 2021, with a 3 m Municipal Services Easement along the frontage of Lots 21-1 and 21-2, along River Valley Drive, and acceptance of \$1,242.16 as money in lieu of Lands for Public Purposes

Seconded by Cathy Fawcett.

Carried.

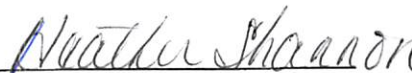
10. ADJOURNMENT

“...moved by Vice-chair Theresa Gordon and seconded by Alex Calvin to adjourn at 7:45 pm.

Respectfully submitted,



Jim Burke,
PAC Chair



Heather Shannon,
PAC Secretary