

Town of Grand Bay-Westfield

(Incorporated 1st January, 1998)

Planning Advisory Committee

Minutes

Monday, October 2, 2017

1. **CALL TO ORDER**

The Town of Grand Bay-Westfield Planning Advisory Committee met for a regular meeting on Monday, October 2, 2017 at 8:02 p.m. with Chair, Chyann Kirby presiding.

2. **RECORD OF ATTENDANCE**

Members present were Chair, Chyann Kirby, Ron Daigle, Alex Calvin and Theresa Gordon.

Members absent were Ralph Stevens, Jim Burke and Cllr. Bev Day.

“...moved by Alex Calvin to excuse Ralph Stevens, Jim Burke and Cllr. Bev Day with cause....”

Seconded by Ron Daigle. Carried.

3. **PLANNING ADVISORY COMMITTEE MEETING MINUTES OF SEPTEMBER 5, 2017**

“...moved by Theresa Gordon to accept as presented the Planning Advisory Committee Meeting Minutes of September 5, 2017....”

Seconded by Ron Daigle. Carried.

4. **REGULAR COUNCIL MINUTES OF AUGUST 14, 2017 AND SEPTEMBER 11, 2017**

“...moved by Theresa Gordon to receive and file the Regular Council Minutes of August 14, 2017 and September 11, 2017....”

Seconded by Alex Calvin. Carried.

5. **DECLARATION OF CONFLICT OF INTEREST**

None.

6. **REMARKS FROM THE CHAIR**

Chair, Chyann Kirby noted that the Agenda numbering needs amending, so that the second #5 becomes #6, thereby changing #6 to #7, #7 to #8 and #8 to #9.

7. **TOWN MANAGER'S MEMO DATED SEPTEMBER 13, 2017**
RE: 2018 PAC BUDGET REQUEST

"...moved by Theresa Gordon to Table the Town Manager's Memo Dated September 13, 2017 Re: 2018 PAC Budget Request to the next PAC meeting...."

Seconded by Aex Calvin. Carried.

8. **APPLICATION FOR A NON-CONFORMING USE**
(OVERSIZED EXISTING ACCESSORY BUILDING)
RE: ANDREW ROGERS – 19 CHESTNUT DRIVE

A) **DEVELOPMENT OFFICER'S REPORT DATED SEPT. 29, 2017**

Applicant, Andrew Rogers was present and addressed the Committee as follows:

- His Application is for the continuation of a Non-Conforming Use, exceeding the maximum size for an accessory building;
- he plans on demolishing the existing barn structure and construct a new barn the same size and height;
- the barn was built in 1896 and was originally used for livestock but is now in disrepair;
- it will be used for storage and property equipment maintenance, ie, farm tractor, dump truck and excavator.

When asked if he had any concerns regarding the conditions outlined in the Acting Development Officer's Report, he stated that his only request is that the structure not be clad in wooden shakes but board and batten.

Speaking in favor of this Application was the Applicant's father, Clayton Rogers, who owns 70 acres of farm land and wood lot adjacent to this son's property. As he is a former PAC Member and Engineering Consultant for the Town, he recommended that it would make logical sense for PAC to consider having a look at the current R 1 Zoning for large lots such as this, and make recommendations to Council to rezone regarding building size restrictions.

Chair, Chyann Kirby, thanked Mr. Clayton Rogers for his comments, stating that Council will be obtaining this information through the PAC Minutes and hopefully there will be some feedback forthcoming with regard to this matter.

There was no one present speaking against this Application.

"...moved by Theresa Gordon that the Planning Advisory approve the demolition of the existing barn structure depicted in the pictures in this report and approve the reconstruction of a similar barn style structure the same size or smaller and to the same height or lower, subject to the following conditions:

- a) the structure be clad in board and batten;**
- b) structure main access doors be wooden and swing out;**
- c) the existing copula peak be used for the maximum height of the structure;**
- d) a centre roof top copula in the similar size and shape as existing be incorporated in the finish design of the new structure...."**

Seconded by Alex Calvin. Carried

9. ADJOURNMENT

"...moved by Ron Daigle and seconded by Theresa Gordon to adjourn..."
at 9:20 p.m.

Respectfully submitted,

Chyann Kirby,
PAC Chair

Laylia Nice,
PAC Secretary