

Town of Grand Bay-Westfield

(Incorporated 1st JanuJanuary8)

Planning Advisory Committee

Minutes

Monday, October 1, 2018

1. CALL TO ORDER

The Town of Grand Bay-Westfield Planning Advisory Committee met for a regular meeting on Monday, October 1, 2018 at 8:04 p.m. with Chair, Jim Burke presiding.

2. RECORD OF ATTENDANCE

All Members were in attendance.

3. PLANING ADVISORY COMMITTEE MINUTES OF SEPTEMBER 17, 2018

“...moved by Cllr. Bev Day to accept as presented the Planning Advisory Committee Meeting Minutes of September 17, 2018....”

Seconded by Theresa Gordon. Carried.

4. REGULAR COUNCIL MINUTES OF SEPTEMBER 10, 2018

“...moved by Ron Daigle to receive and file the Regular Council Minutes of September 10, 2018....”

Seconded by Alex Calvin. Carried.

5. DECLARATION OF CONFLICT OF INTEREST

Cllr. Bev Day stated that she does not have a Conflict of Interest regarding Item # 8, however, due to her role on Council, she will sit with the audience while this item is being addressed.

6. REMARKS FROM THE CHAIR

No remarks.

7. TOWN MANAGER'S MEMO DATED SEPTEMBER 12, 2018
RE: RE-ZONING APPLICATION – 24 BEVERLEY HILLS DRIVE
- (A) DEVELOPMENT OFFICER'S REPORT DATED SEPTEMBER 20, 2018
- (B) E-MAIL FROM ALLEN SEWELL & LEONA LOSIER-SEWELL DATED SEPTEMBER 19, 2018 STATING OPPOSITION
- (C) E-MAIL FROM ERIC JOHNSON DATED SEPTEMBER 23, 2018 STATING OPPOSITION
- (D) PETITION SUBMITTED BY MARK ANDERSON DATED SEPTEMBER 24, 2018

Cllr. Day removed herself and sat with the audience.

Applicant, Mike O'Leary was present and addressed the Committee as follows:

- This is a Rezoning Application from R-1 to R-2, for the construction of 2 semi-detached garden homes;
- it is not his intent to upset the neighbours or go against the grain;
- the land has been vacant for years;
- the prior owner could not build as the fill was not suitable for building and he did not have the means;
- he believes this is a prime location and is a feasible project;
- he realizes the site requires a lot of work, but the owner has the resources and experience as a Developer.

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

The following neighbours were present speaking Against this Application:

Mark Anderson – 25 Beverley Hill Drive

- he referred to the Petition submitted from his neighbours, stating that they were all against this Rezoning Application;
- this area is zoned R-1, single family;
- the lot is too small;
- he lives at the end of the cul-de-sac and there are already problems with snow removal and this would make matters worse.

Derek McCaustlin – 23 Beverley Hills Drive

- there would be additional traffic on the street, as the kids play ball hockey;
- snow removal is an issue;
- if granted, this would create a precedent in the Town going forward.

The Committee stated to the interested parties that a decision will not be made this evening. Council has asked PAC to make their views known to Council.

The Committee then took a short recess to further discuss the matter.

When the Committee reconvened, the following motion was made:

“...moved by Chyann Kirby that the Planning Advisory Committee advise Council concerning an Application for Re-Zoning of 24 Beverley Hill Drive, PID No. 3008764 with the following comments:

- i) the goal of protecting the continuity of Single-Family Zoning through the Municipal Plan By-law and Zoning By-law is a common principle in Community Planning;**
- ii) Residential Assessments (property values) are usually maximized within neighbourhoods of similar building type;**
- iii) a change proposing a single lot (two-unit building) would potentially establish a precedent in other established R-1 One Family Residential Zones....”**

Seconded by Brittany Merrifield. Carried.

The Chair then advised that PAC is recommending to Council to move forward with the Re-Zoning, but that Council has the final say. There will be more Public Hearings which they can attend to express their opinions and make their concerns known.

8. ADJOURNMENT

“...moved by Chyann Kirby and seconded by Ron Daigle to adjourn....” at 8:43 p.m.

Respectfully submitted,

Jim Burke,
PAC Chair

Laylia Nice,
PAC Secretary