



Town of Grand Bay-Westfield
(Incorporated 1st January, 1998)

**Planning Advisory Meeting
Minutes
August 2, 2022**

**ADOPTED
SEP 06 2022**

1. CALL TO ORDER / LAND ACKNOWLEDGEMENT

The Town of Grand Bay-Westfield Planning Advisory Committee conducted a meeting on Tuesday August 2, 2022 with Kelly Thompson acting as Chair. The meeting was livestreamed on the Town's You Tube channel.

2. RECORD OF ATTENDANCE

Members in attendance were Acting-Chair Kelly Thompson, Philip Reeves, Councillor Jim Balcomb, Andrew Miller.

"...moved by Councillor Jim Balcomb to excuse Theresa Gordon, Cathy Fawcett, and Jim Burke with cause..."

Seconded by Andrew Miller.

Carried.

3. PAC MEETING MINUTES OF: JULY 4, 2022

"...moved by Andrew Miller to accept as presented with the amendment to the record of attendance to reflect himself as present in minutes..."

Seconded by Councillor Jim Balcomb.

Carried.

4. REGULAR COUNCIL MEETING MINUTES OF: JUNE 27, 2022

"...moved by Philip Reeves to receive and file the regular Council meeting minutes of June 27, 2022..."

Seconded by Andrew Miller.

Carried.

5. CHAIRMAN'S REMARKS

None.

6. DECLARATION OF CONFLICT OF INTEREST

None.

**7. APPLICATION FOR VARIANCE – 227 RIVER VALLEY DRIVE
7.a RE.: APPLICATION – KELLY DEVELOPMENT LTD.
7.b DEVELOPMENT OFFICER'S REPORT DATED JULY 28, 2022**

Ed Kelly introduced himself as owner of Kelly Development. Mr. Kelly gave a brief description to the design which was further explained by his Architect Don Sterrit from Smyth Design Inc. Mr. Sterrit stated that there would be 4 two-bedroom units and 4 one-bedroom units on the upper two floors with the bottom level reserved for commercial use.

Questions were answered from the committee

“moved by Councillor Jim Balcomb that the Planning Advisory Committee Grant the following Variances to the Town of Grand Bay Westfield Zoning By-law No. 122, for the development of a mixed-use development of Residential and Commercial uses as show on submitted site plan for Civic #227 River Valley Drive, incorporating PID Nos. 218602 and 3002083:

- a) grant a variance of 5 m to reduce the required front yard setback of 15 m to 10 m along Southwest Street, and
- b) grant a variance of 6 m to reduce the required front yard setback of 15 m to 9m along River Valley Drive...”

Seconded by Philip Reeves.

Carried.

8. BUILDING PERMIT REPORT JULY 2022

“...moved by Philip Reeves to receive and file the Building Permit Report for July 2022.

Seconded by Andrew Miller.

Carried.


9. ADJOURNMENT

“...moved by Philip Reeves to adjourn the meeting at 7:45 pm.

Seconded by Councillor Jim Balcomb.

Carried.

Respectfully submitted,


Jim Burke,
PAC Chair


Heather Shannon,
PAC Secretary