

**ADOPTED**

**JUL 06 2020**

# ***Town of Grand Bay-Westfield***

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

**Planning Advisory Committee**

**Minutes**

**Meeting June 15 , 2020**

**1. CALL TO ORDER**

The Town of Grand Bay-Westfield Planning Advisory Committee conducted a virtual meeting on Monday June 15, 2020 at 8:00 pm via Webex with Chair Jim Burke presiding. The meeting was livestreamed on the Town's You Tube channel.

**2. RECORD OF ATTENDANCE**

Members in attendance were Chair Jim Burke, Theresa Gordon, Cathy Fawcett, Philip Reeves, Councillor Bev Day and Development Officer David Taylor.

**"... moved by Councillor Day to excuse Vice-Chair Brittany Merrifield and Alex Calvin with cause..."**

**Seconded by Philip Reeves. Carried.**

**3. CHAIRMAN'S REMARKS**

None.

**4. PAC MINUTES OF MAY 4 AND MAY 19, 2020**

**"...moved by Councillor Day to adopt as presented the Planning Advisory Committee Meeting Minutes of May 4 and May 19, 2020..."**

**Seconded by Cathy Fawcett. Carried.**

5. **REGULAR COUNCIL MEETING MINUTES OF APRIL 14, MAY 11, MAY 25, AND SPECIAL MEETING OF MAY 20, 2020**

“...moved by Theresa Gordon to receive and file the Regular Council Meeting Minutes of April 14, May 11, May 25 and Special Meeting of May 20, 2020...”

Seconded by Philip Reeves. Carried.

6. **DECLARATION OF CONFLICT OF INTEREST**

None.

7. **APPLICATION FOR VARIANCE – 21 MACLEAN ROAD**

a) **DEVELOPMENT OFFICER’S REPORT OF JUNE 11, 2020**

RE: VARIANCE

REQUIRED: 7.5 M FRONT YARD SECT. 8.2.1.3(d)

PROPOSED: 3.35 M

Mr. Quitazol and Ms. Munn were present via webex to speak in favor of their application and answer any questions. Ms. Munn explained that because both Mr. Quitazol and herself worked in the healthcare profession it has made it difficult for the children to be able to see their friends. The pool will hopefully give them some enjoyment for the summer months.

The question of the pool being located directly under the overhead wires was addressed by Ms. Munn who explained that the wires were approximately 3’ away. The well is located approximately 6 feet away.

There was no one speaking in opposition of application.

“...moved by Cathy Fawcett

**UPON CONSIDERATING:**

- Development Officer’s Report dated June 11, 2020;
- Application Form including revised June 11, 2020 Site Plan;
- Email of June 9, 2020 from adjacent property owner Jess Colford in support of the application;

- Email of June 11, 2020 from Jodi Munn

**AND UPON HEARING:**

- Presentation by Jodi Munn & Jefferson Quitazol

**I THEREFORE MOVE** that the Planning Advisory Committee **GRANT** the request for Variance to the Town of Grand Bay-Westfield Zoning By-law No. 112, for the development of a Pool and Pool Enclosure at 21 MacLean Road, PID No. 460881

- a) **by granting a variance of 3.35 m to reduce the required front yard setback for a Pool from 7.5m to 4.15m...**

**Seconded by Theresa Gordon. Carried.**

8. **APPLICATION FOR VARIANCE – 228/232 INGLEWOOD DRIVE**  
a) **DEVELOPMENT OFFICER’S REPORT OF JUNE 11, 2020**

**RE: VARIANCE**

**REQUIRED: 30 M SECT 8.2.3(b)**

**PROPOSED: 26.64 M (STREET FRONTAGE)**

**RE: VARIANCE**

**REQUIRED: 3.5 M SECT 8.2.1.3 (f)**

**PROPOSED: 0.58 M (SIDE YARD SETBACK)**

Mr. and Mrs. Morris were present via webex to speak in favor of their application and answer any questions. Mr. Morris explained that the intent of his application is to move the current existing garage from one lot to the other requiring an adjustment to the property line.

There was no one speaking in opposition to this application.

**“... moved by Philip Reeves**

**UPON CONSIDERATING:**

- **Development Officer’s Report dated June 11, 2020;**
- **Application form including submitted Site Plan;**
- **Information Bulletin providing Zoning By-law No. 112 provisions concerning pools and pool enclosures;**

- Aerial view and property line information as provided by Service New Brunswick;

AND UPON HEARING:

- Presentation by Patrick and Susan Morris;

AND HAVING CONSIDERED THE FOLLOWING:

Conditions found on the property related to the existing alignment of the main dwelling on the lot, the location of the well head in the side yard and the location of overhead electrical wires along the “back” of the house provide conditions under the circumstances to consider approval of the variance;

I THEREFORE MOVE that the Planning Advisory Committee Grant approve the following Variances to the Town of Grand Bay-Westfield Zoning By-law No. 112, for the development of the lot (PID Nos. 30290365/30290373 for the re-alignment of the common property line between these two properties:


- a) grant a variance of 2.515 m to reduce the height of the foundation from the required .075 m above street grade to 1.765 m below street grade:
- b) grant a variance of 0.452 m to reduce the side yard setback on the north side of the house from 3.5 m to 3.048 m...”


Seconded by Theresa Gordon. Carried.

9. ADJOURNMENT

“...moved by Theresa Gordon and seconded by Councillor Day to adjourn at 8:20 pm...”

Respectfully submitted,

  
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Jim Burke,  
PAC Chair

  
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Heather Shannon,  
PAC Secretary