

# *Town of Grand Bay-Westfield*

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

**Planning Advisory Committee**

**Minutes**

**August 17, 2020**

**ADOPTED**

**SEP 21 2020**

**1. CALL TO ORDER**

The Town of Grand Bay-Westfield Planning Advisory Committee met in a regular meeting on Monday, August 17, 2020 with Chair Jim Burke presiding.

**2. RECORD OF ATTENDANCE**

Members in attendance were Chair Jim Burke, Vice-Chair Brittany Merrifield, Theresa Gordon, Councillor Bev Day, Philip Reeves, Cathy Fawcett, Alex Calvin and Development Officer David Taylor.

**3. CHAIRMAN'S REMARKS**

Item 8 – Application for Variance – 2 Murray Street moved forward to item 7.

**4. PAC MINUTES OF JULY 6, 2020**

“...moved by Philip Reeves to adopt as presented the Planning Advisory Committee Meeting Minutes of July 6, 2020...”

Seconded by Theresa Gordon. Carried.

**5. REGULAR COUNCIL MEETING MINUTES OF JUNE 22, 2020 AND SPECIAL MEETING OF JULY 16, 2020**

“... moved by Vice-Chair Brittany Merrifield to receive and file the Regular Council Meeting Minutes of June 22, 2020 and Special Meeting of July 16, 2020...”

Seconded by Alex Calvin. Carried.

**6. DECLARATION OF CONFLICT OF INTEREST**

None.

**7. APPLICATION FOR VARIANCE – 2 MURRAY STREET**

**a) DEVELOPMENT OFFICER’S REPORT OF AUGUST 13, 2020**

Gerald Beddow was present to speak on behalf of the application submitted by Ian Hamilton for variance of 2 Murray Street. No one was present to speak in opposition of the variance.

“... moved by Councillor Day:

**UPON CONSIDERING:**

- **Application by 709682 NB Ltd., dated July 20, 2020**
- **Report by the Development Officer, dated August 14, 2020**
- **Section 28 of the Community Planning Act noting that where a conflict exists between the Municipal Plan and Zoning By-law, the Municipal Plan By-law prevails**
- **Commercial setbacks requested to be varied for multiple residential use**

**AND UPON HEARING:**

- **Presentation by Gerald Beddow**

**AND HAVING CONSIDERED THE FOLLOWING:**

- **The nature of both Commercial and Residential Intensification areas set out in the Municipal Plan By-law No. 121, permitting a multiple Residential project in the Commercial zone established by Zoning By-law 112**

**I THEREFORE move that the Planning Advisory Committee Grant approval of the following Variance to the Town of Grand Bay-Westfield Zoning, By-law No. 112, for the development of 2 Murray Street (civic nos. 2a and 2b for the proposed two unit building), PID No. 30085864 for the construction of a new Semi-Detached two unit residence as per submitted Site Plan:**

- a) a variance of 7.5 m to decrease the front yard setback from 15 m to 7.5 m...”

Seconded by Vice-chair Brittany Merrifield. Carried.

8. **TOWN OF GRAND BAY-WESTFIELD ZONING BY-LAW UPDATE**

**PRESENTATION BY DILLON CONSULTING LTD.**

Jennifer Brown and Stephen Stone from Dillon Consulting were present to speak to the Planning Advisory Committee to explain changes to the Zoning By-law which came as a result of public engagement undertaken as part of the Town’s Municipal Plan update as well as conversations with Town Staff, PAC, and Town Council.

There was an update to existing definitions to add clarity and new definitions to modernize the by-law.

- a) **MEMORANDUM FROM CHIEF ADMINISTRATIVE OFFICER DATED AUGUST 12, 2020**

“...moved by Vice-Chair Brittany Merrifield to receive and file the Memorandum from Chief Administrative Officer dated August 12, 2020...”

Seconded by Cathy Fawcett. Carried.

- b) **MEMORANDUM FROM DEVELOPMENT OFFICER DATED AUGUST 13, 2020**

“...moved by Councillor Day that the Planning Advisory Committee recommend to Council to proceed with the enactment of Draft By-law No. 122, inclusive of the proposed changes as outlined by Dillon Consulting Ltd., for the text changes as proposed for the Draft By-law and changes represented on the revised Schedule “A” Zoning Map as well as multiple main buildings permitted conditionally in the Rural resource zone, the addition of the definition of garden suite, bicycle parking added to section 6.1.13, service centre definition amended to include car wash and mobile car wash as

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presented by Dillon Consulting Ltd; with further recommendations to change

- a) to permit both Secondary Suites and Garden Suites outside of the Residential Intensification Area as referenced in Sections 5.10 and 5.11 within the Rural Residential Zone.
- b) and to alter section 4.9.6 Portable Garages to eliminate the reference to time period between October 15 and April 30 inclusive.

Seconded by Vice-Chair Brittany Merrifield. Carried.

9. TENTATIVE SUBDIVISION – BRANDY POINT ROAD, LOT 20-1 & 20-2

- a) DEVELOPMENT OFFICER'S REPORT OF AUGUST 13, 2020 RE: SUBDIVISION APPLICATION PID NO. 30321467 BRANDY POINT ROAD

The applicant was not present to speak on behalf of his application and no one was present to speak in opposition.

“...moved by Councillor Day

UPON CONSIDERATING:

- Amending Subdivision Plan, Laurie J. Melanson Subdivision Lot 20-1 & 20-2, dated August 4, 2020
- Development Officer's Report, dated August 13, 2020
- Input from SNB Assessment Office on Land Value for PID No. 30321467

NOW THEREFORE move that the Planning Advisory Committee recommend to Council to accept \$4,880.42 as money in lieu of Land for Public Purposes (cash, money order, certified cheque or debit) for the purposes of creating ONE new building lot out of PID No. 302321467 on Brandy Point Road, as shown on the Tentative Subdivision Plan, Laurie J. Melanson Subdivision, Lot 20-1 & Lot 20-2, as prepared by DeSaulniers Surveys Inc. dated August 4, 2020 subject to;

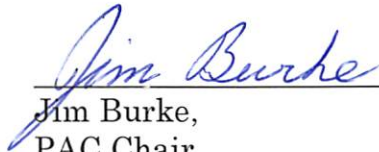
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- i. recording Civic Nos. 85 for Lot 20-1 and 87 for Lot 20-2 on the Final Subdivision Plan and maintain showing the 5 m public utility easement and the 30 m buffer as per provincially mapped watercourse for future reference for Watercourse and Wetland Alteration Permits (WAWA) for work completed within the buffer area...”


Seconded by Alex Calvin. Carried.

#### 10. ADJOURNMENT

“...moved by Alex Calvin to adjourn and seconded by Theresa Gordon....” at 9:45 p.m.

Respectfully submitted,

  
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Jim Burke,  
PAC Chair

  
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Heather Shannon,  
PAC Secretary