

1. **CALL TO ORDER**

The Town of Grand Bay-Westfield Planning Advisory Committee conducted a meeting on Monday April 4, 2022 at 7:30 pm with Chair Jim Burke presiding. The meeting was live streamed on the Town's You Tube channel.

2. **RECORD OF ATTENDANCE**

Members in attendance were Chair Jim Burke, Kelly Thompson, Councillor Jim Balcomb, Vice-chair Theresa Gordon, Philip Reeves, Catherine Fawcett, Andrew Miller and Development Officer David Taylor.

3. **PAC MEETING MINUTES OF: MARCH 7, 2022**

**"...moved by Philip Reeves to accept as presented the Planning Advisory Committee Meeting Minutes of March 7, 2022..."**

Seconded by Vice-chair Theresa Gordon. Carried.

4. **REGULAR COUNCIL MEETING MINUTES OF: FEB. 28, 2022 & MAR. 14, 2022**

**"...moved by Councillor Jim Balcomb to receive and file the Regular Council Meeting Minutes of February 28, 2022 & March 14, 2022..."**

Seconded by Cathy Fawcett. Carried.

5. **CHAIRMAN'S REMARKS**

Item 8 and Item 9 on agenda will now become item 7 and 8.

6. **DECLARATION OF CONFLICT OF INTEREST**

None.

7. **MUNICIPAL PLAN BY-LAW #121 A**

7.A **PRESENTATION BY DILLON CONSULTING LTD.**

7.B **MEMO FROM CAO TO PAC DATED MARCH 14, 2022**

7.C **DEVELOPMENT OFFICER'S MEMORANDUM DATED MARCH 25, 2022**

7.D **MUNICIPAL PLAN BY-LAW #122 A, MUNICIPAL PLAN BY-LAW AMENDMENT**

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Jennifer Brown of Dillon Consulting Limited was present to speak about the amendments to the Municipal Plan regarding the removal of the infrastructure charges affecting Col. Nase Blvd.

**“...moved by Cathy Fawcett to recommend to Council to proceed with the enactment process of Draft Municipal Plan By-law #121A...”**

Seconded by Philip Reeves. Carried.

- 8. **ZONING BY-LAW #122 B**
- 8.a **PRESENTATION BY DILLON CONSULTING LTD.**
- 8.b **MEMO FROM CAO TO PAC DATED MARCH 14, 2022**
- 8.c **DEVELOPMENT OFFICER MEMORANDUM DATED MARCH 25, 2022**
- 8.d **ZONING BY-LAW #122 B, ZONING BY-LAW AMENDMENTS**

Jennifer Brown, Dillon Consulting Limited spoke to the Housekeeping amendments to the Zoning By-law to better accommodate requests for Seasonal Dwellings through Development Permit only and to accommodate the use of mini and mobile homes as garden suites.

**“...moved by Theresa Gordon to recommend to Council to proceed with the enactment of Draft Zoning By-law #122B...”**

Seconded by Kelly Thompson. Carried.

- 9. **FRONT APPLICATION FOR VARIANCE YARD SETBACK**
- 9.a **RE: JULIA COSTELLO - 6 HORSESHOE LANE, PID # 218156**
- 9.b **DEVELOPMENT OFFICER'S REPORT OF MARCH 25, 2022**

Julia Costello was present to speak in favor of the application put forth for the demolition of the existing front porch and construction of a new bedroom and entrance lobby and deck. The applicants are asking for a reduction in the variance setback of 4.37 m.

No one was present to speak in opposition of the application.

**“...moved by Theresa Gordon that the Planning Advisory Committee grant the Variance to the Town of Grand Bay-Westfield Zoning By-law #122, for the development of a new 3.66 m x 6.1 m addition as shown on submitted site plan for Civic #6 Horseshoe Lane, PID No. 218156:**

**a) grant a variance of 3.13 m to reduce the required front yard setback of 7.5 m down to 4.37m...”**

Seconded by Cathy Fawcett. Carried.

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10.     **APPLICATION FOR SUBDIVISION – 5 NEW BUILDING LOTS**  
10.a    **RE: KELLY DEVELOPMENT SUBDIVISION OUT OF PID 30148480**  
10.b    **DEVELOPMENT OFFICER’S REPORT OF MARCH 31, 2022**

No one was present to speak in favor or opposition regarding the application for the creation of 5 new building lots on Highland Road.

“...moved by Philip Reeves to recommend to Council to accept payment of \$133.12 Money in lieu of Land for Public Purposes for the creation of five new building lots out of PID #30148480 on Highland Road, with Approval of the Final Subdivision Plan by the Development Officer to be subject to payment of \$133.12 (cash, money order, certified cheque, or debit) for Land for Public Purposes...”

Seconded by Councillor Jim Balcomb.                      Carried.

11.     **ADJOURNMENT**

“...moved by Cathy Fawcett to adjourn at 7:59 pm and seconded by Philip Reeves...”

Respectfully submitted,

  
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Jim Burke,  
PAC Chair

  
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Heather Shannon,  
PAC Secretary