



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

ADOPTED
OCT 07 2024

**Planning Advisory Meeting
Minutes
July 2, 2024**

1. CALL TO ORDER / LAND ACKNOWLEDGEMENT

The Town of Grand Bay-Westfield Planning Advisory Committee conducted a meeting on Tuesday, July 2, 2024, 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, Kelly Thompson, Philip Reeves, Councillor Jim Balcomb, Darrel Short, Andrew Miller, and Cathy Fawcett.

Moved by Cathy Fawcett...

"... to excuse Vice-chair Theresa Gordon with cause..."

Seconded by Philip Reeves. Carried.

3. PAC MEETING MINUTES OF: JUNE 3, 2024

Moved by Kelly Thompson...

3, "...to accept as presented the PAC meeting minutes of June 2024..."

Seconded by Andrew Miller. Carried.

4. REGULAR COUNCIL MEETING MINUTES OF: MAY 27, 2024

Moved by Councillor Jim Balcomb...

May "...to receive and file the Regular Council meeting minutes of 27, 2024..."

Seconded by Philip Reeves. Carried.

5. CHAIRMAN'S REMARKS

None.

6. BUILDING PERMIT REPORTS: JUNE 2024

Moved by Andrew Miller...

"...to receive and file the Building Permit Report for June 2024..."

Seconded by Cathy Fawcett. Carried.

7. APPLICATION FOR CONDITIONAL USE – HOME OCCUPATION – 28 BRANDY CRESCENT.

- a) APPLICATION DATED JUNE 20, 2024
- b) DEVELOPMENT OFFICER'S REPORT DATED JUNE 25, 2024
- c) EMAIL RECEIVED FROM KATIE LEBLANC ON JUNE 25, 2024

Leigh Gray was present to speak on behalf of her application. She stated that she has been in business on the Highland Road since 2019. Nothing will change as far as the business is concerned. She will only have one customer at a time with herself being the only hairdresser.

Colleen Nordholt was present to give her support to Ms. Gray.

No one was present to speak in opposition, but one email had been received from a neighbor. All concerns were addressed.

Moved by Cathy Fawcett...

"...that the Planning Advisory Committee Grant approvals for A Home Occupation under the Town of Grand Bay-Westfield Zoning By-law No. PD-009, for the

operation of a single chair hair salon to be located at 28
Brandy Crescent (PID 30342230 / 139527) subject to:

- i) locate a Beauty Salon within a 21 m² area;
- ii) with use of an adjacent washroom;
- iii) A permitted fascia sign must be non-illuminated; permitted to identify the Home Occupation, to a maximum size of 0.4 square metres;
- iv) Providing 2 parking spaces, plus the normal parking space requirement of the zone..."

Seconded by Philip Reeves.

Carried.

8. **SUBDIVISION PLAN, COL. NASE BLVD. – PID# 00221218**
RE: SUBDIVISION – ONE NEW LOT
a) **APPLICATION DATED JUNE 12, 2024**
b) **DEVELOPMENT OFFICER'S APPROVAL REPORT**
DATED JUNE 21, 2024

Erick de Jong was present to speak on behalf of the subdivision plan on Colonel Nase Blvd. He stated that construction would begin soon using modular construction with the hope to be completed in September.

Moved by Andrew Miller ...

"...to move that the Planning Advisory Committee recommend to Council to accept \$374.40 as money in lieu of Lands for public purposes for the creation of Lot 24-1 on the South side of Col. Nase Boulevard, based on Tentative Subdivision Plan, 500607 NB. Ltd. Subdivision, Lot 24-1, dated June 12, 2024, as prepared by Don More Surveys & Engineering Ltd.

With the following to be shown on the Final Subdivision Plan:

- a) **A 5m wide Public Utility Easement to be shown along street frontage of the lot 24-1;**
- b) **Recording Civic Nos 288 – 298...”**

Seconded by Councillor Jim Balcomb.

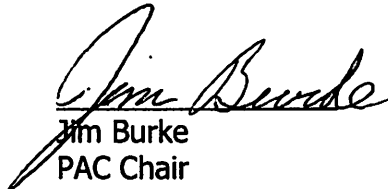
Carried.

9. **ADJOURNMENT**

moved by Philip Reeves...

“to adjourn at 7:40 pm...”

Respectfully submitted,


Jim Burke
PAC Chair


Heather Shannon
PAC Secretary