

**Planning Advisory Committee Meeting Minutes
Monday, April 3, 2023**

1. CALL TO ORDER / LAND ACKNOWLEDGEMENT

The Town of Grand Bay-Westfield Planning Advisory Committee conducted a meeting on Monday April 3, 2023 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, Vice-Chair Theresa Gordon, Andrew Miller, Philip Reeves, Councillor Jim Balcomb, Cathy Fawcett and Development Officer David Taylor.

"...moved by Cathy Fawcett to excuse Kelly Thompson with cause..."

Seconded by Andrew Miller. Carried.

3. MINUTES OF PREVIOUS PAC MEETING

a) PAC MEETING MINUTES OF: MARCH 20, 2023

"...moved by Councillor Balcomb to accept as presented the PAC Meeting Minutes of March 20, 2023..."

Seconded by Theresa Gordon. Carried.

4. MINUTES OF PREVIOUS COUNCIL MEETING

a) REGULAR COUNCIL MEETING MINUTES OF: MARCH 13, 2023

"...moved by Cathy Fawcett to receive and file the Regular Council Meeting Minutes of March 13, 2023..."

Seconded by Theresa Gordon. Carried.

5. CHAIR'S COMMENTS

None.

6. BUILDING PERMIT REPORTS

a) BUILDING PERMIT REPORT: MARCH 2023

“...moved by Philip Reeves to receive and file the Building Permit Report for March 2023...”

Seconded by Councillor Balcomb. Carried.

**7. VARIANCE APPLICATION – 40 YOUNG STREET, PID 30188718
RE: HEIGHT OF BUILDING & HEIGHT OF FOUNDATION**

7a) MATTHEW GEIKIE APPLICATION OF 7 MAR 2023 & EMAIL OF 19 MAR 2023

7B) PLANNING OFFICER’S REPORT DATED MARCH 29, 2023.

7C) EMAIL DATED MARCH 31, 2023 FROM KRISTA MACDONALD

1. Variance to maximum height, Section 8.2.12.3 (h)
Required: 9.0m
Proposed: 9.35m
2. Variance to height of foundation, Section 8.1.8
Required: 0.70 above street grade
Proposed: 3.5 m below street grade

The applicant Janelle Geikie was present to speak on behalf of the application. The application had asked for two variances however Mrs. Geikie wishes to withdraw the variance application for an increase in height (variance 1). She answered questions from the committee.

There was no one present to speak in opposition, however there was one email received from Krista MacDonald. Ms. MacDonald was concerned that the new build would direct water onto her property causing damage to her yard/landscaping.

Mrs. Geikie stated that they would work with the contractor to do whatever they could to ensure this would not happen.

*Comments from the Committee recommends that the applicants follow the Town’s Guidelines for Residential Driveways.

“...moved by Philip Reeves to grant a variance of 4.25 m to reduce required height of the top of foundation, from 0.75 m above street grade to 3.5 m below street grade...”

Seconded by Theresa Gordon. Carried.

8. BY-LAW NO. PD-003, RESPECTING PLANNING ADVISORY COMMITTEE

A) REQUEST FROM COUNCIL DATED MARCH 20, 2023

B) DRAFT BY-LAW NO. PD-003, RESPECTING PLANNING ADVISORY COMMITTEE

C) PLANNING OFFICER'S REPORT DATED MARCH 23, 2023

"...moved by Cathy Fawcett to recommend the adoption of the Proposed By-law No. PD-003, Respecting Planning Advisory Committee without amendment..."

Seconded by Theresa Gordon. Carried.

9. ADJOURNMENT

"...moved by Cathy Fawcett and seconded by Andrew Miller to adjourn at 7:40 pm.

Respectfully submitted,



Jim Burke,
PAC Chair



Heather Shannon,
PAC Secretary