

Town of Grand Bay-Westfield

(Incorporated 1st January, 1998)

Planning Advisory Committee

Minutes

Meeting – September 16, 2019

1. CALL TO ORDER

The Town of Grand Bay-Westfield Planning Advisory Committee met in a regular meeting on Monday, September 16, 2019 at 8:00 pm with Chair, Jim Burke presiding.

2. RECORD OF ATTENDANCE

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

“...moved by Councillor Day to excuse Chyann Kirby with cause...”

Seconded by Brittany Merrifield. Carried.

3. PAC MINUTES OF AUGUST 14, 2019

“...moved by Theresa Gordon to adopt as presented the Planning Advisory Committee Meeting Minutes of August 14, 2019...”

Seconded by Councillor Day. Carried.

4. CORRESPONDENCE OF AUGUST 16, 2019 – LETTER TO JOSH SHANNON RE: APPLICATION FOR VARIANCE – 12 BAYVIEW ROAD

‘...moved by Councillor Day to receive and file the correspondence of August 16, 2019 – Letter to Josh Shannon Re: Application for Variance – 12 Bayview Road ...’

Seconded by Ron Daigle. Carried.

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5. REGULAR COUNCIL MEETING MINUTES OF JULY 22 AND AUGUST 12, 2019

“...moved by Brittany Merrifield to receive and file the Regular Council Meeting Minutes of July 22 and August 12, 2019...”

Seconded by Alex Calvin. Carried.

6. DECLARATION OF CONFLICT OF INTEREST

Theresa Gordon declared a conflict of interest with item 9.

7. CHAIRMAN'S REMARKS

Item 10 will become Item 11. The addition of PAC Term Expirations will become item 10.

8. TOWN MANAGERS MEMO DATED SEPTEMBER 10, 2019 RE: 2020 BUDGET REQUEST

a) DEVELOPMENT OFFICER'S MEMORANDUM DATED SEPTEMBER 12, 2019

“...moved by Brittany Merrifield that the Planning Advisory Committee submit the following budget figure of \$9,000.00 for expenses of the Committee for the year 2020:

Maximum Honorarium for PAC Members	\$4,200.00
Maximum Honorarium for PAC Secretary	3,360.00
Consultants, Legal Advice, Contingency	900.00
Supplies and Expenses	<u>540.00</u>
TOTAL	\$9,000.00....”

Seconded by Theresa Gordon. Carried.

**9. APPLICATION FOR VARIANCE – 217 RIVER VALLEY DRIVE
a) DEVELOPMENT OFFICER'S REPORT DATED SEPTEMBER 12, 2019**

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**RE: Variance Side Yard Set Back – Required: 6.4 m, Section 9.2.3,
Proposed: 2.34 m**

Theresa Gordon stepped down into the audience due to a stated conflict with Item No. 9. The applicant Paul Gordon of 1 Country Club Drive, Manager of Scholten's was present to speak in favor of his application.

Paul stated that after Desaulniers Surveys Inc. had surveyed the lot it was determined that the side yard property line was not parallel to the existing building. After considering options to alter the proposed design to accommodate the required side yard setback it was determined that the best route was to re-apply for a variance to meet the projected setback to 2.34 m.

No other persons were present to speak in favor or in opposition. It was also noted that Mrs. Arseneault of 2 Grove Street did call to confirm that they had no problem with what Paul was asking of Planning Advisory Committee.

“moved by Councillor Day:

UPON CONSIDERATING:

- **Application for Variances received from Paul Gordon on behalf of owner Chris Scholten, dated May 21, 2019, with revised site Plan dated September 9, 2019;**
- **Report from the Development Officer dated September 12, 2019;**
- **notifications sent to the Applicant and surrounding property owners**
- **application of jurisdiction of the Committee as set out in the *Community Planning Act* Section 55;**
- **requirements of the Zoning By-law No. 112, permitted under section 53(2) of the *Community Planning Act*;**

AND UPON HEARING:

- **presentation by Paul Gordon, Store Manager for Scholten's, speaking in favor of the proposal;**

AND HAVING CONSIDERED THE FOLLOWING:

- **protection/buffering neighboring properties**

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including the provisions permitting a reasonable Variance from the requirements of the zoning by-law, the Committee is of the opinion that the variance is desirable and in general intent of the by-law

I THEREFORE MOVE...

That the Planning Advisory Committee Grant to approve the following Variance to the Town of Grand Bay-Westfield Zoning By-law No. 112, for the construction of an addition to the Scholten's Convenience Store, located at 217 River Valley Drive, PID No. 00218628:

- a) under section 9.1.3, grant a variance of 4.06 m to reduce the required side yard setback from 6.4 m to 2.34 m; with the provision of a 2 m high visual barrier (fence) set back 0.61 m (2 ft) from the property line between PID No. 218628 and PID No. 777289 (2 Grove Street)..."

Seconded by Brittany Merrifield. Carried.

10. TERM EXPIRATIONS OF PAC MEMBERS

With the receipt of email from Chyann Kirby and verbal expression by Ron Daigle, confirming that they will not be re-offering for another term.

"...moved by Brittany Merrifield that under the provisions of the *Community Planning Act* that the Planning Advisory Committee advise Council of the retirement of Chyann Kirby and Ron Daigle creating two vacancies to be filled effective January 1, 2020..."


Seconded by Councillor Day. Carried.

11. ADJOURNMENT


"...moved by Brittany Merrifield and seconded by Alex Calvin to adjourn..." at 8:08 pm.

Respectfully submitted,

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Jim Burke,
PAC Chair



Heather Shannon,
PAC Secretary