

Town of Grand Bay-Westfield

A Community of Friends !



Town Planning

September 16, 2013 PAC Minutes

1. CALL TO ORDER

The Town of Grand Bay-Westfield Planning Advisory Committee met for a regular meeting on Monday, September 16, 2013 at 8:00 p.m. with Chair, Ralph Stevens presiding.

2. RECORD OF ATTENDANCE

All Members were present.

3. PLANNING ADVISORY COMMITTEE MINUTES OF JULY 2, 2013

“...moved by Ron Daigle to accept as presented the July 2, 2013 Planning Advisory Committee Minutes....”

Seconded by Linda Estabrooks. Carried.

4. REGULAR COUNCIL MINUTES OF JUNE 24, 2013, JULY 8, 2013 AND AUGUST 12, 2013

“...moved by Cllr. Bev Day to receive and file the Regular Council Minutes of June 24, 2013, July 8, 2013 and August 12, 2013....”

Seconded by Chyann Kirby. Carried.

5. DECLARATION OF CONFLICT OF INTEREST

None.

6. CHAIRMAN'S REMARKS

No remarks.

7. TOWN MANAGER'S MEMO DATED JULY 17, 2013 RE; BY-LAW ADDITIONS

“...moved by Cllr. Bev Day to receive and file Town Manager's Memo dated July 17, 2013 Re: By-law Additions....”

Seconded by Linda Estabrooks. Carried.

8. TOWN MANAGER'S MEMO DATED JULY 25, 2013
RE: BY-LAW ADDITIONS

"...moved by Chyann Kirby to receive and file Town Manager's Memo dated July 25, 2013 Re: By-law Additions...."

Seconded by Ron Daigle. Carried.

9. APPLICATION FOR DISCRETIONARY USE (NAIL SALON HOME OCCUPATION) RE: MELISSA WHITING - 54 WOOLASTOOK DR.
(A) DEVELOPMENT OFFICER'S REPORT DATED SEPTEMBER 12, 2013
(B) RALEIGH & SUSAN WILKINS LETTER DATED SEPTEMBER 9, 2013
(C) DIANNE CHAPMAN LETTER DATED SEPTEMBER 9, 2013

Applicant, Melissa Whiting was present and advised that she is in receipt of the above mentioned letters received from her neighbours. Ms. Whiting then addressed the Committee as follows:

her Application is for a Nail Salon, as a Home Occupation;

the home is a single family dwelling with the Home Occupation having its own separate entrance and a separate bathroom closed off from the main house;

there are two parking spaces available, in addition to her own parking space on the premises, therefore no parking on the street;

she shares a divided driveway with her neighbor, with a patch of grass separating them, therefore parking should not be an issue;

the Nail Studio will meet all Cosmetology Association of New Brunswick By-laws;

she is a Registered Esthetician and a licensed Nail Technician and will be the only one working in her Salon; she specializes in Manicures, Pedicures, Gel Nails and Nail Art, and she will be doing nails only;

there will be one non-illuminated fascia sign indicating her business;

each appointment will be from 1 to 1 1/2 hours, with one client at a time;

her hours of operation will be from 9-5 (Mon, Tues, Thurs, Fri) and 9-7 on Wednesday, with evening hours by appointment only.

Letter received from Raleigh and Susan Wilkins stated no objection to this Application.

Letter received from Dianne M. Chapman stated no objection to this Application, however, she did express concerns with regard to parking on Woolastook Drive.

There was no one else present speaking in favor of or against this Application.

"...moved by Chyann Kirby that the Planning Advisory Committee APPROVE the Request for a Discretionary Use to permit Melissa Whiting of 54 Woolastook Drive, PID No. 216986, to operate a Nail Salon, to be located within the single family dwelling, subject to:

a) being limited to 26.35 m² (284 sq ft) in total floor area;

b) no signage other than one non-illuminated fascia sign, up to 0.4 m² in total area;

c) no direct sale of goods on the property (outside of consultation work);

d) no outdoor storage of materials;

e) no more than one person to be employed who is not a resident of the dwelling;

f) providing two parking spaces in addition to the required (one) single family space;

g) be restricted from operating a Group Home, Daycare facility or Tourist Home/Bed & Breakfast on the property at the same time;

and noting that Plumbing, Electrical and Building Permits are required for the renovations/change of use, and charges will be applied as per to the Sanitary Waste Water System By-law No. 2, Schedule "A" . . .

Seconded by Cllr. Bev Day. Carried.

10. APPLICATION FOR VARIANCE (HEIGHT OF ACCESSORY BUILDING) RE: AARON & JULIE BREEN
-15 COUNTRY CLUB DR
(A) DEVELOPMENT OFFICER'S REPORT DATED SEPTEMBER 12, 2013
(B) E-MAIL FROM GREG GILBERT DATED SEPTEMBER 10, 2013

Applicant, Aaron Breen was present and advised that he is in receipt of E-Mail received from neighbor, Greg Gilbert. Mr. Breen then addressed the Committee as follows:

his Application is for a 1 ft. Variance to construct a two storey garage on the side of his property;
a Variance is required due to the slope at the back of his property;
the proposed construction has met with Engineering Specifications and has been structurally approved...."

E-Mail received from Greg Gilbert stated no objection to this Application.

"...moved by Cllr. Bev Day that the Planning Advisory Committee APPROVE the following Variance to the Town's Zoning By-law, Town of Grand Bay-Westfield By-law No. 112, for the location and construction of an accessory structure (replacing an existing storage shed), as per submitted Site Plan to be located at 15 Country Club Drive, PID No. 30100762:

a) under Section 5.1.5, grant a Variance of 0.3 m to increase the maximum height of an accessory building from 6.0 m to 6.3 m...."

Seconded by Alex Calvin. Carried.

11. ADJOURNMENT

"... moved by Jim Burke to adjourn the meeting....", at 8:13 p.m.

Seconded by Ron Daigle. Carried.

Respectfully submitted,

Ralph Stevens,
Chairman

Laylia Nice,
PAC Secretary