

**Tantramar Planning Review and Adjustment Committee
Comité de révision de la planification de Tantramar**

Sackville Town Hall, Council Chambers,
31 Main Street, 2nd floor, Sackville

October 22, 2014 at 7:00 pm • 22 octobre 2014 à 19h

MINUTESprocès-verbal

Members Present / membres présents:

Randy Trenholm	Chairperson/président
Stanley Dixon	Committee Member/membre du comité
Heather Gilbert-Patterson	Committee Member/membre du comité
Mike Tower	Committee Member/membre du comité
Greg Partridge	Committee Member/membre du comité
Mark Istvanffy	Committee Member/membre du comité

Staff Present / membres du personnel présents:

Lori Bickford	Office Manager/Planner
Tracey Wade	Planner
Tracey McDonald	Recorder

Public Present:

Danielle Wilson
Mike Wilson

1. Call Meeting to Order / Convocation d'une assemblée à l'ordre

The meeting was called to order at 7:00 p.m., with Chairperson Randy Trenholm presiding. / Le président Randy Trenholm ouvre la réunion vers 19 h.

2. Declaration of Conflict of Interest / Déclaration de conflit d'intérêts

None / Aucune

3. Adoption of the Agenda / Adoption de l'ordre du jour

It was moved by Committee Member Mark Istvanffy and seconded by Committee Member Heather Gilbert-Patterson to adopt tonight's Agenda as presented. / Il est proposé par Mark Istvanffy, membre du comité, et appuyé par Heather Gilbert-Patterson, membre du comité, d'adopter l'ordre du jour de ce soir tel quel.

MOTION CARRIED - UNANIMOUS / MOTION ADOPTÉE À L'UNANIMITÉ

4. Adoption of the Minutes of the September 24, 2014 meeting / Adoption du procès-verbal de la réunion du 24 septembre 2014

It was moved by Committee Member Stanley Dixon and seconded by Committee Member Heather Gilbert-Patterson to adopted the Minutes of the Regular Meeting of September 24, 2014 as presented. / Il est proposé par, Stanley Dixon, membre du comité, et appuyé

par Heather Gilbert-Patterson, membre du comité, d'approuver le procès-verbal de la réunion ordinaire tenue le 24 septembre 2014 tel quel.

MOTION CARRIED - UNANIMOUS / MOTION ADOPTÉE À L'UNANIMITÉ

5. Business Arising from the Minutes / Affaires découlant du procès-verbal

Committee Member Mike Tower questioned if staff had spoken with the applicant Atlantic All Weather Windows regarding the aesthetics of their building. Staff Member Lori Bickford answered that she had spoken to the contractor and that, although he was checking in to the windows, it was a prefabricated building which didn't leave a lot of opportunity for alterations. The contractor has suggested a change in the colour of siding in a couple of places.

6. Variance Requests / Demandes de dérogations

None/*aucune*

7. Temporary Approvals, Conditional Uses, Rulings of Compatibility and Non-Conforming Uses / Approbations temporaires, usages conditionnels, déterminations de compatibilités et usages non-conformes

- a) Danielle Wilson, rue 366 Main Street (PID/NID #00897058), Town of/Ville de Sackville - to consider a dog grooming business as similar to or compatible with a personal service shop which is a permitted use as a Home Occupation. (File/Dossier #14-1404)

Staff Member Tracey Wade presented the request by applicant Danielle Wilson to consider a dog grooming business as a home occupation. A home based business is allowed in this area, however, this does not include a dog grooming business. She informed the Committee that the request can meet the regulations of a home based business except that the service is not for people.

Staff Member Tracey Wade reported that the house is over 1000 square feet with less than 8% being used for the purpose of dog grooming and there will be no exterior changes to the home with the exception of the driveway. Due to the steep grade of the driveway entering onto Main Street the applicant will be required to create a turnaround. Customers will then be able to park facing the house, reverse and enter onto Main Street facing forward.

Views and recommendations were sought from internal and external departments. The Director of Public Works and the Town Manager of Corporate Projects have no concerns provided that the changes were made to the driveway.

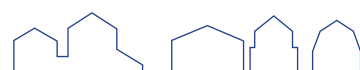
Notices were sent to neighbouring landowners within 60 metres to the subject property. There have been no comments received to date.

Tracey Wade reported that the proposal satisfies all elements of the variance criteria test. The proposal is found to be reasonable as the home occupation will take up only 7.7% of the gross floor area and the parking and traffic requirements are similar to barber/hair salons. The proposal is desirable as the proposed use will have no impact on the development of the property and is deemed to have limited or no impact on neighbours. The proposal is also within the general intent of both the zoning by-law and the Municipal Plan. Staff is, therefore, recommending this request subject to terms and conditions.

Chairman Randy Trenholm questioned if someone could come in with more than one dog. Staff Member Tracey Wade answered that one of the conditions attached to the recommendation was that the number of dogs be limited to two at any time. The applicant, Danielle Wilson, added that she was only capable of grooming two dogs at any time.

Chairman Randy Trenholm questioned a sign to advertise the business and whether a telephone number was permitted on it. Staff Member Lori Bickford answered that a telephone number was permitted. She commented that it was more about not having a lot of information on the sign. Committee Member Mike Tower agreed that this would keep the signage more discrete.

It was moved by Committee Member Mike Tower and seconded by Committee Member Mark Istvanffy that the Ruling for Compatibility request from Danielle Wilson, 366 Main Street (PID #00897058), Sackville, to allow a dog grooming business as a home occupation BE GRANTED, under the following conditions:



1. That the requirements for home occupations outlined in the by-law be followed.
2. That the driveway be expanded to accommodate the parking of 2 client cars and a turnaround so they do not back out onto a main road.
3. That the number of customers (i.e., dogs) be limited to two at any time and that no outdoor enclosure be permitted as part of this business.

MOTION CARRIED - UNANIMOUS / MOTION ADOPTÉE À L'UNANIMITÉ

Both members of the public leave the meeting at this time.

8. Tentative Subdivisions / Lotissements provisoires

None/*aucune*

9. By-law Amendments, Zoning and Municipal Plan Matters / Questions de zonage et questions relatives aux plans municipaux

None/*aucune*

10. Other Business / Autres affaires

None/*aucune*

11. Next Meeting / Prochaine réunion

Next monthly meeting will be held November 26, 2014 at 7:00 pm /*La prochaine réunion mensuelle aura lieu à 26 novembre 2014 à 19h.*

Staff Member Lori Bickford informed the Committee that at this time there was nothing on the agenda for November but we had not reached the deadline for applications. She suggested postponing the November meeting and combine any business with an early December meeting.

Chairman Randy Trenholm questioned the re-appointment of Committee Members serving a two year term. Lori Bickford answered that she would consult the by-laws regarding the re-appointment of members. She inquired if any of the members were opposed to sitting on the committee again. All members indicated they would accepted a re-appointment.

12. Adjournment / Levée de la réunion

It was moved by Committee Member Heather Gilbert-Patterson to adjourn the meeting at 7:20 pm.

Randy Trenholm - Chairman

