

# Town of Grand Bay-Westfield

*A Community of Friends !*



## Town Planning

### May 6, 2013 PAC Minutes

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#### 1. CALL TO ORDER

The Town of Grand Bay-Westfield Planning Advisory Committee met for a regular meeting on Monday, May 6, 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 APRIL 2, 2013

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

Seconded by Jim Burke. Carried.

#### 4. REGULAR COUNCIL MINUTES OF MARCH 25, 2013

“...moved by Chyann Kirby to receive and file the Regular Council Minutes of March 25, 2013....”

Seconded by Linda Estabrooks. Carried.

#### 5. DECLARATION OF CONFLICT OF INTEREST

None.

#### 6. REMARKS FROM THE CHAIR

The Chairman requested the following Item be added to the Agenda: Item # 7(b) Re: Letter dated May 6, 2013 from Ed DeSaulniers.

“...moved by Ron Daigle to add Item # 7(b) Re: Letter dated May 6, 2013 from Ed DeSaulniers to the Agenda....”

Seconded by Jim Burke. Carried.

#### 7. APPLICATION FOR DISCRETIONARY USE

RE: TERESA BLAKELY – 111 HIGHLAND ROAD

(A) DEVELOPMENT OFFICER’S REPORT DATED APRIL 30, 2013

(B) LETTER DATED MAY 6, 2013 FROM ED DESAULNIERS

Applicant, Teresa Blakely was present and addressed the Committee as follows:

Application for Discretionary Use is to operate a small commercial bakery from her home; ideally she would like to operate on a part-time bases (two to three days per week); plans for a second kitchen complies with all Department of Health regulations; delivering of baked goods from her personal vehicle; advertisement will be by web site, through local advertisement and word of mouth; a small sign on the side of her house will indicate the location of the business.

Letter dated May 6, 2013 received from Ed DeSaulniers of 121 Highland Road, stated no objection to this Application.

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

“... moved by Jim Burke that the Planning Advisory Committee APPROVE the request for a Discretionary Use, to permit Teresa Blakely of 111 Highland Road, PID No. 30252100, to operate a small commercial bakery (to be known as “CakeStruck”) with no conditions placed on the design of the bakery by the Department of Health, to be located within the single family dwelling, subject to:

- a) being limited to 93 m<sup>2</sup> in total floor area;
- b) no signage other than one non-illuminated fascia sign, up to 0.4 m<sup>2</sup> in total area;
- c) no direct (on site) sale of goods at the property;
- 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.

8. APPLICATION FOR TENTATIVE SUBDIVISION PLAN – RECOMMENDATION TO COUNCIL RE: GRAND WEST HOLDINGS LTD. – MYLES TERRACE (A)DEVELOPMENT OFFICER’S REPORT DATED MAY 1, 2013

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

“...moved by Cllr. Bev Day that the Planning Advisory Committee recommend to Council the acceptance of \$ 1659.12 money in lieu of Land for Public Purposes (cash, money order, certified cheque or debit) for the purposes of creating four new building lots out of PID No. 00211870 on Myles Terrace, as shown on the Tentative Subdivision Plan, Chestnut Hills Estates Subdivision, Phase 3, as prepared by Kierstead Quigley and Roberts Ltd. dated April 26, 2013, with approval of final Subdivision Plan to be subject to:

- a)payment of \$1659.12 (cash, money order, certified cheque or debit);
- b)recording of Civic Numbers on the Final Subdivision Plan, reflecting Lot 1-B as Civic No. 12, Lot 2-B as Civic No. 14, Lot 3-B as Civic No. 16 and Lot 4-B as civic no. 18.....”

Seconded by Linda Estabrooks. Carried.

9. DEVELOPMENT OFFICER'S MEMO DATED MAY 2, 2013  
RE: DEVELOPMENT OPPORTUNITIES HIGHWAY SIGN AS A MUNICIPAL INSTALLATION USE

"...moved by Ron Daigle to receive and file Development Officer's Memo dated May 2, 2013 Re: Development Opportunities Highway Sign as a Municipal Installation Use...."

Seconded by Jim Burke. Carried.

10. ADJOURNMENT

"... moved by Jim Burke to adjourn the meeting....", at 8:10 p.m.

Seconded by Ron Daigle. Carried.

Respectfully submitted,

Ralph Stevens,  
Chairman

Laylia Nice,  
PAC Secretary