

To: Mayor and Members of Council

January 4, 2010

Re: Discretionary Use Application – Esthetics Salon

Background

At their December 21, 2009 Council meeting, members considered a report from the Administration concerning a business license application for an Esthetics Salon at 32 Fairway Crescent. Council adopted the following resolution:

“that the matter be referred back to the Administration to confirm the applicants residency at 32 Fairway Cres. and to gather additional information that completes the application form.”

The Administration have contacted the applicant and completed a further review of this matter. The purpose of this report is to provide Council with additional information so it may make a decision on the discretionary use application.

Discussion

The Administration contacted the applicant at 32 Fairway Crescent and confirmed that Ms. Shelly Bencharski resides at the residence. A revised and completed application is attached as Appendix “A”. A copy of the December 21, 2009 report on this matter recommending approval of the home based business application is also attached as information.

Budget Implications

There are no budget implications associated with this report.

Conclusion


Your Administration has contacted the home base business applicant at 32 Fairway Crescent as directed by Council. It was confirmed that the applicant resides at 32 Fairway Crescent. The Administration was also able to complete the application in full in consultation with the applicant and proposes that the application be approved by Council.

Recommendation

Your Administration recommends that:

1. The Business Application received from Ms. Shelly Bencharski at 32 Fairway Crescent to operate an Esthetics Salon as a home based business be approved; and
2. The Administration provide the appropriate written notice to the applicant pursuant to the *Planning and Development Act, 2007*.

Respectfully submitted,

A handwritten signature in black ink, consisting of a stylized 'B' and 'D' followed by a horizontal line, enclosed within an oval shape.

Bryan Dimen,
Town Manager

Town of White City
Business Application In a Residential Area

You are advised to check the regulations in the Town's Zoning Bylaws concerning the type of development prior to completing this application. Fill out only those sections of the application which are relevant to your proposal. Attach additional sheets where necessary.

1. Applicant

Name: Shelley Bencharnski
Address: 32 Fairway Crescent
White City, SK S4L 0A7

789-2480

2. Property Owner:

Name - Same as Applicant? Or
Name: Tim + Sherri Stoll
Address: Box 1429
Fort Qu'Appelle, S0G 7S0

3. Legal Land Description:

 1/4 Section; Township; Range; W 2nd M
Lot or Parcel 12 Block 28 Registered Plan No. 101919450
Civic Address: 32 Fairway Cres.

4. Type of Home Occupation (detailed description):

gel nails, pedicures, manicures, waxing,
lash & brow tinting.

5. a) Site Plan. Please provide a sketch showing:

- Dimensions of parcel and location of existing or proposed buildings.
- Adjoining land uses.
- Size and location of easements or right-of-ways.
- Location of streets, lanes, roads, and highways.

b). Area of site proposed for business use:

Buildings Existing New Land Use

6. Other Information:

Employees 0 Owner 1 Others _____

Area of Business Use Home

Existing Building 60 metres or less
 more than 60 metres

Accessory Building _____

Parking Number of Vehicles 2

Driveway

Will the peace, quiet and dignity of the neighbourhood be disturbed by dust, noise, smell, environmentally hazardous materials, smoke or traffic generated by the home occupation?
Yes _____ No

Will any accessory mechanical equipment be incompatible with the residential zoning of the area, and generate a nuisance, noise, odour, vibration or glare? Yes _____ No

Will any vehicle utilized to service the home occupation exceed a gross weight of 3,000 kilograms, being the combined weight of the vehicle and the load carried thereon? Yes _____ No

Shall the home occupation be conducted entirely within the dwelling or accessory building?
Yes No _____

Any Signage? Yes _____ No
Size of signage, if applicable _____

Shall there be any interior display, exterior storage of material, and any variation from residential character of the building? Yes _____ No

7. Other comments in support of the application:

8. I will notify the Town of any alteration or changes to the above.

9. Declaration of Applicant:

I, Shelley Bencharowski, of the Town of White City, in the Province of Saskatchewan solemnly declare that the above statements contained within this application are true, and I make this solemn declaration conscientiously, believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the *Canada Evidence Act*.

Oct. 27, 2009
Date

S Bencharowski
Signature

Note: The applicant is responsible for ensuring that all measurements, distances and information shown on the lot plan and indicated in this application is correct.



Town Manager

To: Mayor and Members of Council

December 21, 2009

Re: Business Application – Esthetics Salon; 32 Fairway Crescent

Background

The Administration received a Business Application, Attachment "A", for the operation of an Esthetics Salon at 32 Fairway Crescent.

The applicant request for a home-based business, Esthetics Salon, is a Discretionary Use within this residential district as defined within the *Town of White City Zoning Bylaw No. 366-02*.

The purpose of this report is to advise Council of the outcome of the public notice portion of the discretionary use process and seek Council's decision on this initiative.

Discussion

The *Planning and Development Act, 2007*, prescribes the public notice process for Discretionary Use applications. In this case, and as prescribed in the Act, the Administration distributed information about the Business Application for an Esthetics Salon to addressed property owners that were within 75 meters of the applicant's property boundary. A copy of the information provided to the property owners is attached as Appendix "B". The Act also prescribes that public notice must be provided at least 7 days before the application is to be considered by Council. The Administration has complied with all requirements of the public notice process pursuant to the Act.

There were 11 notices about the Esthetics Salon application sent to property owners within the defined catchment area. The Administration received no responses. Based on receiving no responses, the Administration is taking the position that no one objects to the application.

Budget Implications

There are no budget implications associated with this report.

1/2

Conclusion

The Administration has received a Business Application to operate an Esthetics Salon from the resident at 32 Fairway Crescent. The applicant wishes to operate the Esthetics Salon out of their home.

The Administration has communicated with area residents about the proposed business as prescribed within *The Planning and Development Act, 2007* and has received no objections. The Administration supports the applicants request to operate a home-based business at 32 Fairway Crescent.

Recommendations

Your Administration recommends that:

1. the Business Application received from Ms. Shelly Bencharski at 32 Fairway Crescent to operate an Esthetics Salon as a home based business be approved; and
2. the Administration provide the appropriate written notice to the applicant pursuant to the *Planning and Development Act, 2007*.

Respectfully submitted



Bryan Dimen
Town Manager

Attachments:

- Appendix A – Application for Home based business – 32 Fairway Crescent.
- Appendix B – Notice to Residents

Town of White City
Business Application In a Residential Area

You are advised to check the regulations in the Town's Zoning Bylaws concerning the type of development prior to completing this application. Fill out only those sections of the application which are relevant to your proposal. Attach additional sheets where necessary.

1. Applicant

Name: Shelley Bencharski
Address: 32 Fairway Crescent
White City, SK S4L 0A7

789-2480

2. Property Owner:

Name - Same as Applicant? Or
Name: Tim + Sherri Stoll
Address: Box 1429
Fort Qu'Appelle, S0G 1S0

3. Legal Land Description:

 1/4 Section; Township; Range; W 2nd M
Lot or Parcel 12 Block 28 Registered Plan No. 101919450
Civic Address: 32 Fairway Cres.

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5. a) Site Plan. Please provide a sketch showing:

- Dimensions of parcel and location of existing or proposed buildings.
- Adjoining land uses.
- Size and location of easements or right-of-ways.
- Location of streets, lanes, roads, and highways.

b). Area of site proposed for business use:

Buildings Existing New Land Use

6. Other Information:

Employees Owner Others _____

Area of Business Use _____

Existing Building _____ 60 metres or less

_____ more than 60 metres

Accessory Building _____

Parking _____ Number of Vehicles _____

Will the peace, quiet and dignity of the neighbourhood be disturbed by dust, noise, smell, environmentally hazardous materials, smoke or traffic generated by the home occupation? Yes _____ No

Will any accessory mechanical equipment be incompatible with the residential zoning of the area, and generate a nuisance, noise, odour, vibration or glare? Yes _____ No

Will any vehicle utilized to service the home occupation exceed a gross weight of 3,000 kilograms, being the combined weight of the vehicle and the load carried thereon? Yes _____ No _____

Shall the home occupation be conducted entirely within the dwelling or accessory building? Yes No _____

Any Signage? Yes _____ No
Size of signage, if applicable _____

Shall there be any interior display, exterior storage of material, and any variation from residential character of the building? Yes _____ No

7. Other comments in support of the application:

8. I will notify the Town of any alteration or changes to the above.

9. Declaration of Applicant:

I, Shelley Bencharnski, of the Town of White City, in the Province of Saskatchewan, solemnly declare that the above statements contained within this application are true, and I make this solemn declaration conscientiously, believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the *Canada Evidence Act*.

Date Oct. 27, 2009

Signature S Bencharnski

Note: The applicant is responsible for ensuring that all measurements, distances and information shown on the lot plan and indicated in this application is correct.



Town of White City

Office of the Town Manager

Box 220 STATION MAIN

White City, SK S4L 5B1

Phone: (306) 781-2355 Fax: (306) 781-2194

E-Mail:

November 30, 2009

WC 2.25

Dear Resident:

Re: Discretionary Use Application – Home Based Business

Please be advised that the Town of White City has received an application from Shelly Bencharski to operate an esthetics based business at 32 Fairway Crescent. A copy of the application is attached for your reference.

A home-based business of this type is a discretionary use within this residential district as defined within the *Town of White City Zoning Bylaw No. 366-02*.

The Planning and Development Act, 2007, prescribes the public notice process for discretionary use applications. You are requested to please review the application and forward any comments in writing to the Town Office by 5:00pm, December 10, 2009.

Please be advised that any comments you have would be included in the Administrations report that will be presented at a Town Council meeting. You would be sent a copy of the report in advance of the Council meeting that the matter is set to appear and would be invited to attend if you choose.

Yours truly,

Bryan Dimen
Town Manager

Enclosures: 1

Distributed to: 25,26,27,28,29,30,31,34,36,38,43 Fairway Crescent.

To: Mayor and Members of Council

January 4, 2010

Re: Administrative Committee – Planning and Development

Background

Council may, by bylaw or resolution, establish any committee or board that it considers desirable for the purpose of providing advice and recommendations to members of Council. Council has established twelve committees of Council not including the Parks and Recreation Board; The Wastewater Management Authority and the White Butte Regional Steering Planning Committee. Notwithstanding the current number and mandates of the various Council established committees, the Administration wishes to establish a committee under the authority of the Town Manager.

The purpose of this report is to propose the development of a Planning and Development Committee under the authority of the Town Manager.

Discussion

The Administration has identified the need to establish a committee to assist with matters related to Planning and Development. The Committee would be responsible for advising the Administration on matters related to land use planning, policy and development. The Committee would report directly to the Town Manager and consist of four Council members, a Planning Consultant and the Town Manager. The Committee activities would be reported back to Council through the Administration as the Committee deems appropriate.

Budget Implications

There are not budget implications identified with this report

Conclusion

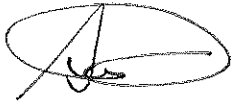
The Administration has identified a need to establish a Planning and Development Committee that is formed under the authority of the Town Manager and is accountable to the same. The purpose of the Committee would be to advise the Administration of matters related to land use planning, policy and development.

Recommendation

Your Administration recommends that Council:

- Approve the mandate of the Planning and Development Committee which is to advise the Administration with respect to land use planning, policy and development.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Bryan Dimen', enclosed within a hand-drawn oval.

Bryan Dimen,
Town Manager