

**NORTH WEST PLANNING ADVISORY COMMITTEE
MINUTES**

May 2, 2007

PRESENT: Ms. Anne Merritt
Ms. Jessica Alexander
Mr. Walter Regan
Councillor Martin
Mr. Warren Hutt
Mr. Jim Sullivan
Councillor Harvey
Mr. Lorne Piercey

REGRETS: Ms. Gloria Lowther
Mr. Michael Gray
Mr. David Grace

STAFF: Mr. Andrew Bone, Senior Planner
Ms. Gail Harnish, PAC Coordinator
Ms. Chrissy White, Legislative Assistant

TABLE OF CONTENTS

1.	CALL TO ORDER	3
2.	APPROVAL OF THE ORDER OF BUSINESS	3
3.	APPROVAL OF THE MINUTES	3
4.	BUSINESS ARISING OUT OF THE MINUTES	3
5.	REPORTS	3
5.1	Case 01000 - Ice Cream Stands as Temporary Commercial Uses - Sackville Drive Land Use By-law	3
6.	STATUS UPDATES	4
6.1	MONTHLY STATUS SHEET	4
6.2	DECISIONS OF COMMUNITY COUNCIL	5
7.	ADDED ITEMS	5
8.	NEXT REGULAR MEETING DATE	5
9.	ADJOURNMENT	5

1. **CALL TO ORDER**

The meeting was called to order at 7:05 p.m. in the Fenerty Room, Sackville Library.

2. **APPROVAL OF THE ORDER OF BUSINESS, ADDITIONS AND DELETIONS**

MOVED by Mr. Walter Regan, seconded by Mr. Jim Sullivan, that the Order of Business be approved. MOTION PUT AND PASSED.

3. **APPROVAL OF THE MINUTES**

MOVED by Mr. Walter Regan, seconded by Mr. Jim Sullivan, that the Minutes from April 4, 2007 be approved. MOTION PUT AND PASSED UNANIMOUSLY.

4. **BUSINESS ARISING OUT OF THE MINUTES- NONE**

5. **REPORTS**

5.1 **Case 01000- Ice Cream Stands as Temporary Commercial Uses- Sackville Land use By-law**

- A report dated April 17, 2007 was before the Committee.

Mr. Andrew Bone, Senior Planner presented the report. The following was noted:

- Pinky's Ice Cream would like to establish an ice cream hut on Sackville Drive as a temporary use.
- The owner is interested in the pedestrian retail zone which exists beginning at Riverside Drive to Pinehill Drive.
- Outdoor Ice Cream Stands are considered a seasonal business in Atlantic Canada. Most times these businesses are run out of small huts or sheds.

- After a review of other related businesses, an ice cream hut has been outlined as a reasonable temporary use by the Planning Department.
- The owner would be permitted to sell only ice cream and ice cream products (milkshakes, deli bars).
- The area has to be a larger scale area in order for it to be permitted due to traffic and parking concerns.
- Most outdoor ice cream establishments have a heavy pedestrian customer base, that is why the pedestrian retail zone is permitted as a location for Pinky's.
- The structures are only permitted to be a maximum size of 200 square feet and can remain open for a maximum of 6 months per year.
- Pinky's would be exempt to land use by law uses.
- Most business is generated during non-peak times.
- Seeding and planter boxes of a minimum size requirement have been proposed to contribute to the ecstasies of Sackville Drive.
- Most retail convenience stores on Sackville Drive do not target the hard ice cream market.
- Adequate parking will be provided for customers.

Committee Members provided comments on the above noted:

In response to Councillor Martin's concern regarding a safety concerns for Pinky's employees and customers, Mr. Bone advised that the United Church parking lot is very well lit but advised that increased lighting could be added as an amendment to the Land Use By-law to provide increased safety.

In response to Ms. Merritt's concern regarding the possibly of increased traffic and pedestrian safety, Mr. Bone advised that the ice cream stand will be located near three controlled crosswalks with electric signals.

Mr. Bone advised that all access to Pinky's will be on the main road with appropriate traffic signs and signals. He further advised that there is no expectation of a large volume of customers at any time as these operations do not generally generate large traffic volumes.

MOVED by Mr. Walter Regan, seconded by Mr. Jim Sullivan, that The North West Planning Advisory Committee recommend that the North West Community Council:

- 1. Give First Reading to consider amendments to the Sackville Drive land Use By-law to permit ice cream stands as temporary commercial uses as**

provided in Attachment "A" of the April 17, 2007 report and schedule a public hearing; and

2. Approve the amendments to the Sackville Drive Land Use By-law to permit ice cream stands as temporary commercial uses as provided in Attachment "A" of the April 17, 2007.

6. STATUS UPDATES

6.1 Monthly Status Sheet

Mr. Walter Regan expressed interest in attending the Planners Conference on Sustainable Development on May 17-18, 2007.

Ms. Harnish advised that she would register anyone who is interested.

Case 00987 Ramar Developments- Mr. Bone advised that they are waiting on information from the Developer to write a staff report.

Case 00929- Mr. Bone advised that the Developers are working on revised plans.

The Subway Restaurant case has been revised on the request of management, and will be before the committee next month.

Case 00964- Community Council decided no to hold a public hearing.

Case 01035 Sobey's Ltd- Mr. Bone advised that this is a new development agreement amendment. The proposal requests the replacement of the Bedford movie theatre with a Lawton Drug Store.

6.2 Decisions of Community Council

Before the Committee for review.

7. ADDED ITEMS- NONE

8. NEXT REGULAR MEETING DATE

The next meeting of the North West Planning Advisory Committee will be June 6, 2007

in the Fenerty Room, Sackville Library, Sackville.

9. ADJOURNMENT

The meeting adjourned at 7:50 p.m.

Chrissy White
Legislative Assistant