

**NORTH WEST PLANNING ADVISORY COMMITTEE**

**MINUTES**

**JANUARY 7, 2004**

THOSE PRESENT: Ann Merritt, Chair

Gloria Lowther

Robert Morgan

George Murphy

Delphis Roy

Karen Stadnyk (7:15 p.m.)

Jan Gerrow (7:15 p.m.)

Roddy MacDonald (7:35 p.m.)

Councillor Goucher

ALSO PRESENT:

Richard Harvey, Planner

Gail Harnish, Admin/PAC Coordinator

Sheilagh Edmonds, Legislative Assistant

REGRETS:

Tony Edwards

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1. **CALL TO ORDER**

The meeting was called to order at 7:00 p.m. in the Nauss Room, Lebrun Centre, 36 Holland Avenue, Bedford.

2. **APPROVAL OF AGENDA**

The following items were added to the agenda:

- C Volunteer Recognition (Councillor Goucher)
- C North West PAC - Public Meeting - Revised Location (Gail Harnish)

**MOVED by Delphis Roy, seconded by Councillor Goucher the agenda as amended be approved. MOTION PUT AND PASSED.**

3. **APPROVAL OF MINUTES**

**MOVED by Gloria Lowther, seconded by Delphis Roy the minutes of the meeting held on November 5, 2003 be approved as circulated. MOTION PUT AND PASSED.**

4. **BUSINESS ARISING FROM THE MINUTES**

In response to a question from Delphis Roy on the status of the Sackville Drive amendments, Ms. Harnish advised that staff anticipated having the amendments for the next meeting.

5. **HOME OCCUPATIONS, BEDFORD PLAN AREA**

This matter had been forwarded to North West Planning Advisory Committee from the North West Community Council at a meeting held on November 13, 2003, with a request for the Committee to consider the possibility of using a Development Agreement for Home Occupations in the Bedford Plan and to review the issue of accessory buildings with Home Occupations.

A letter dated November 5, 2003 to the North West Community Council from Ron and Judy Tooke had been submitted.

Excerpts from the Bedford Municipal Planning Strategy and the Bedford Land Use By-law pertaining to Home Occupation and Daycare Facilities were submitted. As well, a copy of an email from Tony Edwards was circulated.

Mr. Richard Harvey, Planner, addressed the Committee and advised that this matter has arisen as result of complaints about a dog grooming business in a residential area. Referring to the submitted letter, he reviewed the nuisance issues that the complainants are dealing with, and added that they have asked for a review of the by-law regulating home occupations. Mr. Harvey noted that the Land Use By-law recognizes there is a need in the community for certain home occupations, but with the idea they be fairly limited, and that they are compatible with residential uses and not cause a great deal of nuisance. He added that the Land Use Bylaw outlines a series of conditions that have to be met, and he indicated the question for the Committee's consideration in this instance is whether a business dealing with dog grooming or dog care is an appropriate use within the residential zones in Bedford.

Councillor Goucher addressed the issue and advised that he has received complaints about various home occupations and the nuisance issues that surround some of them. He added that his main concern with home occupations is that the Municipality gain some control over them, and suggested that it could be achieved by Contract Development Agreement.

At 7:15 p.m. Karen Stadnyk and Jan Gerrow entered the meeting.

Councillor Goucher pointed out that the process should also allow for the matter to go through some sort of public process so the people in the area which will be affected by the home occupation will be aware of the proposal and have some input.

A discussion ensued with the general consensus that the Municipality needs to gain more control over home occupations and develop a process that would include public input.

At 7:35 p.m. Roddy Macdonald entered the meeting.

Following further discussion, with Mr. Harvey responding to questions, it was **MOVED by Councillor Goucher, seconded by Gloria Lowther that staff review the matter of Home Occupations, with special consideration given to issues such as municipal control over home occupations and a process that includes public participation, and report back to the Committee. MOTION PUT AND PASSED.**

Mr. Harvey noted that another aspect of the same issue the Committee was asked to review dealt with daycares. He referred to Section 9 of the Bedford Land Use By-law, which specifically addresses Day Care Facilities, Nursery Schools, Early Learning Centres, and After School Care and noted that item 'g' makes reference to items 'b' 'c' 'd' 'e' and 'f' of Section 8 (Home Occupations). He pointed out that recently staff became aware that item 'a'

of Section 8 which states, “it shall be conducted by the resident occupant in his or her residence who may employ as well not more than two employees” was not part of Section 9 ‘g’. Mr. Harvey added that staff have recently become aware of a situation whereby in one residence, the residential portion is being rented to someone else, i.e. not the ‘resident occupant’. He suggested that there is potential for a less than ideal situation to be created and feel that if Section 9 ‘g’ included item ‘a’ of Section 8, it would resolve this concern.

**MOVED by Robert Morgan, seconded by Gloria Lowther** that staff look at amending Section 9 ‘g’ of the Bedford Land Use By-law by adding a reference to Section 8 ‘a’ and would read as follows: “subject to a), b), c) d), e), and f), of Section 8 pertaining to home occupations.” **MOTION PUT AND PASSED.**

6. **STATUS UPDATES**

6.1 **Monthly status sheet:**

Provided for information purposes.

6.2 **Decisions of Community Council and Regional Council**

Provided for information purposes.

6.2.1 **Case 00625 - Service Boundary Amendments for Sackville**

The Chair advised that this matter was on the agenda of the January 28, 2004 NWPAC Public Meeting.

7. **NEW BUSINESS**

7.1 **Volunteer Recognition**

Councillor Goucher advised the Committee of two programs that recognize the work of volunteers—Bedford Volunteer Recognition Program and the HRM Volunteer Recognition Program. He noted that the Committee did not receive any information about the HRM Program and he asked Ms. Harnish if she would contact the Mayor’s Office to get the information, so the Committee could consider it.

With respect to the Bedford Volunteer Program, Councillor Goucher advised that there were three well-qualified persons on this Committee whose names could be put forward as Volunteer of the Year and he questioned if the Committee wanted to do so.

A brief discussion ensued and the Chair, noting that the Committee was comprised of

residents of various districts and not just Bedford, advised that the Councillor would have a better idea of the overall volunteer work of the Bedford representatives on the Committee, and suggested he put forward a name.

**North West PAC - Public Meeting**

Ms. Gail Harnish advised that the location for the North West Planning Advisory Committee Public Meeting on January 28, 2004 has been changed to the Upper Sackville Community Centre, 2476 Sackville Drive.

8. **NEXT REGULAR MEETING DATE**

February 4, 2004

9 **ADJOURN**

The meeting adjourned at 8:10 p.m.

Sheilagh Edmonds  
Legislative Assistant