

**NORTH WEST PLANNING ADVISORY COMMITTEE**  
Minutes

**June 1, 2005**

**PRESENT:** Ms. Ann Merritt, Chair  
Mr. George Murphy  
Mr. Walter Regan  
Ms. Gloria Lowther  
Ms. Barb Grant  
Deputy Mayor Len Goucher  
Mr. Warren Hutt  
Mr. Joel Matheson

**ABSENT:** Councillor Brad Johns  
Mr. Rob Batherson

**ALSO PRESENT:** Mr. Andrew Bone, Planner  
Ms. Gail Harnish, PAC/Coordinator  
Ms. Chris Newson, Legislative Assistant

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**1. Call to Order**

The Chair called the meeting to order at 7:00 p.m. in the Fenerty Room, Sackville Library, Sackville.

**2. Approval of the Minutes - May 4, 2005**

**Deferred.** Minutes were not available.

**3. Approval of the Order of Business and Approval of Additions and Deletions**

**MOVED BY Deputy Mayor Goucher, seconded by Ms. Gloria Lowther that the agenda be approved as circulated. MOTION PUT AND PASSED UNANIMOUSLY.**

**4. Business Arising out of the Minutes**

None.

**5. Reports**

**5.1 Case 00802 - Land Use By-Law Amendment - Bedford**

- A report dated May 24, 2005 was before the Committee.

Mr. Andrew Bone, Planner, presented the report.

Mr. Bone advised the legislation does not require a public information meeting and the option to hold a public information meeting was waived by the area Councillor.

Mr. Bone further clarified that the proposal is for a temporary ice-cream stand only and, in the description of an ice-cream stand in Attachment A of the report dated May 24, 2005, it is clearly indicated that the ice-cream stand *"...shall not include the serving of hot dogs, hamburgers, salads, pizza, hot or cold sandwiches, similar entree items or drive-in service except where drive-in restaurants are permitted within the applicable zone"*. Attachment A also indicates that temporary ice-cream stands *"...shall also be exempt from landscaping general and zone specific landscaping, fencing and roof design and siding requirements."* Mr. Bone reviewed the parking requirements as "Five (5) spaces or, five (5) spaces per thousand (1000) square feet of floor area devoted to public use, which ever is greater."

The Committee raised the following concerns/comments during the ensuing discussion:

- Deputy Mayor Goucher advised two letters were presented to the North West Community Council in support of the temporary ice-cream stand, one from the Bedford United Church and one from the Bedford Youth Centre.
- This ice-cream stand will provide summer employment for approximately 15-20 youths.
- The stand will also provide income to the Bedford United Church.
- Would this allow for places like the Chicken Burger/Sobey's to have an ice-cream

stand in their parking lot? Mr. Bone responded that the establishment would have to meet the parking requirements to have a temporary stand in their parking lot. Further, Sobey's would have a different zoning.

- The stand is only there for six months and if any problems develop, there will be time to address them before the next season, or the stand would not be permitted to set up there again.
- Will there be washroom facilities for the employees? Mr. Bone explained that the stand will be able to hook up to services and they must meet sanitation requirements. The Building Inspector requires an agreement in place with an adjacent building. The structure must be physically removed at the end of the season.
- Some concern was expressed regarding traffic but the area is mostly a pedestrian area and the vehicular traffic would be only about 50%.
- The issue of garbage cans is covered in the Land Use By-Law.
- The intent of the Bedford Main Street Plan is pedestrian oriented. This is a great opportunity for the Church, area youth and also meets with the intent of the Main Street Plan.

**MOVED BY Mr. Joel Matheson, seconded by Ms. Gloria Lowther that the North West Planning Advisory Committee recommend the North West Community Council:**

1. **Give First Reading to the proposed amendments to the Bedford Land Use By-Law provided in Attachment A of the report dated May 24, 2005 and schedule a public hearing.**
2. **Approve the amendments to the Bedford Land Use By-Law provided in Attachment A of this report.**

**MOTION PUT AND PASSED UNANIMOUSLY.**

Deputy Mayor Goucher left the meeting at 7:19 pm.

Mr. Walter Regan thanked Ms. Gail Harnish for the invitation to attend the two day planning course. He added he found the course very informative. Mr. Joel Matheson also attended the course and commented he found it inspiring and helpful.

**6. Status Updates**

**6.1 Monthly Status Sheet**

The monthly status sheet was before the Committee. No further action required.

**6.2 Decisions of Community Council**

Decisions of Community Council were before the Committee. No further action required.

**7. Added Items - None**

8. **Next Regular Meeting Date** - July 6, 2005

9. **Adjournment**

The meeting adjourned at 7:42 p.m.

Chris Newson  
Legislative Assistant