

Hanwell Working Group Meeting

June 05, 2007

Present:

Reade Moore
Chris Robbins

Peter Michaud
Colleen Adams

Tony Heatherington

Meeting start at 7:40 pm

Carla was not able to join us as she was at a Conference in Quebec City. Dallas handed out a proposal for class one home based business to discuss with the group.

Class 1 HBB proposal

Proposed definitions for Class One and Class Two Home Based Businesses:.

“class 1 home-based business” means the use of a dwelling unit by a resident of the dwelling unit to conduct an activity for financial gain or reward or in the hope or expectation of financial gain or reward, and which is secondary to the main residential use and conducted entirely within the dwelling unit.

“class 2 home-based business” means the use of another building or structure on the same lot as a dwelling unit by a resident of the dwelling unit to conduct an activity for financial gain or reward or in the hope or expectation of financial gain or reward, and which is secondary to the main residential use on a lot;

Home-based Businesses

Where permitted, a class 1 home-based business may be conducted in a residential dwelling subject to the following conditions:

- (a) the home-based business shall be clearly secondary to the main residential use and there shall be no change to the outside appearance of the dwelling or premises or any visible evidence of conduct of a home-based business, except for a sign permitted under subsection xxxx); (Do we want an percentage of area requirement?)
- (b) the premises shall not be used for manufacturing, auto repair, machinery repair or rental, welding or any other industrial use, a convenience store, restaurant, sun tan centre, laundry services, rental or

sharpening services or retail operation except where retail is accessory to the production of goods or crafts or the provision of a service; and,

- (c) the home occupation shall not produce any smoke, fumes, obnoxious odours, noise, vibration, heat, humidity, glare or electronic interference so as to be easily observed beyond the limits of the property in which the home-based business is conducted.

WG Member – Would like to see provisions for outside storage and number of commercial vehicles.

Dallas: We have stated that is it to be within the dwelling unit, but it would not hurt to add a condition stating no outside storage of materials related to the home based business with eth exception of a limited number of vehicles.

WG Member- What is defined as Manufacturing?

Dallas – We haven't written and rural plan specific definition for it yet

WG member: the standard definition would be the use of raw materials to make a product?

Dallas – Maybe the term is too broad and unnecessary given the other list of prohibited things such as industrial uses. – WG agreed

Dallas asked the group how they feel about adding floor area provisions as a means to ensure the residential remains the primary use. The WG felt 30% of the entire usable area of the dwelling would suffice. Dallas and the group acknowledged that it is not unenforceable, but it would be rare for the dwelling to be entered and the area to be calculated. However it is a good tool to have to be able to do so to ensure our intent is followed.

WG member: I'd like to see provision dealing with shipping and receive and limiting the amount of large delivery trucks. What if all deliveries were required to be the conventional type of shipping?

Dallas said he would look into that, one of the examples we looked at had a similar provision. Dallas said he would prepare the sections of conditions for Class one based on the comments.

The group used materials to make rough outlines of the basic zoning types for the area – Dallas will have the GIS analyst prepare a map showing our concept level generalized zoning map.

Dallas has scheduled an Open house for Monday, June 25th, 2007 From 3 to 8:00 to display our progress to date and get feedback on it and obtain the opinions of the community on land- use issues,

Dallas noted that he will have a lot of work to do going out in the area and doing the windshield surveys to catalogue the current land uses. In light of this and the fact that many WG members may have plans, we will likely meet less frequently over the summer, likely once per month.

Next Meeting will be on June 19^h, 2007 at 7:30 pm