

# Hanwell Working Group Meeting

**Aug 28, 2007**

**Present:** Serge Levesque    Reade Moore    Muriel Weadick  
Chris Weadick    Colleen Adams    Krystal Desjardins  
Peter Michaud

***Meeting started at 7:40 pm***

**Dallas** mentioned to the group that he has been adding to the draft document and will be projecting it on the screen tonight. **Dallas** said he will soon be sending **WG** members their own version but he wants to get a little further to avoid having to frequently distribute updated versions. **Dallas** also mentioned that he will be going to the Yoho Lake Annual Meeting on September 16<sup>th</sup>.

**Dallas** stated that he and RDPC's GIS analyst, Reid McLean, catalogued the type and location of the land-uses in the main commercial and industrial areas and there is quite a wide variety. It will be a challenge to come up with zoning provisions that recognize the range of uses and remain consistent with our goals.

A **WG** member asked whether anything can be done about the land cleared in the industrial section and just left vacant. The **WG** member said that they noticed dumping of material on the property and it seems a waste that the land has been cleared and habitat destroyed for it to lay vacant and become a source for debris to be deposited. The **WG** member also said that it appears that there is a recycling depot there and inquired as to whether they had a permit.

**Dallas** said that if they are dumping garbage it is illegal and should be reported, a **WG** member said they may just be storing their materials there until the busy season slows down. **Dallas** also said that a call can be made to DoE to determine if there is a permit for a recycling depot in that area. **Dallas** said that in regards to clearing the land and not building on it, that developers tend to not want to have lots sit empty because they have to pay taxes on the property; however, in the commercial real estate they need to wait longer for a buyer to come along. **Dallas** said there's not much that can be done to keep people from prepping the sites. **WG** member suggested checking the land ownership to get an idea of what expansion of the commercial and industrial area may look like

**Dallas** said he wanted to discuss provisions for garden suites as it was something that we had talked about but hadn't come to much consensus on. **Dallas** asked the group what they thought about the following.

**Where permitted, a garden suite may be located on a lot containing a single family dwelling provided:**

**(a) that the lot has an area of at least 4000 square meters; (some lots such as some of those in Sommerset park, which were developed prior to 1976, are smaller)**

**(b) the garden suite and shall only be located in the rear or side yard;**

**(c) the garden suite must be located so as to be easily removed from the site and have a total floor area less than 110 square metres; (Dallas asked for comments about the size, some WG said they found it large but were unsure. Dallas said he will look at the common sizes in the mini and modular home industry as a reference point.**

**(d) be provided with adequate water and sewer services as acceptable to the Department of Health and Wellness;**

**(e) in combination with the principal dwelling, not exceed a lot coverage of thirty-five percent; and**

**(f) be removed from the property should it cease to be occupied by the person or persons intended.**

It was asked by **WG** members if we can write in that the garden suite must fit in well with the area. **Dallas** he's hesitant to have a list of requirements for things like siding types, or colours or provisions restricting the age of the structures, because the plan does not delve into matters for the standard homes in the area. **Dallas** said we can add terms like "must be in keeping with the character for the area" but it is pretty subjective and it's hard to know where to draw the line.

**Dallas** also asked the group about provisions for Class 2 Home Based Businesses

**4.14 Where permitted, a class 2 home-based business may be conducted subject to the following conditions:**

**(a) the home-based business shall not consist of a salvage yard or used-car lot and there shall be only incidental and minimal use or storage of toxic or flammable materials**

**(b) the home-based business shall not consist of a convenience store, restaurant or retail operation except where retail is accessory**

**Dallas** said there is not much here for restrictions yet but we can add to it based on what the group feels would be appropriate. The Class 2 home based businesses are thought of for the areas outside of residential subdivisions. **Dallas** said we can add and or modify the provision we have for Class one home based businesses:

*“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 stated that they thought that it may not be reasonable to hold the class two home based businesses to that standard.

Another **WG** member also stated that at the same time they would be concerned protection for areas adjacent.

**WG** member suggested including a treed buffer or provisions to keep the lots larger and thing further apart. **WG** member suggested a setback for new uses from class 2 HBB's. **Dallas** said we can look at screening and other provisions but we need to be careful with the setback requirements as it may affect the development potential of some adjacent lands.

**Dallas** said it's clear the group doesn't want the Class 2 HBB provisions to be too restrictive, but to respect the quality of life of neighbouring properties. **Dallas** will try and prepare more options to meet those parameters.

**Dallas** talked about residential zoning ideas. **Dallas** said he drafted some zoning options to start the discussion.

### **Residential -1 – “R-1” Zone**

In a “R-1” Zone, any land building or structure may be used for no other purpose than:

(a) one or more of the following main uses,

- i) a single family dwelling
- ii) a park
- iii) a special care home

(b) one or more of the following secondary uses

- i) a community day care home
- ii) a class one home based business
- iii) a garden suite, subject to section xx;

(c) any accessory building, structure or use incidental to the main use of the land building or structure if such main use is permitted by this section.

**Dallas** said at the moment, he's envisioning this zone for many of the residential areas, save for a few exceptions. The Deerwood area for example where the lots are larger and their covenants allow the keeping of livestock. **Dallas** said he wanted to carry that through with the zoning with appropriate provisions regarding the land area requirements for the keeping of livestock.

**Dallas** suggested the following for that area

#### **Rural Residential – "RR" Zone**

In a "RR" Zone, any land building or structure may be used for no other purpose than:

(a) one or more of the following main uses,

- i) a single family dwelling
- ii) a park
- iii) a special care home

(b) one or more of the following secondary uses

- i) a community day care home
- ii) a class one Home Based Business
- iii) a hobby farm. Subject to section xxx

(c) any accessory building, structure or use incidental to the main use of the land building or structure if such main use is permitted by this section.

**Dallas** said he will need a mini home park zone as well and will have to look at Birchwood Estates, as it has services. The **WG** will have to look at the different style of existing development around Yoho Lake.

It was decided it was too late to begin looking at the Rural Zone.

**Dallas** has a conflict on the 11<sup>th</sup> of September. We have Paul Campbell from DoE, who is the person in charge of waste water systems coming to speak to the group on the 25<sup>th</sup>. **Dallas** asked the group if they were okay with waiting until the 25<sup>th</sup> for the next meeting, or if they wanted to meet on the 18<sup>th</sup>. The group was okay with meeting on the 25<sup>th</sup>.

***Meeting adjourned at 9:50 pm.***

***Next Meeting: September 25<sup>th</sup>, 2007***