

Hanwell Working Group Meeting

July 24, 2007

Present: Tony Hetherington Serge Levesque Reade Moore
Muriel Weadick Chris Robbins Colleen Adams

Meeting start at 7:40 pm

Dallas began the meeting by discussing the Open House, held June 25th. **Dallas** said the sign in sheet had twenty-four names but he thinks the actual turnout was around 30. **Dallas** said with the time of year and stage of the process the turnout was low but not surprising. **Dallas** said they need to try additional means of getting the word out and providing for public comment and feedback... **Dallas** said when there is a draft for review we can try other means for public review and comment.

Dallas stated that there were 7 sheets in the comment box and read them out.

Comments were:

- We need more public input. Open houses are great but if people don't show up there isn't enough participation. In regards to garden suites, protect restrictive covenants by disallowing mini/mobile homes. Restriction needs to be put in place and they should not be allowed to be sold.
- Would like the covenants of Deerwood Dr. written into the plan. Lots sizes should be maintained and never subdivided; water protected and no businesses. It would be wonderful to see a sportsfield/rink; public or community parkland and gardens would be great as well. We need protection from dumping, and any ground water contamination. It would be essential to be protected from being annexed by the City. Good luck, please make yourselves visible to us.
- I would like the LSD to use their full authority to apply whatever pressure is available to have the city of Fredericton and the Province upgrade route 640 from Garden Creek to Woodstock Rd. The rebuilt road should have shoulders wide enough for bikes to travel safely. The present condition of this part of 640 is grossly under engineered for the volume of traffic. Simply it's unsafe for motor vehicles walking or bicycles.
- HBB's need to be closely regulated so as to fit in with the nature of residential areas (size, purpose, traffic). Granny Suites also need to meet very defined standards/regulations (must be temporary, "fit" with the community standards, be assessed for Env. Impact). Overall I'm impressed with the quantity and quality of work done by the committee.

- All Voting should be carried out in a proper procedure. Everyone in an LSD District should be able to cast a ballot i.e. Advanced Polls, Established Voting hours! Do not agree with Garden Suites as it will have a negative impact on Property Values!
- Entry at Cobblestone Estates should have exit lane similar to Milkyway Drive. Traffic heading South often pass on the Right shoulder making it a dangerous situation.
- First I would like to thank the LSD Planning Committee for holding the Open House on Monday Afternoon. It was an excellent opportunity for resident to learn more about the LSD's. When Voting is required there needs to be a specific voting time and provisions for advanced voting. Home based businesses and Garden Suites should be addressed in the covenants governing individual subdivisions. In that way property owners will be aware of what is allowed before they buy. Exit lanes are needed at street entrances off of Hanwell Road. Sport Areas and recreational facilities should be available for everyone in the province and should be financed under general revenue. Hopefully the Rural Plan will be in place soon to protect property owners from the establishment of junk car lots, redemption centres, dumps and other activities that depress property values, harm water supplies and have a negative impact on our community. Thank you for the opportunity for inputs. Hopefully you will receive a lot of feedback from everyone

Dallas stated that in regards to the comments we need to really try to hammer home what the actual process is. I suspect some of the voting and advance polling comments were due, perhaps, in part to the user fee vote that occurred prior to the Open House.

Dallas said we specifically asked people for comments regarding HBB's and garden Suites so he was happy to get some feedback.

Dallas said he was going to hold an open house in the Yoho Lake area over the summer.

Dallas discussed the Day Care Regulation as at the last meeting it was decided to review the Regulation to provide some background in classifying the types of daycares. The discussion was mainly regarding the size and scale of daycares to permit in residential zones.

From the Day Care Regulation

Classifications

"**community day care home**" means a **home** in which day care services are provided for a maximum of

- (a) three infants,
- (b) five children of the ages two to five,
- (c) nine children who are of the age six and over, or
- (d) six children where the children are of the ages five and under and six and over, including those of the operator;

"**day care center**" means a **facility** in which day care services are provided for

- (a) four or more infants,
- (b) six or more children of the ages two to five,
- (c) ten or more children of the age six and over, or
- (d) seven or more children where the children are of the age of five and under and six and over,

"**family day care home**" means a **home**

- (a) in which day care services are provided for a maximum of
 - (i) two infants,
 - (ii) four children of the age of two to five,
 - (iii) five children of the age of six and over, or
 - (iv) four children where the children are of the age five and under and six and over,

Including those of the operator, and

- (b) which has been recommended to the Minister by the parent of a child attending the home for approval in accordance with this Regulation where the parent meets the financial criteria fixed under the Day Care Contribution Schedule prescribed by the Minister; **(emphasis added)**

The differences in the definitions were noted by the **WG** and it was decided that the "Day Care Center" may be beyond the intended scope of the "Residential"

zones. Permitting up to the limits of a “community day care home” would also permit what is classified as “family day care home” because it would be of lesser amounts. The group decided to proceed on the basis of permitting a “community day care home” in the residential zones.

Dallas projected the text from the draft to date in the regulation format and went through it with the group, discussing the more standard parts of the plan and going over the definitions. The group discussed some of the more noteworthy ones. **Dallas** said he will soon send this out to the entire group, perhaps by the next meeting or early fall, and that the group would work from it going forward.

Dallas that there are still things we need to complete, such as class 2 hbb provisions, and restrictions and condition regarding garden suites and other things that we may decide to add or alter, but once we complete a draft zoning section we’ll have a complete draft we can alter and add to until we are satisfied.

RDPC staff will do a windshield survey and combine that with some of the ideas we have formulated to start the zoning discussion.

Meeting adjourned at 9:40 pm.