

Hanwell Working Group Meeting

November 13th 2007

Present: Muriel Weadick Tony Hetherington Gwen Martin Chris Robbins
Brain Connell Colleen Adams

Meeting started at 7:45 pm

Dallas distributed signage excerpts from nearby urban areas to the group. Dallas circulated photos he had taken of signage in the area.

From the excerpts, Dallas noted some of the approaches in relation to off site signage especially real estate signs, taken in the other jurisdictions. If we look to do something similar it would address the issue noted last week about multiple real estate signs at the entrance of subdivisions.

Dallas also noted that he liked the approach of a clear section that addresses the signage impacts that we want to be prohibited, such as types that look too much like traffic signs, or emergency vehicles, or signs that pose a risk to safety by obstructing views.

WG discussed their feeling about signage in the area. It was noted that having signage can help people identify their destination and avoid having to stop on short notice. Concerns were expressed regarding how it would appear if we were stricter than the City of Fredericton, however it was noted that it was unlikely that we would be stricter. WG member noted that they did not approve of large billboards outside of the commercial and industrial area, and had concerns about light pollution from lighted signs in residential areas. WG member noted in other provinces the signs along the road are consistent looking. Dallas noted that is because of Regulations regarding what can be placed on the highway right of way. NBDoT has a regulation as well, but it is not clear how effectively it is enforced.

WG member stated that they are trying to convey how strongly they wish that provisions were put in place that would help to ensure that when existing signs are replaced the new signs will be of better quality, more consistent in appearance and more aesthetically pleasing.

Dallas stated that he may not have realized how strongly the opinions were about signage in the Commercial and Industrial area and he will draft the signage section to accomplish the following: address off site signage (real estate signs); look are some type of restrictions or special permitting for lighted signs; limit large billboards to appropriate areas; include some minimum standards for new signs in the commercial and industrial area; and clearly list the types of negative impact signs are prohibited from having.

WG member noted that we may regret not addressing some standards for signage, if we do not include more now and that it was too bad the plan wasn't in place many years ago.

WG member asked about swimming pool fence provisions, it was noted that the swimming pool fence provisions come from the existing Building Regulation and the Province has insisted that those provisions be carried over into Rural Plans. The requirements are no different than what is already regulated and in effect under the Provincial Building Regulation.

WG discussed the Rural zone in the draft Plan, Dallas noted that he's scheduled a meeting in Yoho area to discuss the zoning for that area with residents and landowners for Nov 27th at the Yoho Scouts Lodge. A WG member raised concerns about the Rural zoning in the Yoho Lake area and after some discussion it was noted that we will discuss it further at the Yoho Meeting.

Dallas noted that with the Yoho meeting being held the Tuesday after next we will not be meeting for the usual WG meeting. Dallas stated the biweekly meetings schedule is going to give way to less frequent WG meetings and more open houses and public presentations. Dallas said he will let the group know when the next meeting of the WG will be to review the remainder of the draft document and to provide feedback from the Yoho meeting. Dallas encouraged all WG members to go over the draft and contact Dallas with Comments.

Meeting adjourned at 10:00 pm.