



**Fall River Community Planning Group
Snow Centre - Boardroom
June 14, 2010**

Participants

Gary Dease
Rick Cruse
Anna McCarron

Jim Simon
Joy Gouge
Robin Stewart

Michael Creighton
Keith Manchester
Sandra Carr

Staff

Maureen Ryan, HRM Senior Planner
Scott LeBlanc, HRM Planning Technician
Susan Caldwell, HRM Planning Controller

Call to order

The meeting was called to order at approximately 7:10 p.m.

Upcoming VIC Meeting

The next VIC meeting will be held at Open Gate, 1 Miller Lane, Fall River on Monday, June 21st, to include a pot luck social and presentation.

Draft Land Use By-law Fall River Village Centre

Maureen Ryan gave a presentation of the draft land use by-law for the Fall River Village Centre and surrounding areas.

Members of the Committee questioned why there was a proposed limitation of 800 ft² for pubs and lounges where they are proposed to be permitted in the Canal Court, Village Main Street and Village Gateway zones.

Maureen explained that she copied this proposed limitation from the Bedford Land Use By-law and

that she thought that this regulation was designed to limit certain activities and operating times for pubs and lounges through the NS Liquor Licensing Act.

The Committee agreed to table this proposed regulation until hearing back from Maureen.

Robin motioned and Jim seconded to strike the clause “and all uses permitted as Commercial Uses shall be limited to the first floor” from the end of Section 14A.4 in the Canal Court Zone and all other proposed zones where this clause is presented. Motion was passed unanimously.

The Committee agreed to establish a maximum building width and length of 50 ft in Section 14A.4(a) for the Chef Jeff property.

It was agreed by the Committee that the maximum building foot print (first floor) in Section 14A.5 (b), pertaining to Jessey's Plaza site, be reduced to 5,000 ft², and the maximum building length, on Fall River Road, be limited 141ft, and the maximum building width, on MacPherson's road, be limited to 50 ft..

The Committee agreed that Section 14A.2 Residential Uses Lot Requirements should include a minimum lot area provision and minimum frontage provision for serviced lots since some of the properties within the Canal Court Zone are serviced with municipal sewer.

A motion was made to include all of MacPherson's square in the Canal Court Zone and rejected. It was agreed by the Committee to leave this as is.

It was agreed to apply the Village Gateway Zone to the portion of the Perrin Drive area that is visible from the 118 ramp to ensure that future development blends in with the visible entryway to Fall River. This Zone will replace the C-4 Zone that currently applies to this portion of the area. Planning Staff will draft a proposed industrial zone for application to the remaining C-4 Zoned area along Perrin Drive for review by the CPG.

It was suggested and agreed that “Transportation Terminals” not be permitted as a future use within Section 14D.1 of the Village Gateway Zone. It was also suggested and agreed to allow “Park and Ride Facilities” in the Village Gateway Zone as a future permitted use in Section 14D.1.

It was agreed that the maximum permitted floor space pertaining to the Inn on the Lake and the Nova Scotia Power Corporation site, in Section 14C.4 of the Village Gateway Zone, be increased to 30,000 ft² and that no maximum building height be established for these properties.

Next CPG Meeting

The committee discussed and agreed to meet during the summer and Maureen advised she would get

back to the members with dates.

The committee also agreed to distributing of the minutes along with a deadline and if there is no objections, it's granted the minutes are approved as circulated.

Meeting adjourned

The meeting adjourned at approximately 9:30 pm.