

**PLANNING ADVISORY COMMITTEE  
REGULAR MEETING  
JANUARY 13, 2015 - 7:00 P.M.**

**MINUTES**

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**Present:** Councillor Susan MacLeod  
Councillor Brian Fralic  
John Winters  
Richard Smith  
Robert Ross  
Jessica Van Dyne Evans  
Doug Kent  
Mike MacLeod, Planner

**Regrets:** Councillor Peter Waterman  
Don Kimball  
Heather Kelly

**1. CALL TO ORDER -**

The meeting was called to order at 7:00 p.m.

**2. APPROVAL OF AGENDA –**

It was **MOVED** by **Brian Fralic** and **SECONDED** by **Richard Smith** that the Agenda be approved as circulated.

**Motion Carried Unanimously.**

**3. APPROVAL OF MINUTES - November 12, 2014**

It was **MOVED** by **Robert Ross** and **SECONDED** by **John Winters** that the Minutes of November 12, 2014 be approved as circulated.

**Motion Carried Unanimously.**

**4. AMENDMENTS TO MUNICIPAL PLANNING STRATEGY AND LAND USE BYLAW**

Mike MacLeod opened discussion on potential amendments to the Region's Municipal Planning Strategy and Land Use Bylaw. Further to our last meeting, it had been suggested that each Committee member thinks about the Region from an economic, social and environmental perspective and prepare a list of things they feel our communities have going for them and issues / concerns that we are facing.

Robert Ross enquired as to the real direction of the Committee in this process. Mike MacLeod noted that previous discussions of the Committee proposed that, prior to going to Council with any recommendation to initiate a formal review of the Municipal Planning Strategy and Land Use Bylaw, the Committee establish a basis or rationale for initiating a formal review earlier than the 8 year time frame established in the MPS.

Robert Ross suggested that should a recommendation come forward to proceed with a planning review, it may be beneficial to have an organization outside of the Municipality conduct the review. He noted that there are many consulting firms out there that do this work and perhaps an outside and unbiased perspective would be beneficial.

Robert Ross noted that one of the main focuses of a review should be economic development. The where and how new business should be permitted to operate, particularly in the rural areas, needs to be re-evaluated. Also, the requirements around home based businesses needs to be tightened up.

Brian Fralic advised that whatever changes are made, he just wants to be sure that there is consistency in the application of the regulations. He does not feel that they have been applied consistently in the past.

Mike MacLeod noted that the Regional MPS and LUB process attempted to find a balance and reasonability in the documents, since the majority of the County had no municipal land use regulations at all prior to 2009.

John Winters noted that balance is difficult to define, and varies from person to person. A good example of this is some of the new commercial development in the Western Head area. The area is primarily residential in nature. That is what a lot of people find attractive about the area and why they purchased property. He feels that there ought to be strict controls on where new commercial development can be located. Perhaps we ought to be looking at establishing a number of "hamlet development areas" within the rural landscape and only allow new businesses to locate within these areas.

Richard Smith noted that it does not matter what regulations you establish, you will never please everyone.

Doug Kent noted that sometimes a business or other type of use changes over time from what was originally intended and may no longer be suitable in the area. We have to be very careful as to what we allow.

Robert Ross acknowledged that balancing urban versus rural can be challenging. However, there are usually numerous ways of achieving desired results. He noted that we have to look at the long-term goals of the community.

Brian Fralic enquired as to if there was anything in the planning documents that cannot be amended. Mike MacLeod advised that the Municipal Government Act establishes the things that a municipality can address through a land use bylaw. He noted that nothing in the documents is written in stone and are intended to change with the times.

Robert Ross felt that "quality of life" should be the #1 goal of the planning documents. He did not feel that the goals in the current documents had a lot of teeth. An action strategy is necessary which established who is going to do what and when.

Doug Kent noted that some uses can detract from the quality of life of other residents in a particular area. Something may start out as a small business with little impact on the immediate area. However, a lot of these businesses grow and potentially can have a negative impact on quality of life of neighbourhood. Doug acknowledged; however, there can be significant financial costs associated with relocating a business to a commercially designated area.

Susan MacLeod enquired as to what we do if we required home based businesses to relocate to a commercial area when they grow to a certain size and there is no suitable space within the commercial area.

Robert Ross noted that part of any planning process is to continually evaluate the suitability of these zoned areas and to plan for expansion of, or the establishment of new, should the need arise.

John Winters felt that no business should impinge on residentially designated areas. This is not fair to existing residential property owners. We have to try to protect their quality of life. Robert Ross suggested, for the benefit of moving this item along, that the Committee look at Section 1.6.3 – *General Goals for a Sustainable Future* in the Municipal Planning Strategy and use this as a basis for discussion. He suggested that each member identify say 10 main goals which they feel should be addresses in the documents. Once a set of goals is established, bring forward to Council for endorcement. This would form the basis to guide a planning review. Robert also reiterated that he felt that a planning review should be contract out to a consultant.

Doug Kent felt that the planning documents may have more creditability if they were prepared by a professional consulting firm.

John Winters suggested that Committee members, prior to our next meeting, could use email to throw out their thoughts on potential goals, in an effort to better prepare for discussion at the February meeting.

**5. OTHER - /**

**6. NEXT MEETING -**

The next meeting is scheduled for February 4, 2015.

**7. ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:25 p.m.

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Councillor Susan MacLeod, Chair

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Date