

WEST HANTS PLAN REVIEW
Public Review Meeting
Upper Vaughan Community Hall
June 6, 2007, 7:00 p.m.

PRESENT: Chair Shirley Pineo
Warden Richard Dauphinee
Councillor Randy Matheson
Councillor Anne MacDonald
Councillor Rick Gaudet
Councillor Gloria Shanks
Ms. Traci Curry

STAFF: Lynn Davis, Director of Planning
Tracy Robinson, Planning Technician
Velma Macumber, Administrative Assistant

ABSENT: Deputy Warden Gary Cochrane
Councillor Reed Allen
Councillor Tom Brown
Mr. John Shanks

Members of the Public: 7

Welcome and Introductions

Chair Pineo introduced the Planning Advisory Committee members and staff.

Presentation of proposed Municipal Planning Strategy and Land Use By-law

Ms. Davis thanked the public for attending the meeting. She explained the purpose of the meeting was to present the first drafts of the proposed Municipal Planning Strategy and Land Use By-law. Ms. Davis advised that the Plan Review began in the Fall of 2001, and the Planning Advisory Committee has been looking at the complete drafts of the documents for over a year.

Ms. Davis advised that the Municipal Planning Strategy (MPS) sets out Council's and the community's vision and policies for development of the Municipality. The Land Use By-law (LUB) contains the regulations that implement the policies of the MPS. The Subdivision By-law also implements those policies of the MPS. A series of the public meetings will be held to present first drafts of the proposed MPS and LUB. The Planning Advisory Committee is seeking comments from the public. Once the community meetings have been completed, PAC will be reviewing those comments to decide how to proceed. Ms. Davis stated that assuming

the draft planning documents move forward to the formal adoption process, a public hearing will be held so the public will have another chance to give comments. She suggested written comments should be submitted by the end of July 2007.

Ms. Davis stated that, because of time constraints, she could only highlight the main changes in the documents. She stressed that the public should take time to read the documents and review the maps.

Ms. Davis gave an hour long Power Point presentation explaining the designations established by the MPS, the zones within each designation and the process for rezoning and development agreements to allow different uses.

The meeting recessed at 8:05 p.m.

The meeting reconvened at 8:25 p.m.

Questions and Comments from public

Chair Pineo opened the floor for questions and comments from the public.

Joseph Power commented he felt that there were not enough restrictions with autobody shops. He expressed concern about water contamination if commercial uses were too close to the water. Mr. Power asked about businesses with more than two employees. He stated he operates a security business out of his home with more than six employees but there are only two that work out of his home. Ms. Davis advised Mr. Power that his business was acceptable as a home-based business.

Mr. Power stated he felt the restrictions would still allow for an autobody shop next door. Ms. Davis advised that the property owner would have to rezone the land to allow for the business. She said to Mr. Power that he would have a chance to comment because a public hearing is part of the rezoning process where property owners within 300 ft. of the subject property would be notified of the public hearing. For Council to consider the rezoning, the property would have to meet the requirements of the zone such as minimum lot size, and setbacks from property lines. Council would also have to consider whether the business would be compatible with neighbouring uses, traffic, noise and the development pattern. Ms. Davis advised that one policy that Council has to consider when dealing with a rezoning application, is the policy that addresses environmental issues. She noted the 50 ft. watercourse setback, but said Council could require a larger setback if there was potential for water pollution.

Helen Sauveur asked how the 50 ft. setback was determined. Ms. Davis advised that the figure was a compromise when reviewing setbacks from other areas, and it seemed adequate for now. She mentioned that once the Plan Review has been completed, PAC will be looking further into how to protect the pristine lakes and water bodies. Ms. Davis advised that the provision for a study and reduced setback only applies to the water supply zone.

Ms. Curry asked if the setback applied to a boathouse. Ms. Davis said docks and boathouses are permitted up to the water's edge.

Helen Sauveur asked about existing home-based businesses. Ms. Davis advised that a legal, existing business is grandfathered.

Jim Stewart asked about as-of-right commercial and industrial allowed under the Resource designation. Ms. Davis advised that the General Resource zone allows for automobile service stations, personal service shops, restaurants, and retail stores under 5,000 sf of floor area. There is a provision that states existing automobile, truck, and motorcycle sales, service and rentals, are permitted.

Ms. Davis stated that in addition, forestry and forestry related activities are permitted such as sawmills under a certain size.

Simone Stewart asked for clarification how the designations work. Ms. Davis advised that the Resource designation is in the MPS, and within the Resource designation, there are zones applied, which are in the LUB such as General Resource, Mineral Resource, Water Supply and Landfill. Different designations are given to different areas.

Mr. Power asked how the new plan would affect someone who had purchased land, and in the old plan they could build within the 25 ft. setback. Ms. Davis advised that if that person has a development permit it will only be valid for a year after the new planning documents are adopted. Simone Stewart asked whether this applied if the project was started. Ms. Davis advised that if the project had started, then it could continue.

Bruce McDow asked if there had been some changes to the Subdivision By-law. Ms. Davis advised that there will be changes to the Subdivision By-law in the future to implement policy changes in the MPS such as new public streets requiring both water and sewer services. Mr. McDow commented about the high standard for constructing private roads and the 1200 ft. cul-de-sac limit. He believed the requirements were an obstacle to rural development because it drove the cost up. Mr. McDow asked if any consideration was given to relaxing the restrictions. Ms. Davis stated the Subdivision By-law has not yet been reviewed by PAC.

Susan Rafuse asked if an existing church could be rebuilt if destroyed by fire. Ms. Davis stated if it is listed in the zone as an existing use then the same rights apply as another permitted use in that zone. Ms. Rafuse asked if something happened to the Upper Vaughan Community Hall, could it be rebuilt. Ms. Davis stated the hall could be rebuilt but it has to be rebuilt on the same footprint, if it does not meet the yard requirements. However, if building a new structure, it would have to meet the zone requirements.

Susan Rafuse thanked the Committee for coming to Upper Vaughan. She said she really appreciated the work that staff put into the presentation. Ms. Rafuse encouraged the other public members present to attend the other meetings.

Chair Pineo thanked Ms. Rafuse for her comments and suggested the members of the public encourage their neighbours and friends to attend the other public meetings.

Adjournment

The meeting adjourned at 8:55 pm.