March, 2010

Ninth Public Meeting: Proposed Official Plan, Malpeque Bay Planning Board

by Hal Mills

The Municipality of Malpeque Bay includes the communities of Indian River, Hamilton, Malpeque, Baltic, Spring Valley, Darnley, and Sea View. The ninth Public Meeting hosted by the Planning Board regarding preparation of a proposed Official Plan was held Tuesday, February 2nd 2010, in Sea View Community Hall.

The main purpose of the meeting was to discuss actions that may be taken to implement the plan's objectives and policies, and related land use recommendations coming from New Foundations, the Report of the Commission on Land and Local Governance. The meeting was hosted by the Planning Board that was established by Council. Members of the Planning Board are: Jeremy Stiles (Chair); Jimmy Carruthers; Stephane Senechal, and Bob Beairsto. Their planning consultant is Hal Mills. The following is a summary of discussions at the meeting:

1. Welcome and Introductions: Jeremy Stiles welcomed approximately 55 participants to the meeting, introduced other members of the Planning Board, and recognized Minister Wes Sheridan and Albert MacDonald from the Department of Finance and Municipal Affairs. Jeremy acknowledged that a Landowners Committee had been formed and had been in touch with the Planning Board; he added that this is a great initiative on the part of residents, and welcomed them and their support for the process.

2. Status Report on Progress To Date. Stephane gave a brief overview of background to this planning project and progress to date. We still need more public input on possible actions for plan implementation, and we now have to consider recommendations from the Thompson Commission report. Hal reviewed *Planning Act* requirements for documenting objections and representations regarding the proposed Official Plan before recommending it to Council for adoption. Council then may adopt the Plan by resolution and, if adopted, submit it to the Minister for final approval. If approved, bylaws would be enacted as necessary. Aside from *Planning Act* requirements, the Municipality has decided that any proposed Official Plan created is subject to approval by area residents.

3. Possible Actions for Plan Implementation. The Planning Board presented information on 'possible actions' for each of the 8 sections of the draft plan. Bob concentrated on 3 sections requiring additional work: Land Use and Scenic Viewscapes; Agriculture; and the Special Planning Area.

4. The New Foundations Report. The Report of the Commission on Land and Local Governance was submitted to government before Christmas and made public in January. The Report, and its land use recommendations, could have sweeping implications for land use planning and special planning areas throughout the Province.

   Hal briefed participants on sections of the Report of particular relevance to this proposed Official Plan, including the possible need to identify 'agricultural reserve' lands. Minister Sheridan, the Minister responsible for government response to the Report, noted that Cabinet already has endorsed the Report's recommendations and generally intends to implement them, but that it reserves the right to review the pros and cons of each recommendation before making final decisions. Albert MacDonald, Manager of Municipal Affairs, then briefed participants on how he expects his department to manage work required to bring recommendations before Cabinet, and to oversee work on direction received from Cabinet. He spoke in particular about how some of the recommendations relate to special planning areas and to our Official Plan.

5. Landowners Committee. Winston Cousins gave a brief report on the recently formed Landowners Committee and, on behalf of the Committee, moved the following motion, seconded by John Cousins:
   WHEREAS, a group of owners of larger acreages in the Community of Malpeque Bay have expressed concern that the proposed "Official Plan" for said community does not contain detailed by-laws nor sufficient rules and regulations to properly govern the Municipality;
   THEREFORE IT IS HEREBY MOVED that before proceeding further with the "Official Plan" that a set of detailed by-laws which will govern all lands, including the "Special Planning Area", within the Malpeque Bay Municipality, be written and included in the "Plan" and that nothing be taken to any level of government (including the Malpeque Bay Community Council), to be made into official law until a document that contains by-laws, rules and regulations is written and that satisfies the majority of landowners in the municipality.

   Minister Sheridan stated that he was really pleased with the motion. which was supported by members of the Planning Board and by a number of individuals, and passed unanimously. The motion leads to the need for additional time and funds to complete the proposed Official Plan, and Minister Sheridan voiced his support for finding sufficient funds to complete the process.

6. Next Steps: A report on this meeting will be published in the County Line Courier, emailed to everyone on our email list, and posted to the website at ***www.malpequebay.ca***.

Addendum: (by Jeremy Stiles) The Annual General Meeting of the Municipality of Malpeque Bay was held on Tuesday March 9th at the Spring Valley Community Hall. The meeting was well attended with about 35 people present. Included in the proposed budget, that was discussed and approved, was an additional $3,000 expense that would be

used to leverage another year's funding for planning from the Capacity Building Fund. The total project application was for another year during which the bylaws and regulations needed to support the community's proposed Official Plan will be drafted. The application requires a financial commitment from the Municipality of 10%, or $3,000.

Appendix A

During the 9th public meeting in Sea View the Landowners Committee provided us with the text of the following motion that was passed unanimously, as well as a list of Committee members. Here is what was provided:

Motion Concerning the Official Plan: WHEREAS, a group of owners of larger acreages in the Community of Malpeque Bay have expressed their concern that the proposed "Official Plan" for said Community does not contain detailed by-laws nor sufficient rules and regulations to properly govern the Municipality:

THEREFORE IT IS HEREBY MOVED that before proceeding further with the "Official Plan" that a set of detailed by-laws which will govern all lands, including the "Special Planning Area", within the Malpeque Bay Municipality, be written and included in the "Plan" and that nothing be taken to any level of government (including the Malpeque Bay Community Council), to be made in to official law until a document that contains by-laws, rules and regulations is written and that satisfies the majority of landowners in the municipality.

Landowners Committee, Community of Malpeque Bay (Appointed January 19, 2010)

1. John Cousins 836-3765
2. Miles Hickey 836-5148
3. Trent Casely 836-4543
4. Rocky Arsenault 836-3433
5. Herbie Clark 836-5017
6. Clair Sudsbury 836-2171
7. David Pickering 836-5143
8. Trent Cousins 888-9669
9. Winston Cousins 836-4426

Advisor-Brian Potter