

Sea View Hall August 10th 2011

Minutes and Summary of the Community Meeting held to Review the Proposed Official Plan and Bylaws.

Approximately 25-30 people were in attendance at the meeting held August 10th to review the present state of the draft plan and bylaws. Prior to the meeting a meet and greet was held from 6:30 pm until 7:30 pm to allow people to discuss their concerns and ask questions concerning the plan and bylaws. Jeremy Stiles, Chair of the Planning Board started out by welcoming everyone in attendance and reviewing the process to date.

The version of the draft Official Plan that was presented was revised based on input received from the previous meeting held June the 15th at the Hall in Malpeque. The current version of the draft Official Plan was posted on the Community's web site approximately one week before the meeting. The current version of the proposed plan is very close to complete, the next phase of the project concerns the drafting of the bylaws and regulations, most of this meeting was spent discussing what the bylaws and regulations would look like.

A template/outline of what these could look like was posted on the Web Site (www.malpequebay.ca) August the 5th and people who have signed up on the mailing list were notified. During the meeting there was a lot of discussion around various elements of the bylaws. It was noted that bylaws are indeed "laws" and we need to carefully consider what is put forth. Additional comments were raised that indicated perhaps the Planning Board is twenty five years ahead of our time proposing bylaws that may be more suitable for an urban environment. It is important to note that it is not the Planning Board's intent to restrict or otherwise limit growth and development via the implementation of the bylaws needed to support the draft official plan.

The bylaw template provided and discussed dealt with the "residential zone" which is arguably the most restrictive of the three primary zones, the other two being Coastal and Agricultural. The residential template provided was based on "best practices" or bylaws that have been adopted by other communities on the Island and in other rural parts of the Maritimes. Based on feedback that had been provided by some members of the Community the bylaws presented reflected some of what had been previously discussed and presented in the proposed plan. A suggestion was made that these bylaws might not allow for businesses currently in the community to have gotten established and might be too restrictive.

The Planning Board had previously received direction from the land owners group that they would like to limit the number of lots that could be subdivided in the Agricultural Zone to no more than five. This type of zoning and a bylaw to support it is very forward thinking and will provide the Community with an "Agricultural Preserve". Exactly the type of thing that the New "Foundations Report of the Commission on Land and Local Governance" (Ralph Thompson report) is suggesting needs to happen if we are going to maintain our ability to farm and produce here on the Island. The amount of land zoned agricultural represents in excess of 65% of the total land area in the community. The suggestion by the landowners to set this aside as an agricultural preserve and limit development within it should be applauded and supported by the community at large.

Another topic that was discussed at some length was whether or not windmills could be located in the Coastal Zone. The plan and bylaws as presented would limit the location of commercial

wind mills (exceeding a certain size) to the Agricultural Zone. The point was raised that the Province has a Wind Energy Policy document (Energy Framework and Renewable Energy Strategy June 2004) in place and that the Plan should follow the guidance provided by this document. Terms such as Large Wind Development are defined in this document and will help to provide direction consistent with the Provincial Governments overall plan for renewable energy, the Planning Board agreed to review this document and will update this section of the plan accordingly.

Based on feedback received from this meeting the Planning Board will prepare the bylaws and regulations necessary to support the Agricultural Zone as proposed by the land owners group. The remaining bylaws will be drafted to be consistent with the draft Official Plan and with existing provincial regulations that are currently in effect. It is the Planning Boards intention to present a plan that is in the best interest of the community and reflects the concerns expressed by the residents. We will strive to have this completed over the next four weeks at which time they will be posted on the webs site and circulated via our mailing list. A public meeting will be held ~ one or two weeks following the posting and distribution of the revised plan and bylaws.

Jeremy Stiles
Chair, Planning Board.
Sea View