

**Community of Malpeque Bay
Planning Board Meeting
February 25, 2013**

Attendance: Samantha Murphy, Municipal Affairs Manager
John Chisholm, Senior Municipal Officer
Planning Board Committee members, Herb Clark, Clair Sudsbury
Joanne McCarvill, Administrator, Community of Malpeque Bay

Regrets: James Carruthers, Myles Hickey, Trent Caseley

The purpose of these meetings is to help facilitate the exchange of information between municipal affairs and the planning board for the community of Malpeque Bay tasked with the development of an official plan for the community.

Municipal Affairs has provided the planning board with a review of the draft official plan and draft bylaw. The planning board is looking for clarification on this review.

John Chisolm provided an overview of the initial meeting held on February 11, 2013.

Both John and Samantha suggested that Council and the Planning Board need to go to the residents and ask if providing a development service is something they are interested in paying for. If residents do not wish to pay for this service, working to create a plan is fruitless.

If the community and Council are committed to developing, implementing and acting John further identified and stressed the need for council to engage a professional planner to develop the plan. It would be ideal if this person could attend the Monday meetings. He noted that he and Samantha were more than happy to provide suggestions to the planning board but that they could not draft portions of the plan since that would put them in a conflict of interest position. Both Samantha and John are familiar with the municipal and planning acts and can provide information on some elements such as those that are non negotiable as they are statutory in nature, (such as the Special Planning Area), and the possible changes that have to be dealt with by Executive Council.

It was noted that Joanne is not a planner and while she can type up changes made to the plan the actual changes need to be written by a professional planner.

The second point John made was the need to review the municipal budget. An increase of one cent increase would realize approximately \$14,000 in revenue for the community which would be sufficient to pay for the services of a professional planner to complete the plan. Currently, the municipality has a tax rate of 6 cents. Noted was the reality that a trip to IRAC costs approximately \$10,000. Also noted was the fact that municipalities that have official plans regularly are brought before IRAC because their plan and bylaw are brought into question. It's not a question of IF a community will go before IRAC but WHEN.

Samantha noted the current draft official plan lacked details regarding viewsapes. She identified that a viewscape was more than simply an area where you can pull over and enjoy the scenery. It must also recognize the cultural and physical heritage of the community and offer protection.

John again stressed the point that council needs to ask residents the question if they want the service of a development plan and if they are prepared to pay for the service. This needs to be asked before moving ahead.

Joanne will email the planning board with notification of the next meeting along with these minutes. It was suggested that all members of the planning board be in attendance at the next meeting which is to be held on Monday, March 4 at 9:30, and a clear understanding of the process can be openly discussed at that meeting.