

April 10, 2017

Murrays Pond Country Club

Draft Plan Presentation

Aprox 50 in attendance

Questions Summary

1. Who owns the land that is there, is there development of those lands?
 - a. The town has some land, but the majority is privately owned, undeveloped land.
2. If I own some land in this zone, and I build a house, would it have to be to your specifications?
To what way you want it to look?
 - a. If you are a homeowner/developer you will work with our planning and development department
 - b. The land will be zoned, which would include restrictions on types of development
 - c. The design standards are yet to be determined. However, the expectation is that esthetics of a house would not be included.
3. What about if the person who owns that piece of plan doesn't want a seniors complex on the land? What is going to happen if that's not feasible, will the land be expropriated?
 - a. The lands have been zoned, if we wanted to change depending on the economic climate at the time, there is room for change. There is opportunity to change use. The zoning is meant to be flexible.
 - b. The zoning that allows for a seniors home does allow for other types of development, you will not be restricted to a seniors home.
4. What if people don't want that on that piece of land?
 - a. If you don't like that zone, you can propose an alternative in the development process, however council will consider the integrity of the plan.
 - b. The zoning is being done to allow for flexibility for land owners.
5. Why wasn't the senior's complex mentioned before? At all the meetings, this wasn't mentioned?
 - a. We did consult with the people, in our meetings. We sat across the table from members of the area to listen to needs and wants.
6. Why is our tax dollars going to this?
 - a. We talked with families and members of the community, and listened to the people, and have identified zones in the area.
 - b. Land owners in the area want their lands rezoned and this is the process to undertake that.
7. If the land is half wetland. Does it still remain agricultural land, not to be developed? Which will be agricultural?
 - a. Wetland development is highly restricted in our municipal plan.
8. It's said there will be a creative solution, how are you going to control the development so it works both ways to be urban, but rural?
 - a. Some of the things we're looking at is trying to manage the scale, we've identified a great deal of green space to enjoy, and we are trying to maintain the wetlands to keep a

great visual and protect the environment. It's not large family homes, but a mix for people.

9. What is the plan for pedestrian access?
 - a. We have worked with our traffic consultants and will continue to plan for pedestrian safety and access throughout the planning process. At this point we are presenting the zones and land use.
10. Is it usually the developers who choose what is going to be a senior's facility, not the town?
 - a. The development community and market will dictate the development of a seniors home.
11. Is there anything stopping anyone from developing on zoned land, a zone down facility/building?
 - a. You can zone down, but if you want to zone up, you have to apply for a zone change. It's flexible, if one zone type isn't selling, it can be rezoned.
12. What is the likelihood of someone being able to say no to development?
 - a. The key is that this is designed to change. If someone comes forward and really doesn't want one facility, it can be changed to another facility.
13. It is said that your numbers show a lot of people want a supermarket? Do you know the percentage of that survey? Where are the facts and figures to back up this kind of information?
 - a. We have heard that during our planning process from the landowners and public. In addition the town has confirmed in surveys the desire for this type of development. We do not have that information here.
14. Am I going to have to put any money towards a new road on Maggies Place?
 - a. The financial implications of development would be determined in Work Package 3.
15. Are you going to guarantee a woman on Maggies Place that she won't be charged a levy on her road?
 - a. There has been no decisions on levy and fees as of yet. There hasn't been any fees determined. Any upgrade fees will be comparable to current fees for service connecting now.
16. When is this development going to start to happen?
 - a. The market and development community will dictate for private lands. For the Town lands it will be determined in Work Package 3.
17. Has it been presented to council?
 - a. No, as of yet it has not been presented to council or voted on.
18. Is there still an intention with developing Maggies Place?
 - a. Yes, the Town will work with land owners as a part of work package 2.
19. If there isn't going to be a set plan, how is this different from what you're doing now?
 - a. This planning process isn't much different than town planning process. It's setting zones and it's the exact same process as municipal planning on a four year basis.
 - b. There is a plan in place for the project and public engagement is an important part of the equation.
20. Will these developments turn it into a 'strip mall' feel?
 - a. What we are trying to provide a small commercial area in the community. We're not looking at a big development. The vision is not for a feel like strip mall, a priority is for it to be visually appealing.