

Landowners Meeting Summary

Prepared by Tract Consulting

Meeting Time: January 11, 2017

Location: Murray's Pond Country Club

The following are the key issues, questions and discussion points brought forward by the Land Owners in attendance. We estimate upwards 60 landowners, plus a media representative attending the meeting. As well the Mayor and the majority of Council were in attendance.

Questions/ Issues Arising:

1. 25 per cent slope issue with Municipal Plan

- Questions arose if the steep slope rules will be a part of this plan
- Suggestion was made that the steep slope regulations are too restrictive for development and should be reviewed

2. Water and sewer, questions on capacity

- Questions arose if water and sewer capacity can handle for development.
- It was noted that sewer is currently running at 50 per cent but in the future more equipment may be needed to upgrade portions of the infrastructure.
- It was also noted that infiltration of rain water causing wasted capacity.
- Service demands of Maggie's Place will be evaluated as a part of the project.

3. Storm water management

- The planning and engineering will account for storm water management needs.

4. Agriculture lands

- Protection of agriculture land and agriculture activities was encouraged by some.
- Some expressed concerns that they have wished to rezone their lands for years.
- The Provinces ADA lands in the study area cannot be developed without Cabinet approval.
- The provinces review of St. John's ADA lands removed lands in the study area from the ADA designation in 2013.

- The Maggies Place plan will propose appropriate zoning for the agricultural lands that have been removed.

5. Meadow Heights Servicing Impact

- Residents of Meadow Heights will be impacted by new servicing.
- Plan for cost recovery based on frontage.
- Town will also pay a share based on serving their land.
- The total cost is subsidized by funding by the Provincial Government.

6. Town has purchased lands at Maggies Place to accommodate a future depot

- The lands purchased were to accommodate the depot and the remaining lands will be assessed for best use. If used for nonpublic uses that the Town will receive revenue in selling the land.

7. Will the planning principals of the Town still apply for new developments?

- The planning principals will still apply.

8. Will the impacts of the development on the municipal tax base be considered?

- The Altus Group will advise on projected capital development costs, the return on investment to the developer and the impacts on the municipal tax base.

9. The Neary's Pond Road Park

- Questions arose if this park was going to occur and if so who compensates the land owner.
- The park was only a concept for the area and there are no plans at this time to proceed.
- The Park is simply a general concept for the area. The PlaceBuilder study suggested that a new park in the area would be desirable for the community. No action has been taken on its development or in determining its exact location to this date.

10. Some residents want their land removed from the agriculture land freeze.

- Current regulations allow the frontage on agricultural lands to be developed, but where the approach does not make sense agricultural lands are still restricted for development.
- The area in question is off Neary's Pond Road and is fully serviced and should be removed from the agriculture land freeze to permit development.
- Why develop Maggies Place and bring in services when the Neary's Pond Road area is already fully serviced?

- Been waiting 20 years for an answer.

11. Infill build on wetlands maybe a man engineered wetland for development make roads more efficient.

- a. The current regulations allow for the modifications of wetlands to support roads and some development. The regulations may require that an equal amount of wetland has to be made to compensate for the lands lost.

12. Is the Town in a conflict of interest with the development and basically being the land developer?

- The Town will not be the developer but is taking a lead in illustrating by example the type of developments the community needs to ensure sustainability.
- The Town has to follow its own development regulations.
- The PlaceBuilder report suggested the need for integrated and comprehensive land development vs. just small scale R1 development that predominate the Town.
- The Town is being proactive in looking to address a number of issues related to the current tax base, road connectivity, alternative housing types and densification.

13. Timeline to complete the Plan

- RFP for Town Land is schedule for issue in September 2017.

14. When will they rezone Town land?

- All the lands within the Maggies Place study area will be zoned in the context of the development plan.
- The plan will also include a road network and servicing plan for the entire site.

15. How wide will Maggies Place road and others in the study area be?

- That will be determined by the consultant but we have asked they consider the alternative road cross sections, such as are proposed in the PlaceBuilder document.
- The right of way for all roads will maintain a 15m cross sections.

16. Lands within the Windsor Lake Watershed side of land can't be for the development.

- According to the latest Lidar info from the City of St. John's, the Towns land is not significantly impacted by the Watershed.

17. With depot there, it will increase traffic on Broad Cove Road. With commercial vehicles, road now has narrow curves, no shoulder, there are safety concerns.

- The study Transportation Engineers will assess Old Broad Cove Road in the context of the development and propose any changes that might be needed to accommodate the proposed development.

18. Will lands be expropriated to accommodate the proposed Development Plan and future road network?

- The intent is to work with the land owners and have them support the development, based on the potential positive impact it will have on the value of private lands in the area.

19. Will the land in Maggies Place be definitely the depot site?

- While the lands were purchased for the depot if the consultants suggest an alternative and better location, that will be considered.

20. Tract to consult with individual land owners if they request a meeting.

21. Land owner not in the area asked to be included in the plan and rezoning.