

# **Public Meeting Summary**

Prepared by Tract Consulting

Meeting Time: January 18, 2017

Location: Murray's Pond Country Club

The following are the key issues, questions and discussion points that were brought forward by the landowners in attendance. There were 15 landowners in attendance and several members of Council. The purpose of the public meeting was to introduce the Maggies Place project to the members of the general public and to initiate the process of receiving public input on the project.

Mr. Lawlor, on behalf of the Town, welcomed the attendees to the public meeting and introduced Mr. Milley and the members of the consulting team from Tract. Mr. Hamlyn, in his role as the Project Manager for Work Package One of the Maggies Place project, provided some background to the project. Neil Dawe then provided a PowerPoint presentation on the purpose and proposed objectives of the Maggies Place project. Upon completion of the presentation, Mr. Lawlor asked for comments and questions from the members of the audience and served as chair for the ensuing discussion.

The following is a summary of the comments and questions raised by persons in attendance at the public meeting. Please note that the names of the various speakers were not taken as part of these public meeting notes.

## **What steps were taken by the Town of Portugal Cove-St. Philips to advertise the January 18, 2017 public meeting?**

Mr. Lawlor outlined the steps undertaken by the Town for the notification to the public of the public meeting, including a notice in the local newspaper and a notice on the Town's website. Some members of the audience stated that the Town had provided an insufficient notice period for the public meeting and that another public meeting on the Maggies Place project should be held in thirty (30) days time after written notice of a second public meeting is sent by the Town to all households/property owners in the Town.

-There was concern expressed by some members of the audience that an audio recording was not being made by Town staff of the public meeting to ensure that all comments expressed were being fully and accurately captured.

-Mr. Lawlor advised that tonight's public meeting is only the first step of an ongoing public consultation process and that the Town expects public interest/input on the project will gain momentum. The Town can consider the comments received at tonight's public meeting regarding public notification and determine if additional public notification measures can be undertaken by the Town for future public consultation events with regards to the project.

**A speaker asked why all lands that are located in the Town that have been removed from the boundaries of the Provincial Agriculture Development Area ("ADA") cannot be reviewed now by the Town for rezoning from "Agriculture" under the Town's zoning regulations to zones which will allow development, rather than the Town only reviewing the lands within the Maggies Place study area which have been removed from the ADA?** There were several other speakers through the course of the public meeting who also raised this question and concern and noted that property owners who own land outside the Maggies Place project study area are being wrongfully "leapfrogged" by the project- that they have waited years for the Town to consider the potential of their lands from "Agriculture". There were comments from speakers that they wanted the Town to treat all lands owners who have property that has been removed from the ADA but which are still zoned as "Agriculture", in a fair and equitable manner. It was the resident's belief that after the 2014 new town plan rezoning could be complete. They also questioned if the Town's parcel of land purchased on Maggies Place was done legally

-Mr. Milley noted that the Town does have money in its budget for the purpose of reviewing all lands located in the Town which have been removed from the boundaries of the ADA but which are still zoned as "Agriculture" to determine if any of these properties should be rezoned to zones which will allow development. This process is meant to be an example of how those will be reviewed in the future. Mr. Milley did note that the approximately 50 per cent of the lands in the Town which have been removed from the ADA but which are still zoned as "Agriculture", are located within the study area for Work Package One of the Maggies Place project so that a significant percentage of the

Agriculture" zoned lands will be reviewed in the near future as part of the Maggies Place project.

**In response to questions/comments on why the Town purchased land on Maggies Place for a municipal depot knowing the lands was zoned as "Agriculture",**

Mr. Milley noted that the Town will advise the Minister of Municipal Affairs that the Town purchased land on Maggies Place which is zoned as "Agriculture" and which is now being considered by the Town for public use as a municipal depot. The Town has the authority to rezone lands and so the zoning should not be an issue considering the public engagement aspect of the project. Mr. Milley advised that construction of the proposed new depot on the Town owned land on Maggies Place is not yet confirmed and the Maggies Place project will assist in confirming it and also the most appropriate use for any excess Town's land.

**There were questions/concerns expressed by members of the audience that the project was two months behind in beginning the public consultation process according to the project charter that has been adopted by the Town Council.**

There were concerns expressed that parts of the project charter would have to be "compacted" in order to meet the project's proposed completion date. One speaker suggested that the Maggies Place project should be deferred until the next municipal election takes place in September of 2017.

Mr. Milley noted through the course of discussion that the scope of work on Work Package One for the Maggies Place project is primarily a municipal planning project similar to work on other comprehensive development schemes that the Town has undertaken for other areas in the Town.

**One speaker asked how the Town had gotten to this point with the Maggies Place project-why is the Town considering putting out a Request for Proposals for the Town owned land on Maggies Place; the Town should not be into land development; why did the Town not just locate and buy a parcel of land for the proposed new municipal depot after verifying that the parcel was a suitable location for a depot?** Mr. Milley outlined the process that had taken place in the Town's purchase of the land on Maggies Place noting that a total of two (2) land parcels were considered for the proposed new municipal depot.

-Mr. Milley noted that perhaps other lands beyond the Town owned land on Maggies Place could be included in the upcoming Request for Proposals if the land owners were so interested.

There were questions, comments and concerns expressed by some members of the audience as to the proposed criteria which would prohibit certain lands in the study area from being considered for development such as designated wetlands, the City of St. John's Watershed, maximum allowable slope of land under which development can be allowed. A number of comments related to the proposed maximum allowable slope for development. There was a discussion regarding maximum allowable slope for development in other municipalities in the Northeast Avalon region.

-There was a general discussion on the potential costs to property owners in the Maggies Place area in connecting in the future to municipal services once they are extended to the area. Cost sharing for the services being put in Meadow Heights this year, how will taxes be impacted. Referenced other projects like Skinners Road and large costs.

-Other thoughts were mentioned on overlay maps and the confusion they are presenting to land owners who view their land zoned properly until the overlay map is presented.

-There were concerns for noise from the depot and questions if there have been any studies were done.

-Question of how long it would take the town to do this project if they didn't own Maggies place. Concerns on the approach that Neary's Pond is serviced yet they are assessing the project from the other end on Board Cove Road. The feasibility study was not done up front until people had provided feedback

-At approximately 9:30 p.m., Mr. Lawlor concluded the public meeting and thanked all in attendance for participating. He advised that he, Mr. Milley and members of the Tract Consulting team would be available at the conclusion of the meeting for individual discussions.