

A meeting of the Planning Services Public Advisory Panel (PSPAP) was held at the Town Hall on Monday, February 22, 2016, starting at 7:00 p.m.

PRESENT

Chairing the meeting, Councillor Darren Boates; Deputy Mayor Dan Smith; Councillor John Himmelman; citizens-at-large Colin Crowell, Mike Hazelwood, Reinhold Griff and Tom Spinney; Chief Administrative Officer, Rachel Turner; Planner and Development Officer, Chris Millier; and Recording Secretary, Sharon McAuley.

1. CALL TO ORDER

Chair Boates called the meeting to order at 7:05 p.m.

2. APPROVAL OF THE AGENDA

160222.01: It was moved and seconded to approve the agenda as circulated. Motion carried.

3. APPROVAL OF THE MINUTES

160222.02: It was moved and seconded, that the minutes of the Planning Services Public Advisory Panel of January 25, 2016, be approved as circulated. Motion carried.

4. REVIEW: GENERALIZED FUTURE LAND USE MAP

Planner and Development Officer, Chris Millier provided an overview of the Generalized Future Land Use (FLU) map and lead the group through an exercise in redrawing the FLU map.

- The current FLU represents a snapshot of when the plan was prepared in 1995. It reflects old patterns instead of what the Town wants to see in the future.
- The FLU is a picture of the town and sets the vision and template of how the Town wants to see similar sets of uses relative to each other.
- The FLU is a look at the Town from 30,000 feet. It outlines where we are now, where we want to go and where the dividing lines are for the various uses. The Town can have hard lines and soft lines, but it will have identifying lines between designations. Where does the Town want those lines to be or does the Town want to start erasing lines?
- The Town wants to ensure that different types of development can take place within it with a minimum of adjustment between uses. Similar types of uses are grouped together and a determination of where one group stops (or should stop) and the next one begins.
- The Institutional footprints are fairly concentrated and mostly located within residential zones. Does the Town require an Institutional zone or can it incorporate the uses into another zone?
- The Commercial zone may have residential nodes located within it.
- The Town tries to be consistent and have a sound rationale behind where the zones are located. It should be able to answer the questions of why a certain property is Residential (R) and not Residential Restricted (RR).

- If the Town designates something as commercial in the future and it is residential now, it will remain residential until that use is abandoned or the owner wishes to change it.
- The Town wants to avoid spot designations, clean up existing ones and minimize the non-conforming uses.
- Questions to be asked are:
 - What is important to the character of the Town?
 - Does the Town want heavy industry or light industry?
 - Does the Town want an industrial park or a business park?
 - Does the Town want two residential zones or one?
 - What lands does the Town want to have as recreation and what lands does the Town want to protect?
 - Where should offices be located?
 - Does the Town want a “free-for-all” zone?
 - Does the Town want to merge the Highway Commercial and the Commercial zones into an Enterprise zone?
 - What is the primary use now in the various zones and what should it be in the future?

Planner and Development Officer, Chris Millier will have the FLU map redrawn incorporating the suggested changes and the Committee can revisit it at the next meeting.

5. **REVIEW: MPS SECTOR / LAND USE POLICIES**

The review of the existing Municipal Planning Strategy (MPS) and Land Use Bylaw (LUB) provisions will be tabled to the March 14, 2016 PSPAP meeting.

6. **MPS – LUB PLAN REVIEW CRITICAL PATH**

The MPS-LUB Plan Review critical path will be tabled to the March 14, 2016 PSPAP meeting.

7. **NEXT MEETING**

The next meeting will be on March 14, 2016 and include a review of the housing and commercial policies and the revised Generalized Future Land Use (GFLU) map.

8. **ADJOURNMENT**

160222.03: It was moved and seconded to adjourn the meeting at 9:08 p.m. Motion carried.


CHAIR
RECORDING SECRETARY