MIDDLETON MUNICIPAL PLANNING STRATEGY REVIEW

A COMMUNITY CONVERSATION

MONDAY, JUNE 12, 2017
7:00 P.M.

<u>**PRESENT**</u>

Chairing the meeting, Planner and Development Officer, Chris Millier and Chief Administrative Officer, Rachel Turner; Planning Services Public Advisory Panel Members, Tom Spinney, Colin Crowell, Mayor Sylvester Atkinson, Councillor Clayton MacMurtry; Facilitator, Lisa Salley and Recording Secretary, Sharon McAuley.

Also in attendance were: Councillors Melinda den Haan, Michael Fairn and Gary Marshall; and thirty-two (32) citizens.

1. <u>**WELCOME AND INTRODUCTIONS**</u>

    Planner and Development Officer, Chris Millier and Chief Administrative Officer, Rachel Turner welcomed everyone to a community conversation on the Middleton Municipal Planning Strategy (MPS) Review. Members of the Planning Services Public Advisory Panel and Town Council were introduced.

2. <u>**MUNICIPAL GOVERNMENT 101**</u>

    CAO Turner provided an overview of Municipal Government:
    - Municipal governments have limited authority as outlined by the Province of Nova Scotia, primarily through the Municipal Government Act (MGA), and other key pieces of legislation.

- The Town of Middleton only has authority around specific items that the Province of Nova Scotia allows for.
- Town Council's role is to develop sound policy that is in the best interests of the whole community. This is high level policy around finances, infrastructure, and service levels. Once Council makes the broad policy decision, staff is responsible to implement the policy into daily practice and work within the policy. Those Council decisions set priorities for the community, staff only have the authority to work within the policies and bylaws that are legally put in place.
- Do you ever wonder why there is in interest charge on outstanding taxes or water bills? Council has the authority to set in policy, the due dates of bills and any interest charges that will be applied. Once that policy is implemented, staff must abide by it and ensure that proper notice is given to customers about when their bills are due, and if not paid by the due date, we are required to apply the interest charges on all outstanding amounts. That ensures that everyone is treated fairly and consistently and that the Town is paid for the service it provides to properties. This is one of the primary roles for municipal government – ensuring fair, consistent and transparent processes for all property owners.
- Under the MGA, when a community has a Municipal Planning Strategy (MPS), they are required to review it periodically to ensure it reflects current priorities and is in line with the Provincial Statements of Interest around land use. That is the process that the Town is currently in now.
- In November 2015, Council gave direction to the Planning Services Public Advisory Panel to take on the review of the MPS and Land Use Bylaw (LUB). The process began in January 2016 and the Panel has diligently worked through the review process of these documents, looking at the current policies and considering what changes might be worthwhile for the community as a whole.
- The process has gone very well, although some delays were experienced due to a municipal election in October 2016, committee member changes, weather delays and availability of the Panel members through this past winter.
- Specific applications for a change in use or zoning have been received by the Town during this process. Those specific requests are not part of tonight's discussion, but will be considered once the higher-level discussions about what the community would like to see is complete. They will then be reviewed to see how they fit into the new draft plan.

3. **OBJECTIVES FOR THE EVENING**

Planner and Development Officer Millier outlined the objectives for the evening:
- providing information;
- engaging with the community;
- sharing of knowledge;
- consulting with the community;
- gaining direction;
- building towards consensus.

4. **MIDDLETON PLANNING 101**

Planner and Development Officer Millier provided an overview of Planning:
- The MGA outlines the process for how planning is conducted in the Province with the primary responsibility for planning resting with the Town Council and Town Administration.
- The MPS:
  - is one of many strategic documents and efforts developed and implemented;
  - looks at fiscal, environmental, social cornerstones and quality of life;
  - looks at where the Town is now, what are the issues, where do we want to be, what is coming down the pipe and tries to get ahead of them;
  - is a "snap shot in time" and looks at changing demographics, economic underpinnings, community character, community expectations, current demands and forward-looking expectations.
- The current MPS/LUB was adopted in 1998 and since that time demographics have changed, economic activity has changed causing small communities to compete against each other, the character of our community and community expectations have changed, and e-commerce is everywhere.

5. **MPS REVIEW PROCESS**

Planner and Development Officer Millier provided an overview of the MPS Review process:
- The MPS/LUB Review was initiated by Council and is overseen by the Planning Services Public Advisory Panel (PSPAP).
- The directive from Council was to update the MPS/LUB, streamline where appropriate and focus on development control.
- The review process has four major components: issues identification, assessment of existing policies and regulations; community engagement and the drafting of the new documents; followed by a review and adoption by Council.
- After tonight, the comments will be reviewed by the PSPAP, additional discussion will take place (if required), a working draft of the MPS/LUB will be developed, additional community engagement will take place as required, then the formal draft documents are referred to Council. Council will hold formal consideration including public notices, public hearing and a vote. The documents are then submitted to the province for review prior to coming into force.

6. **CONVERSATION TABLES**

Planner and Development Officer Millier informed the group:
- There are three conversation tables – residential environments; commercial and business environments and municipal services and infrastructure.
- We are asking people to consider how we see our community in 5, 10, 15 years and to take a high-level view from 30,000 feet in the air and what do you see?
- Facilitators will structure conversations around a number of questions.
- All comments are welcome.
- Everybody will have an opportunity to discuss each sector.

Conversation about Residential Areas

a. **Context**

For most of us, our homes are our biggest investments and most valued assets. Perhaps more importantly our homes service as the centre of our family life.

Neighbours, a sense of community and neighbourhoods are the reasons we choose to live where we do, and help in defining the character of our community.

The Municipal Planning Strategy and Land Use Bylaw control how development occurs in our neighbourhoods. This includes new development as well as how existing development changes over time.

We want planning policies and development regulations to assist in reinforcing the values and wishes of the community as they relate to development and change in our neighbourhoods.

b. **Establishing a "Vision" or goal(s) for residential neighbourhoods**

A vision provides an idea of what we would like to achieve through implementation of specific policies and bylaw provisions. A Vision ensures that detailed policies are aligned.

Q   Name three (3) elements or things that you would use to describe a good neighbourhood?
Q   Can you rank these elements - first most important/second most important/third most important?
Q   Describe three (3) characteristics of your neighbourhood that you like?
Q   Describe three (3) challenges which you feel may be affecting the quality of your neighbourhood?

Change and Development in Neighbourhoods

The current Strategy and Bylaw contain a significant degree of flexibility, which can have both benefits and create challenges. How change that is enabled through this flexibility is perceived is an important issue.

Q   Over the past 5 – 10 years would you describe your neighbourhood as having changed – a lot, a little, not at all?
Q   In your opinion, has the change you may have experienced (if any) been positive or negative – and how would you describe it?
Q   Were you aware in advance of changes that may have occurred in your neighbourhood?
Q   Is knowing about potential change in your neighborhood important to you?

Q   Where should new residential development go? Are there areas more suitable or appropriate for growth?

At present, other than for limited area, the Residential Zone allows for up to three (3) units without review or approval by Council. The community's acceptance of change without review and approval is an important issue.

Q   Do you support the creation of new multiple unit dwellings in your neighbourhood, either new construction or the conversion of existing dwelling?
Q   Are there issues that you feel can assist new development in integrating and/or blending in with existing development? The Bylaw focuses on requiring on-site parking and building setbacks. Are there others?

The uses in a house can make as significant impact on "character" as can the number of units or the location of the building on a property or issues such as on-site parking. The current Strategy and Bylaw provide flexibility with respect to non-residential uses in residential areas.

Q   Do you support the idea of people being able to operate a business from their homes?
Q   If home occupations are enabled, should there be limits on the type of activities, the size of the business, requirements for parking, signage – others?

In addition to our homes, many people have a variety of structures and "accessory uses" on their property (garages, sheds, greenhouses). Again, the current Strategy and Bylaw provide little in terms of regulating or restricting accessory structures.

Q   Should there be regulations around accessory structures on a lot? Such as location, their size, their height, the number of structures on a lot, the type of uses in them?
Q   Should accessory structures be able to be used for home businesses?

CONVERSATION TABLE # 1

Conversation about Residential Areas

Group 1	Group 2	Group 3
Vision: • Proximity to services. • Well maintained properties. • Consistency in housing type, standardized; building types the same (not mixed); single use; home office would be okay but no home businesses (i.e. barbering services; small engine repair). • Diversity- different types of houses; multi-unit (supports seniors who can't stay in own home anymore; young families, etc.... and who want to live here). • Clotheslines, gardens—having lack of covenants is good. We need to be more "green". • Bicycle lanes. • Not little pockets of different rules; get rid of "we" versus "them". Rules/policies should apply for all. Don't divide us—we are too small a town and should be unified. • Quiet. • Road is plowed quickly—first before anyone else. • Live on a corner lot—like the traffic and movement (not too much—just right). • Everything is close—can access services, close to groceries, the pub, etc.	**Vision:** • Sidewalks (good ones). • Neat and tidy properties. • Trees/shrubs. • Safety – good lighting (but not the super LED brightness that keeps you awake all night). • Visible policing. • Quiet. • Stability – when I build my home 10, 20, 30 years ago with an understanding of restriction of what can be built/put around me I expect it will stay the same for the duration of the time I live there. That's why I built there –because of those rules/restrictions, etc. If it's built with restricted residential it needs to stay that way. • Mixed neighborhood; all ages, bikes. • Keeping schools, have benches for people to stop and rest or talk; well-maintained parks. • Green spaces. • Walking trails (safe ones). • Cleanliness (reduce derelict homes, get rid of garbage piling up outside and organic garbage (which has to be a health hazard). • Proximity to things. • All the services are here.	**Vision:** • Feeling safe (no drug dealers); visible policing. • Clean, curb appeal – no junk/garbage visible. • Conformity between properties – where we draw the lines between residential vs. commercial (need to have it separate and not intermingled). • Home occupation standards. • Close to amenities and having sidewalks to get to these amenities (don't necessarily need them in all subdivisions but on main street where it is busy). • Enforcement of existing policies (with common sense). • Loyalty, sharing, sense of community. • Night time quiet. • Trees. • Great community to bring up a family. • Everything is within walking distance. • Recreation opportunities. • Water and sewer—glad to have. • Great place to be a senior citizen.

Group 1	Group 2	Group 3
Challenges: • Speed on main and commercial street. • Traffic- light; backups. Walking light—people don't wait, just press the button and go. • Crosswalks and indications of crosswalks aren't good. • Need to figure out a way to keep business here and bring more here. • Livestock being allowed in town—okay with small (chickens, ducks) but not large (pigs, cows, horses). And keep the roosters out—that is a noise disturbance at 6 am in the morning, every morning.	**Challenges:** • Derelict/sloppy rentals. • Bylaw officers – need more. We want to look good and want it look like how we would want a visitor to see it. • Not growing – need to grow to maintain tax base. • Perception of high taxes – reduces who may want to buy here (myth of taxes). • One person had heard that the military was telling members that they shouldn't buy in Middleton because if they wanted to sell later on they wouldn't be able to.	**Challenges:** • No taxi service /public transport that is easy to get to short distances (for people who have disabilities, limited ability). • Not able to buy certain things –have to go outside of Middleton to get them/order them. • Keeping businesses—are we not supporting them enough? • Drug dealers in our community. • Unemployment numbers in town—seem to be attracted to here. A few people mentioned that they heard that people are told to move here because it's easier to get "welfare" in Annapolis County. • Transient population. • Low income housing that has deteriorated over the years.
Change in neighborhood: • 3 said a little; 6 said none, no one said lots. • Want to be informed about change.	**Change in neighborhood:** • All of them said "not at all". • Want to know when change is planned. • Want something direct, i.e. flyer to their house/insert in mail. • Consult (like tonight) and let us be heard.	**Change in neighborhood:** • 1 said a little; 5 said not at all; 4 said a lot. • All said they want to know about changes. • Door to door, flyers, website, social media. • Definitely, if it affects me directly. If it's elsewhere and has no affect on me then I don't need to know or it can be put on website. But if it affects me directly I would like more direct contact to know about the change. • Periodic refresher of what is happing in Town. Discussed that this could be done via highlights, newsletters, etc. • Open houses to discuss home occupation, etc. Conversation, how far has the plan gone, etc. • Prefer this (conversation/discussion) than a Town Hall. • Need to make it easy to find information on the website about bylaws and policies. Right now it's hard to weed through it.

Group 1	Group 2	Group 3
Multi-unit (mixed views on this for this group): • Where there is space put them; limited space then not (good to have green space around them- don't try and squeeze them in). • Some said no—multi-units need to be placed elsewhere and not right beside houses.	**Multi-units:** • Aging population and they may not be able to maintain a home but still want to stay in a community. Multi-units make sense. • Multi-units mean more people in your community. • Okay with multi-units but do not want "slum lords", housing to be well maintained. • Everyone has a right to live somewhere and it needs and should be a good standard for everyone. Multi-units help with this.	**Multi-units:** • Restricted residential areas—no multi units. Keep it that way. • Anything over 2 needs approval. They were okay with granny suites for family members. Then there was a discussion about what happens when "granny dies". Then it's fair game. They weren't sure about what would help in that situation.
Additional Structures: • Size limits are needed; canvas coveralls need to abide by this as well (they can be huge). • Setback on property lines; limit number of buildings • Need to really look at number and size of lot and size of buildings—don't' want it to look cluttered or not fit. • Business in accessory buildings- 4 said no; 2 said depends (if it fits within existing guidelines and what it is); two said it really should be looked at on a case by case basis and whether the business fits there, traffic flow, parking, noise, etc.	**Additional Structures:** • Limits on size, number – depends on lot size (case by case). • Don't place in front of the house. • Should look and consider large RV's being parked in driveways all winter/summer—is this a look we want? • Wood doctors—these are a challenge. Smoke, odour, etc. • Business out of these buildings – depends on use; traffic flow, noise, etc. and the impact it would have on this.	**Additional Structure:** • Garage no higher than the house • Restrict size and number
	Business from home: • Yes, but depends on traffic, what it looks like, parking, noise. • Does it fit the community, esthetics (compliment the look of the neighborhood).	

Conversation about Commercial and Industrial Areas

a. **Context**

Business and economic activities enable us to remain in our communities and are the engine for community growth. The Town has a well-established commercial core and has also invested in the development of the industrial park as a means of promoting growth and development.

In addition to employment, business and economic activities support the tax base, and contribute significantly to the services provided by the Town.

External forces and trends are having a much greater impact on the commercial and business landscape through rationalization and regionalization of activities. While the Town is home to some well-established retail, financial and commercial service businesses, the downtown has vacant and underutilized space. Turnover in commercial occupancy is not unusual. Many communities have been successful in countering this trend through the promotion of small, local business and the encouragement of entrepreneurial efforts.

A primary object of the review of the Municipal Planning Strategy and Land Use Bylaw is to ensure that there is a balance between the promotion of growth with the maintenance of community character.

b. **Establishing a "Vision" or goal(s) for commercial**

A vision provides an idea of what we would like to achieve through implementation of specific policies and bylaw provisions. A Vision ensures that detailed policies are aligned.

Q   How would describe or characterize the level of commercial activities within the Town? Weak, average, strong?
Q   How would describe or characterize the level of industrial activities within the Town?
Q   Relative to the current population, does the Town have less than adequate, adequate or more than adequate commercial activity?
Q   Should the encouragement on new commercial and/or industrial activities be given priority over other types of development – such as residential development or institutional type development?

Commercial and Industrial Districts

The current Strategy and Bylaw identify three business-type districts - the downtown, a "highway commercial" area in the vicinity of the hospital and the industrial park. The range of uses within each is slightly different, and some areas are more active than others yet they all contribute to the economic wellbeing of the Town. The "boundaries", uses and development patterns of each of these areas is regulated through the Strategy and Bylaw.

Locations for commercial and industrial activities

Q   Is there sufficient commercial areas within the Town?
Q   Is there sufficient industrial areas within the Town?
Q   Are there locations that would be most suitable for new commercial development to occur in?
Q   Are there locations that would be most suitable for new commercial development to occur in?

Types of uses and their location

Q   Are the "boundaries" of each area recognizable – downtown, highway commercial, industrial park? Are they appropriate?
Q   Should the general separation of uses in the current 3 areas be maintained? – downtown being primarily a retail and personal service focus, highway commercial being car oriented and the industrial park being commercial service, warehousing and light industrial?
Q   Should new general commercial activity – retail, personal service, offices – be primarily limited to the downtown? As a means of encouraging maintenance of the area or "protection" of this area?
Q   Should new commercial development be encouraged along the length of Main Street? – beyond the established frontage downtown and the highway commercial areas?

Compatibility

A primary function regulating development is to ensure that where different types of uses are located beside each other step are taken to ensure that they are as compatible as possible with each other.

Q   Are there issues or concerns in any specific locations where commercial and industrial uses are located beside non-commercial or residential uses?
Q   Should commercial and industrial activities beside non-commercial uses be subject to specific types of regulation? If yes, what type?
Q   Are there any types of commercial or industrial activities which may not be suitable for Middleton?

CONVERSATION TABLE # 2

Conversation about Commercial and Industrial Areas

Group 1	Group 2	Group 3
Vision: • Surprised at the amount of services provided in this small town. • All car dealerships are in Middleton. • Kingston has the airfield. • Have lost industry – not the same as what it used to be. • Tourism has to be coordinated, we have a lot to offer. • Need a tourism committee or something. • Use tourism as an economic driver. • Economic development quite important – drives the tax base. • Need a good commercial base. • Need to attract a certain type of industry. • Find a theme for the area (Annapolis Royal has heritage, what is ours?) • Identify opportunities – what type of commercial concentration do we need? • Spruce up the downtown, our storefronts should look better. • Do more to reward industries that are here (i.e. most innovative). • Have a welcome committee. • "Buy Middleton". • Need something to retain our families and young people.	**Vision:** • Be more encouraging of the industrial park. • Town is below average. • No general access to jobs. • Berwick is on the rise – what are they doing? Where do they get the funding to build a new Town Hall? • We did not have enough loyalty to keep our farmers' market going. • In 10 years want the small shops to be full while maintaining the integrity of the downtown. • People can shop from their homes and are more mobile, so shop in Halifax.	**Vision:** • Maintain the schools – needs kids. • Most kids from outside the Town and not inside the Town. • Middleton has grown. • People need to shop here. • Small scale businesses, supported by the community. • Need a big employer setting up in the community. • People buying houses in the area.

Group 1	Group 2	Group 3
Districts: • For people driving into town - highway commercial takes away from the main street (no trees). • Character is as important as the activities. • Kentville & Berwick has trees in the downtown core. Want trees on Commercial Street. • Looks like a western cowboy town. • Pedestrian friendly. • Business parks and home occupations would be at the expense of the downtown. • Don't make huge changes to plan and have businesses move out of town.	**Districts:** • Industrial park running into the residential district is confusing (Victoria Street). • Nice to keep the downtown. • Cannot buy a spool of thread in town. • Fill the empty buildings. • Fill the downtown before spreading out. • Make zoning more flexible. • There are parking problems.	**Districts:** • People are driving by. We need industrial and food service to capture people from the 101. • May take away from the downtown. • Lighten up industrial – has a heavy connotation. • Heart of the Valley Business Park.
Uses & Location: • Do not mix commercial and residential. • Curling rink across the street is good if I like curling.	**Uses & Location:** • It takes too long for businesses to get a yes or no • Like the zoning on Brooklyn Drive.	**Uses & Location:** • Fix the "not in my backyard" attitude. • Much of the BD district is empty.
Compatibility: • Architecture is very important	**Compatibility:** • Lots of underutilized residential places converting to businesses (down the main road). Lots of traffic. Important to maintain non-commercial activity. • Allow commercial, residential mix. • Big roofing company next to me in a residential zone. • Have all commercial zones with stipulations for each.	**Compatibility:** • Not good to shoehorn a business into a residential area (i.e. the funeral home expanding – when there is a funeral, it takes up much of the traffic lanes on both sides).

Conversation about Municipal Services

a. **Context**

Together with other Town documents, the Municipal Planning Strategy and Land Use Bylaw are strategic documents which assist in prioritizing how and where the Town invests in both "hard infrastructure", like street and sewer services, and soft infrastructure, like community and recreation facilities.

The Town also has responsibilities to ensure that the provision of public services and the enabling of development occurs in an environmentally responsible manner.

Ensuring the adequate construction and maintenance of public infrastructure is a core municipal responsibility. By directing and managing growth the Town can ensure that these investments are logical, properly timed and sustainable going forward.

Appropriate investments in community facilities and services are equally as important to the wellbeing and quality of life of the citizens and the community.

b. **Establishing a "Vision" or goal(s) for municipal services**

A vision provides an idea of what we would like to achieve through implementation of specific policies and bylaw provisions. A Vision ensures that detailed policies are aligned.

Given the importance of municipal services to the wellbeing and success of the Town, the Strategy should provide directions with respect to "what we do", "how well do we do it" and "what we should be doing going forward".

Q   How would describe the Town's overall performance in the provision of municipal services?
Q   What areas and/or services does the Town do best in?
Q   What area and/or services could be improved upon?
Q   What should be the priorities for investment in municipal services – hard infrastructure issues or soft infrastructure issues and why?
Q   What role should the Town play in "development"? – be hands off and assume it's a private sector responsibility, be a facilitator and encourage through ensuring an appropriate business and development friendly climate, or be active participant and plan capital expenditures (new streets and services) to enable subsequent private investment?

Hard Infrastructure opportunities and challenges

Q   Should the Town ensure that existing trunk sewer and water services are upgraded before considering expansions or the development of new trunk services?

Q   Should the responsibility for the construction of new streets, sanitary and storm sewers for servicing private property remain the responsibility of the property owner?

Q   Are there areas within or adjacent to Town which could be suitable for development if new infrastructure were installed by the Town?

Q   Should the Town allow lands within the Town boundary currently not serviced with municipal water and sewer to be developed with on-site septic and/or wells?

Soft Infrastructure opportunities and challenges

Q   Does the Town have sufficient recreation facilities in terms of type, number, location and quality? And are they well positioned for our future demographics?

Q   Does the Town have sufficient green space, parks and open spaces in terms of type, number, location and quality?

Q   Does the Town have sufficient community facilities – municipal administration space, library, public meeting space, multi-purpose facilities?

Environmental Stewardship

Q   Should the Town regulate new development in identified environmentally sensitive areas – Annapolis River flood plain, wetlands, adjacent to streams, others?

Q   Could development be considered in environmentally sensitive areas subject to confirmation of suitability by "qualified persons" – engineers, scientists, ecologists?

Engagement

Q   Does the community feel it is aware of and/or understands opportunities for participation in the planning and development process?

Q   What opportunities exist to increase community engagement? Techniques, formats, timing

CONVERSATION TABLE # 3

Conversation about Municipal Services

Group 1	Group 2	Group 3
What we do, how well we do it, what we should be doing going forward:	**What we do, how well we do it, what we should be doing going forward:**	**What we do, how well we do it, what we should be doing going forward:**
• Snow removal in downtown core needs improvements. • More sidewalks. • More parking. • Water/sewer updates work well. • Post water results. • Good water. • Garbage cans are strategically placed. • Business garbage – take out/fast food. • Good range of recreation facilities. • Very few electrical outages. • Need cycling trails. • Need trail maintenance – reduce dust. • Need trail by sewage treatment plant to loop in Riverside Park. • Priority to hard infrastructure and upgrade sections. • Town should be open to business and facilitate business.	• Old water/sewer infrastructure with 70-80% replaced in next 10 years. • Water when you turn on the taps. • Regular testing. • Sectional replacement. • Kudos to snowplowing/sidewalks. • Great trails, bikes, canoes/kayaks, snowshoes/skies, splashpad. • Like to see bike lanes. • Need more education on use of traffic lights and King/Main crosswalk and check to see if signal is working. • Hire staff to recruit business parking from funeral home.	• Pavement – streets & sidewalks need improvement. • Improvement in policing services. • Plowing services are good. • Rotary Park is a great facility. • Love the treed areas. • Water pressure improvement on Commercial St. • Happy with residential water. • Friendly service in Town Hall. • Location of new firehall too far from downtown core. • Need traffic light on Bridge/Main – traffic flow. • Priority to hard infrastructure – indoor recreation facility. • Riverside Park is underutilized. • Need more benches located around Town. • Town should have the role of business facilitator in "development"
Hard Infrastructure:	**Hard Infrastructure:**	**Hard Infrastructure:**
• Update existing trunk sewer and water before considering expansions or development of new trunks. • Better to service lots if affordable.	• Upgrade infrastructure before replacing. • Responsibility for the construction of new streets, etc. for servicing private property should remain the responsibility of the property owner.	• Update existing trunk sewer and water before considering expansions or development of new trunks. • Responsibility for the construction of new streets, etc. for servicing private property should remain the responsibility of the property owner.

Group 1	Group 2	Group 3
	• Areas within/adjacent to the Town suitable for development should be paid for by the developer. • Septic should not be allowed in the Town. • Some people say yes to wells.	• There are no areas within/adjacent to the Town suitable for development. • Septic and wells should not be allowed in the Town.
Soft Infrastructure: • Town has sufficient recreation facilities. • Splashpad and skatepark are great. • Town has sufficient green space, parks and open spaces. • Town has sufficient community facilities but lacks a large 200-person capacity facility. • Proposed firehall will be too far away from town core.	**Soft Infrastructure:** • Town has sufficient recreation facilities (lots to choose from). • Town has sufficient green space, parks and open spaces. • Town needs more multi-purpose use facilities. • There is not a lot of arts/craft opportunities.	**Soft Infrastructure:** • Town has sufficient recreation facilities. • Town has sufficient green space, parks and open spaces. • Community garden and urban forestry plan. • Town has sufficient community facilities.
Environmental Stewardship: • Town should regulate new development in environmentally sensitive areas. • "Be careful" if considering development in environmentally sensitive areas subject to confirmation of suitability by qualified persons.	**Environmental Stewardship:** • Town should regulate new development in environmentally sensitive areas. • Town should not consider development in environmentally sensitive areas subject to confirmation of suitability by qualified persons.	**Environmental Stewardship:** • Town should regulate new development in environmentally sensitive areas. • Yes, no and maybe to the Town considering development in environmentally sensitive areas subject to confirmation of suitability by qualified persons.
Engagement: • Community does not feel that it is aware of and/or understands opportunities for participation in the planning & development process. • Mail out was excellent (1 page, colourful). • Kiosks aren't noticed. • If people are interested, they will find out.	**Engagement:** • Community does not feel that it is aware of and/or understands opportunities for participation in the planning & development process. • Good to send out information.	**Engagement:** • Same as for this event.

PARKING LOT

- Painted crosswalks to be renewed.
- Parking in front of funeral home is blocking traffic.
- Incorporate "Heart of the Valley" in more ways.

7. **WRAP UP**

Due to the lateness of the hour, it was decided to forego the summaries from the three conversation tables. The notes from the meeting will be posted on the Town's website once they are complete.