

**PUBLIC PRESENTATION MINUTES**  
**11 February 2019**  
**New Maryland Centre – 754 New Maryland Hwy. @ 6:30 PM**

**Repeal and Replacement of Municipal Plan By-Law No. 03-2016 and Proposed  
Amendments to the Future Land Use Map**

**1. Call to Order/Welcome/Opening Comments**

Mayor Judy Wilson-Shee introduced herself and called the Public Presentation to order at 6:30 p.m.

She welcomed everyone to the Public Presentation to discuss the proposed amendments to the Village's Municipal Plan By-Law. She explained the proposed amendments include a harmonization of the Municipal Plan By-Law with the recently amended Community Planning the Act, proposed re-zoning of portions of the properties at 210 New Maryland Highway, also known as the Forbes property, and rezoning of a small portion of Peterson's Mini-Home Park at 618 New Maryland Highway.

She commented that the purpose of the presentation was to provide residents an opportunity to be informed on the proposed by-law and future land use map amendments, and the commercial development concept proposed for the Forbes Property; and that the Applicants were also in attendance this evening to provide further clarifications about the specifics of their proposal for the phase of commercial development at the Forbes Property, and to respond to any questions or comments from the public, Council or staff.

She then invited Kyle Arsenault, the Assistant Building Inspector and Development Officer, to guide the remaining agenda for the session.

**2. Introductions:**

Kyle Arsenault requested that all in attendance introduced themselves. The following lists the attendees:

**Council:** Mayor Judy Wilson-Shee; Deputy Mayor Alex Scholten; Councillor Gisèle McCaie-Burke; Councillor Paul LeBlanc; Councillor Tim Scammell; Councillor Mike Pope.

**Staff:** Rob Pero, Building Inspector / Development Officer; Kyle Arsenault, Assistant Building Inspector / Development Officer; Karen Taylor, Assistant Clerk; Michelle Sawler, Recreation Coordinator.

**Applicants:** Justin Bowers and Fred Collins.

**Public:** Mariet van Groenewoud, Barb & Dave Touchie, Lindsay Lovely, Freda Lovely, Mike Lovely, Betty and Winston Nicholson, Robin Chaplin, Dean Wood, James Horncastle, Kent Ross, Michelle Horncastle, Gary Campbell, Ron & Martine Stewart, Allan Parlee.

**3. Overview of By-Law Amendments and Public Consultation Process**

Kyle Arsenault thanked Mayor Judy Wilson-Shee for the introduction and advised all in attendance that he would be facilitating the agenda and discussions for the evening.

Kyle Arsenault began by providing a brief explanation of the public consultation process for By-Law Amendments.

He explained that the Municipal Plan By-Law sets out the general long-range policy framework for future land use within the Village, whereas the Zoning By-law is the administrative tool that ensures the Municipal Plan policies are adhered to on a day to day basis and ensures that development or re-development occurs in an orderly fashion.

He added that the Municipal Plan and Zoning By-laws are reviewed regularly to ensure relevancy to the needs and the vision for the municipality, and to ensure consistency with Provincial legislation. Amendments to the Municipal Plan and Zoning By-laws can also be initiated as a result of a review process or may be requested in support of a proposed development that fits with municipal growth and development objectives.

Public engagement and consultation is required by provincial legislation whenever Municipal Plan or Zoning By-law amendments are being considered.

The re-zoning application process was summarised as follows:

- Staff conducts an initial review of the application and consults with Council on the merits of setting dates, via a resolution of Council, to host a Public Presentation to announce and explain the proposed Municipal Plan Amendment, and to schedule a Public Hearing to receive public comments on a proposed Zoning By-law amendment;
- Public notification of Village residents is conducted by mailing notices to landowners within 100-metres of the subject property. Also, notices are posted on the Village website, social media and signage is posted on the Village community bulletin board sign at the entrance to the Village; and
- Upon completion of the Public Presentation, there is a legislated 30-day waiting period to allow residents to submit written feedback on the proposed amendments.
- Upon completion of the Public Presentation and the Public Hearing, and after having received recommendations from the Village Planning Advisory Committee, Council may then decide whether to proceed with the necessary readings of Council to enact the proposed amendment.
- Municipal Plan and Zoning By-law amendments may also be subject to specific terms and conditions as deemed necessary by Council.

#### **4. Review of Proposed Amendments to the Municipal Plan**

##### **(i) General Amendments to the Municipal Plan to Harmonize with the 2017 Community Planning Act:**

Kyle Arsenault explained that the first group of Municipal Plan Amendments to be discussed were the proposed repeal and replacement of the Municipal Plan By-law in its entirety, to harmonize the document with the recently updated Community Planning Act.

He noted that, in January of 2018, the Provincial Government enacted an updated version of the Community Planning Act which requires that Municipalities update their Municipal Plan By-laws to

ensure harmony with the newly adopted Community Planning Act. For the most part, the proposed changes to the Municipal Plan are simply to update section references in the By-law to align with the new Act, and a few instances to ensure wording in the By-law also aligns with the phrasing in the Act.

Kyle Arsenault gave a brief explanation and provided examples of the referenced amendments to the Municipal Plan By-law. He reviewed the concordance table that outlined a comparison of the existing Municipal Plan and the proposed amendments, and he reviewed the updated Municipal Plan By-law with the integrated updates.

**(ii) 618 New Maryland Highway – Request to Rezone from Institutional to Residential:**

Kyle Arsenault moved onto the next agenda item which involved the proposed minor readjustment of the zoning boundary for Peterson’s Mobile Park located at 618 New Maryland Highway.

He explained that due to a pre-existing encroachment issue, a small portion of land was previously purchased by the mobile home park to address the matter. That small piece of land is currently zoned Institutional and is therefore proposed to be re-designated on the future land use map from Institutional to Residential. A corresponding amendment to the Zoning Map is also proposed to zone the parcel as Residential Mini-Home Park Zone.

**(iii) 210 New Maryland Highway – Request to Rezone from Residential to Commercial:**

Kyle Arsenault moved onto the next agenda item which involved the request to amend the Municipal Plan Land Use Map land-use designation for a portion of 210 New Maryland Highway (commonly known as the “Forbes Property”) to allow the development of a proposed commercial building. Kyle Arsenault invited the Applicants, Justin Bowers and Fred Collins to present further details on their proposed commercial development concept for a portion of 210 New Maryland Highway.

Justin Bowers thanked the Mayor and Council for the opportunity to present their proposal. He explained that he was born and raised in New Maryland and that he and his family are also current residents of the Village of New Maryland. He explained that he is the owner of Justin Bower Homes Ltd. and has been building residential homes in New Maryland for about 4 years. Justin stated his belief that New Maryland has much to offer, however, he believed that the Village could have a more diverse commercial base. He explained that Fred Collins is his business partner and is also a resident of New Maryland. Fred Collins is employed by Paragon Engineering, a local mechanical engineering firm.

Justin Bowers explained that he and Fred Collins began discussions about the commercial building proposal when the Village of New Maryland distributed a “Request for Interest” document for the Forbes Property in 2018. The Village was looking for diversification of both their commercial base and the type of housing stock provided by the Village. Justin Bowers explained that he felt it would be a great location for a commercial building. He also explained that he and Fred Collins have been in contact with six doctors who would all like to begin their practice at the proposed

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commercial building. Justin reinforced that with an aging community and young families residing in the Village, local family physicians would be a substantial asset to the Community.

Justin Bowers explained that he believed this proposal would provide more diversified services to the community and additional property tax income would help growth in the Village. Justin believed that with no growth and development, residential property taxes would have to be increased.

Kyle Arsenault thanked Justin Bowers for his explanation of their proposal and advised all in attendance that both Justin Bowers and Fred Collins would be available to answer questions or concerns during the question and answer period at the end of the presentation.

#### **5. Presentation of Background Information and Project Objectives:**

Kyle Arsenault provided a brief overview of the Public Consultation and resulting Land Use Study of the Forbes Property (210 New Maryland Highway). This study was completed in 2012 by the Village of New Maryland in cooperation with Genivar, an engineering and land-use planning consulting firm, to establish an optimal layout for the potential future development of the property.

Kyle Arsenault explained that one of the conceptual layouts of the Forbes Property does in fact propose commercial land use along the highway frontage portion of the property, which is consistent with the approach that is currently proposed by the Applicants. The potential land use for the rest of the property is planned to include a future apartment complex and a mixture of semi-detached and townhouses to establish some higher density housing options for Village residents.

Kyle Arsenault explained that while the drawing is entirely conceptual, it does embody the strategic objectives for the Village with respect to growing the Village's commercial tax base, providing services and amenities to address residents needs and provide diversity of housing options in a sustainable compact development. Also, the conceptual layout appears to integrate well with the existing surrounding neighborhoods and has a strong emphasis on green space buffering from existing neighbourhoods.

#### **6. Question and Answer Session**

Kyle Arsenault thanked all the residents for their attendance and then opened the floor to questions.

**Kent Ross:** Mr. Ross explained he lives at 191 New Maryland Highway which is directly across the street from the proposed development, and stated he appreciated Mr. Bowers comments that there are no negatives that he can see, but the negatives for residents who live across the street are obvious. He noted the proposed property parking lot is for approximately 100 cars and the amount of traffic coming out of the site onto the highway will be substantial and that headlights of those cars are going to shine right into the bedroom of his house. He argued that "you can't say there are no negatives" as obviously Mr. Bowers hasn't considered all the alternatives. He questioned the office building floor plan with the doctor's offices in it and asked about the proposed shopping centre.

- Justin Bowers:** Mr. Bowers explained the retail area is just future space and is not currently rented.
- Kent Ross:** Mr. Ross noted that every combination office and shopping center in the area or anywhere is combined with a pharmacy and asked if that was Mr. Bowers' intent.
- Justin Bower:** Mr. Bowers stated his partners were open minded to options.
- Kent Ross:** Mr. Ross noted there's already a pharmacy in the community.
- Kyle Arsenault:** Kyle noted that has been taken into consideration for this proposed development and that at this time, there are no current proposals for what the shopping centre will be specifically used for, but it cannot be guaranteed that it will not be for a pharmacy.
- Barb Touchie:** Ms. Touchie noted she is located right next door to where the development is proposed and had concerns with the combination of doctor offices and a shopping centre. Her main concern was with the physical construction of the property as there is a lot of water that comes off the Village property. She explained she had to install a ditch so that water run-off wouldn't run into her house. Her concern was that the property, once it is developed, is going to be higher than her own and potentially cause flooding issues for her.
- Kyle Arsenault:** Kyle explained that, as part of any development application there is a requirement that an engineered Lot Grading Plan is submitted to ensure that the surface drainage is controlled and discharged appropriately, and to provide reassurance that bordering properties will not be negatively affected by the new development.
- Barb Touchie:** Ms. Touchie noted another concern regarding aesthetics. She asked if the existing barns on the property were going to be removed.
- Kyle Arsenault:** Kyle confirmed the barns will be removed.
- Barb Touchie:** Ms. Touchie noted there is a lot of greenery between her house and the proposed construction site. Her concern was that the rear of the commercial building is proposed to face the side of her home, which was not an attractive idea to her. She stated she would potentially be looking at garbage bins, etc. She expressed her hope that the proposed development would be turned around and stated she would rather see a parking lot adjacent to her home than the back of a building. She asked if there were any requirements by the Village to require a developer to do any kind of landscaping or fencing. She commented that a pharmacy could pose a safety issue with respect to drug use, biohazardous wastes, etc. and noted that there needs to be something put in place by the Village to require a developer to put an attractive barrier between surrounding properties.

- Kyle Arsenault:** Kyle noted that it is a requirement for developers. He explained the Village Zoning By-law requires a landscaping buffer between commercial and adjacent residential properties such as a 3-meter green space buffer with landscaping of fencing to serve as screening.
- Kent Ross** Mr. Ross asked about the chances of flipping the shopping centre with the apartment building and having the shopping center and offices located toward the rear of the site.
- Kyle Arsenault:** Kyle noted the layout plan for the Forbes Property is currently completely conceptual and could change in the future.
- Kent Ross** Mr. Ross commented plans can change and that the development concept was a very early rendering from 2012.
- Kyle Arsenault:** Kyle confirmed the master concept is conceptual, but the present proposal being discussed is completely in line with the layout plan we have for the property.
- Kent Ross** Mr. Ross reiterated that experience tells him that plans can change in terms of what you have in mind to what happens.
- Kent Ross:** Mr. Ross note that the master concept is not relevant as it's very different from the location of the proposed street, and that everything is very different compared to what is being proposed.
- Kyle Arsenault:** Kyle agreed that the street location moved south a little bit, and noted that, initially there was a lot of wasted land, so they shifted the street location to allow better yield of residential lots.
- Michelle Horncastle:** Ms. Horncastle commented on the "strip mall" and noted that she moved to New Maryland because she thought she was living in a residential community not an industrial park. She expressed she was upset about the proposal, as were a number of her neighbors. She expressed concern with vehicle lights shining on her house at night as vehicles exit the site, and that at night in the winter she would hear the "beep, beep" from heavy equipment during snow removal from the 100 plus parking spot area.
- Kent Ross:** Mr. Ross mentioned concern about the adjacent property values. He noted that if you were to take the commercial development and put it toward the back of the property, then for any residential uses around the site, people could choose to live next to a commercial property. His concern was that he's not being given a choice and that he's having it imposed on him to have to live across the street from this commercial property.
- Michelle Horncastle:** Ms. Horncastle restated her expectation that she is living in a residential community and not living in an industrial park with strip malls up and down the street. She stated that if this is something that the community wants, the commercial properties should be

developed so it doesn't impede families from coming to New Maryland to raise their children.

**Kent Ross:** Mr. Ross commented that this will directly impact the value of the properties. He noted his father-in-law owns the properties directly across from the proposed development and that the whole strip will be impacted as well as his neighbors.

**Michelle Horncastle:** Ms. Horncastle added that if she wanted to sell her house, the property value will plunge because who would want to live next to a strip mall.

**Kyle Arsenault:** Kyle asked for clarification and it was confirmed that Mr. Ross and Ms. Horncastle reside in the area of 185 and 191 New Maryland Hwy.

**Kent Ross:** Mr. Ross noted that whole section of land opposite the site will be impacted and that it was really not fair. He stated that nobody wants to invest in property beside a strip mall. He referred to the Touchie's who reside at 214 New Maryland Hwy. and commented that they have had their house for sale and observed that the proposal would certainly make an impact for them. He stated that If you have your house for sale and there are excavators and dump trucks... it will impact. He also empathised that you don't want to see dumpsters and garbage cans at the back of the building facing your home and that every business will have their dumpster and trash there so as not to take up room in the parking lot.

**Gary Campbell:** Mr. Campbell queried if there are any advantages to being able to walk to a doctor's office.

**Kent Ross:** Mr. Ross noted that the Village has a pharmacy and has been here for many years and that the proposal will affect his business. He stated it's not fair for him to have been here for all these years.

**Kyle Arsenault:** Kyle added that Council will be hosting a public hearing on March 13<sup>th</sup> to provide another chance for Council to receive public input and clarified that the purpose of the present meeting is to introduce the available information about the proposal.

**Kent Ross:** Mr. Ross expressed concern that Kyle didn't want to hear what resident have to say.

**Kyle Arsenault:** Kyle clarified that is not the case at all and clarified that a public presentation is intended as more of a question and answer period.

**Kent Ross:** Mr. Ross confirmed...he's asking questions and is looking for answers.

**Kyle Arsenault:** Kyle acknowledge his appreciation for the questions, and he expressed his desire to give a chance to everyone to ask their questions.

**Allan Parlee:** Mr. Parlee expressed that he liked the idea of bringing medical facilities back to New Maryland but agreed that he's concerned about a potential impact to Joe Valentino's

pharmacy. Mr. Parlee also expressed concern about traffic volumes on New Maryland highway at rush hour and asked about plans to handle traffic coming into and out of the site and if the plan was to have traffic lights.

**Kyle Arsenault:** Kyle explained that, as part of the review process of this development, the applicant must apply to DTI to get an access permit to the highway. He explained that through the DTI review process it will be determined if there will have to be a set of lights, a turning lane, or nothing at all. A comment arose that no change at all is not acceptable, to which Kyle replied that it would be completely up to DTI to make that decision. Another question arose about the timelines and sequence of the Village and DTI approval, to which Kyle asked Building Inspector/Development Officer Rob Pero to clarify.

**Rob Pero:** Rob explained that the applicants have already been advised that consultation with DTI is required and his understating is that a review has been started. Rob stated he was hopeful that, in time for the public hearing on March 13<sup>th</sup>, some feedback from DTI would be available. Rob commented that one possibility is that DTI may determine that access from a future street is the only feasible option, or they may consider driveway access to the highway as a temporary measure subject to future access being located on that future street. Rob restated that it is a standard requirement for the Village that the applicant consult with DTI to get approval for access to New Maryland Highway. He noted that for a similar request at another location in the Village, DTI's input was quite responsive and timely.

**Michelle Horncastle:** Ms. Horncastle questioned the possibility she could have street lights in front of her house if they are putting in a strip mall?

**Rob Pero:** Rob stated that it would be premature to expect that.

**Kent Ross:** Mr. Ross noted that it would be critical to know before the future consultation to know exactly what we're talking about.

**Rob Pero:** Rob confirmed that he had contact from DTI asking for details on the proposal and hoped to have further information available for the public hearing.

**Michelle Horncastle:** Ms. Horncastle suggested that the process not go further ahead without having that information.

**Rob Pero:** Rob confirm that the DTI response has proven to be a critical piece of information for Council in the past.

**Jim Horncastle:** Mr. Horncastle asked about the kind of infrastructure required for the development and expressed that if the sewer lines, storm sewer, etc., is going down to the processing plant at the bottom of Castle Acres, the existing main lines can't take the extra load. He stated his belief that back when that was put in, in the early 1970's it started off with a 6" pipe and down to an 8" pipe toward the back. He expressed concern that if one is hooking onto



the system at Bradshaw Drive, the Village might find that it isn't capable of handling the load. He asked how that would work.

**Rob Pero:** Rob Pero explained that the Village Engineer has reviewed conditions to ensure we have capacity in terms of water and sanitary sewer, and noted another key element being storm water management. He explained that in recent years the Village adopted a storm water management plan, so any new development must contain and restrict the run-off, so it comes into the existing systems at a controlled rate. Rob noted that the Village Engineer has reviewed and have determined we have the capacities and that, by the very nature of the development, a doctor's office or retail space would be expected to have a proportionally lower demand for water and a lower discharge to the sanitary sewer than if the whole site was developed as residential homes.

**Kent Ross:** Mr. Ross questioned the rationale that if you have room for 100 plus parking spots in there and 6 doctors who will fill their waiting rooms up and all those people using washrooms and doctors and washing hands that it would be less than a single family.

**Rob Pero:** Rob replied that theoretically, based on the numbers that the design engineers use, the flows would be less than if the area was developed as residential.

**Jim Horncastle:** Mr. Horncastle asked what happens if it doesn't work?

**Rob Pero:** Rob commented there needs to be reliance on the engineer assessments.

**Michelle Horncastle:** Ms. Horncastle made the statement "I'm sure if there are backups the Village will compensate them as well.... he's saying the Village will compensate if there is a backup because their Engineers looked at it."

**Rob Pero:** Rob clarified that not to be the statement he made, but that his comments simply related to the fact that the Village engineer's initial review and studies are done to identify potential problems.

**Jim Horncastle:** Mr. Horncastle asked if there is still a lagoon in Applewood Acres.

**Rob Pero:** Rob confirmed yes but that the sanitary sewer would flow into the new treatment plant.

**Barb Touchie:** Ms. Touchie asked about the kind of businesses expected to be established in the second proposed commercial building.

**Justin Bowers:** Mr. Bowers clarified the tenants could include dentists, a small gymnasium for seniors, an engineering firm - professional services.

**Barb Touchie:** Ms. Touchie expressed concern that something like a Tim Horton's could appear.

**Justin Bowers:** Mr. Bowers confirmed that not to be in their plans.

**Allen Parlee:** Mr. Parlee asked if seniors housing or townhouse rental units will be available in the Village in the near future.

**Kyle Arsenault:** Kyle added that the Village has been talking to developers recently about some development of town houses on other portions of the property.

**Mariet van**

**Groenewoud:** Ms. van Groenewoud expressed her pleasure to see a proposal like this come forward and empathised with the concerns expressed. She stated her status as a former mayor for the Village and acknowledged a need to see incremental and appropriate development. She expressed she would like to see more doctors present in the Village and hoped a way could be found to arrive at the best alternative.

**Kent Ross:** Mr. Ross stated he already proposed the solution.... make the area in the front of the property residential.

**Mariet van**

**Groenewoud:** Ms. van Groenewoud agreed it should be discussed but encouraged others not to jump to the conclusion that this is a done deal. She felt reassured that there's room for discussion in all of this and that Council is listening.

**Kent Ross:** Mr. Ross commented that he is the one that stands to be impacted most and that the Village owns that property, so the Village stands to gain financially by making this happen. He expressed that he would absolutely prefer that this doesn't go forward or that they put the commercial buildings at the back of the property. He stated that this is a different situation than if it was a 3<sup>rd</sup> party that owned the land and someone was asking for a change of zoning.

**Kent Ross:** Mr. Ross added his interpretation is that that the Village will sell the land conditional on getting approval for changing the zoning and that the applicants have made a proposal to purchase this property based on Council changing the zoning to commercial.

**Mariet van**

**Groenewoud:** Ms. Van Groenewoud clarified that the Village needs some development and needs to bring professionals like doctors into the community. She stated her past experience has taught her to not jump to conclusions and to work with people and try to get a solution that works for everybody. She questioned what part of this development will help the seniors' community, and if there are any plans in terms of more suitable independent seniors or assisted living and if there was any part of the proposal to address that?

**Kent Ross:** Mr. Ross stated his understanding the focus is specifically on commercial properties.

**Mariet van**

**Groenewoud:** Ms. Van Groenewoud questioned if there is anything down the road to be discussed regarding seniors housing?

**Mayor Wilson-Shee:** Mayor Wilson-Shee commented that she would clarify further in her closing remarks that seniors housing will be a topic for discussion at the public hearing.

**Kyle Arsenault:** Kyle clarified that the conceptual master plan for the Forbes Property is for general reference and that the focus of discussion is specific to the proposed commercial development.

**Kent Ross:** Mr. Ross posed a question about water capacity and stated his understanding is that there is only sufficient water supply for a very minimal new construction in the community. He asked if the project goes ahead, does that mean there is no more water supply for residential development?

**Kyle Arsenault:** Kyle clarified that there is enough water capacity for this development and that additional capacity is available for more residential development.

**Michelle Horncastle:** Ms. Horncastle asked how many lots would be available that people could build on once the water situation is dealt with for the strip mall.

**Kyle Arsenault:** Kyle advised that would have to be determined by the Village Engineer, but for a ballpark estimation he believe there may be capacity for 40 residential units, as a rough estimate.

**Barb Touchie:** Ms. Touchie asked when construction would start if everything was approved.

**Justin Bowers:** Mr. Bowers responded that he would like to start construction in May as the doctor's have a tight schedule of needing tenant space by December 1<sup>st</sup>.

**Ron Stewart:** Mr. Stewart asked if the re-zoning issue at Baker Brook Court was going to be part of this evening's discussion as he was curious about the status of that development.

**Kyle Arsenault:** Kyle explained that the public presentation relates only to the proposed Municipal Plan Amendments and that the Baker Brook Court development will be discussed at the public hearing on March 13<sup>th</sup>. Kyle noted that a total of 5 proposed zoning by-law amendments will be discussed at the public hearing.

**Ron Stewart:** Mr. Stewart stated his misunderstanding that the proposed re-zoning of 6 Baker Brook Court, and the 5 variances that have been requested for the project, were going to be discussed.

**Jim Horncastle:** Mr. Horncastle commented that he moved here in 1959 and it was a fine community with good neighbours, and everybody got along. He stated that traffic can be an issue, that

we've got to grow, and that everybody should have a say whether they want a mall and doctors' shops, etc. He expressed concern that other people don't even know what's going on at the meeting.

**Mariet van**

**Groenewoud:** Ms. Van Groenewoud observed that public notifications were done to extend the invitation.

**Kyle Arsenault:** Kyle clarified that public notification and details about the meeting were sent by social media, the Village website, direct mail, etc. He noted that some in attendance would have received a letter if they were within two or three hundred meters of the subject property.

**Kent Ross:** Mr. Ross noted that he lives across the street from the property and yet didn't receive a letter.

**Michelle Horncastle:** Ms. Horncastle added that residents beside her at 185 New Maryland Hwy. did not receive a letter and expressed concern that people don't know what is taking place at the meeting and that if they knew what was going on in their neighborhood, more people would be there to talk about the proposed strip mall.

**Rob Pero:** Rob explained that staff are required to send notification to the registered property owners, in which case Mr. Jim Horncastle would have received one letter in relation to the multiple properties he owns in the area of the subject site.

**Kent Ross:** Mr. Ross asked about residents of the community who aren't owners of the property that may be affected.

**Michelle Horncastle:** Ms. Horncastle added that there are tenants who don't know anything about the meeting, and they live right across the street from the subject property

**Rob Pero:** Rob commented that under the legislation, staff's obligation is to notify property owners only.

**Michelle Horncastle:** Ms. Horncastle opined that staff fulfilled their obligation and should be happy about that.

**Judy Wilson-Shee:** Mayor Wilson-Shee commented that notification was also advertised on the Community Bulletin Board and through social media.

**Rob Pero:** Rob noted that the meeting serves as a benefit to everybody - to council, staff, and the applicants to hear questions and comments that people have. He advised that staff expanded the area to which letters were sent as conventionally staff would send letters to residents within 100 meters of the subject property, but the area was expanded to capture more property owners in the immediate area.

**Michelle Horncastle:** Ms. Horncastle expressed her wish that tenants would also receive a letter to be advised of what was going on.

**Rob Pero:** Rob offered to consider the request further.

**Barb Touchie:** Ms. Touchie asked about the best way to voice either opposition or support, or to have public input noted officially, other than simply verbalizing it at the public presentation. She asked, "What would you recommend is the best way to make sure Council hears what is on people's minds?"

**Kyle Arsenault:** Kyle advised that residents should provide their comments in writing to Village Council.

**Kent Ross:** Mr. Ross stated that there's a lot of fear about property values, and what residents need to know is that their concerns are being heard and they're not going to be blown off and you're not just going through the motions.

**Kyle Arsenault:** Kyle concurred and advised that, after a public presentation, there is a 30-day legislated waiting period that gives residents the chance to either phone the Village, send letters, or e-mails, to register their concerns with Council. He explained that the future public hearing, all those comments and concerns received over those 30 days will be presented to Council and residents will have a further opportunity at the hearing to voice concerns as well. He explained that the public notification process will be engaged and provided further clarification that Mr. Stewart can expect to receive a letter in relation to the 6 Baker Brook Court re-zoning application. Kyle also advised that the meeting would be held again at the New Maryland Centre. After asking for further questions, and hearing none, he then invited Mayor Wilson-Shee to provide some closing comments.

## **7. Closing Comments and Adjournment – Mayor Judy Wilson-Shee:**

Mayor Wilson-Shee concluded the Public Presentation by thanking the Applicants Justin Bowers and Fred Collins for attending this evening. She also thanked residents for attending. She explained that public notification and consultation are inherent to the By-Law amendment process to ensure residents have an opportunity to be informed, and to have a mechanism to express their input on land use approvals that are requested of Council.

Mayor Wilson-Shee advised that the next step in the public notification and public consultation process is a Public Hearing, which will give residents the opportunity to provide their comments and feedback on the proposals discussed.

She noted that the Public Hearing is scheduled for March 13, 2019 at 6:30PM at the New Maryland Centre and advised that, in addition to the matters discussed earlier, the March 13<sup>th</sup> Public Hearing will also provide an opportunity for residents to comment on re-zoning requests to permit the property at 6 Baker Brook Court, and additional portions of the Forbes Property, to be re-zoned to a Residential Zone

Three (R3). She clarified that these requests have been made in support of proposed residential developments at those locations and that staff will be conducting further public notifications and will be posting details of these proposals on the Village website in advance of the Public Hearing.

Mayor Wilson-Shee commented that no decisions of Council will be made on the proposed By-Law amendments until after the March 13<sup>th</sup> Public Hearing and suggested that if anyone had remaining questions about the By-Law amendment process, or about the proposed amendments discussed earlier, they should contact either Kyle Arsenault or Rob Pero at any time.

Mayor Wilson-Shee called for a motion to adjourn the Public Presentation.

So **moved by** Councillor Paul LeBlanc; **seconded by** Councillor Gisele McCaie-Burke

**Session Adjourned at 7:43 p.m.**

Respectfully submitted,

Rob Pero  
Building Inspector / Development Officer

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Judy Wilson-Shee  
Mayor

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Karen Taylor  
Assistant Clerk