Public Consultation Meeting Notes
District #3 Chester Legion
7 p.m. May 23, 2018

Attendance

Council:	Cllr. Sharon Church Cllr. Tina Connors Cllr. Danielle Barkhouse Cllr. Marshall Hector
CPAC:	N/A
Staff:	Tara Maguire, Director of Planning Garth Sturtevant, Planner Heather Archibald, Development Officer Carol Randall, Facilitator Tammy Hamm, Administrative Coordinator
Gallery:	There were approximately 25 members of the public present.

Summary of Comments & Questions

QUESTION - I have a small parcel of land and the proposed zoning change will this land to Gateway. What can I do with this land now?

ANSWER - You permitted to do anything that is listed in the Gateway Zone section of the Land Use By-law.

QUESTION - There are three different zones all within that area. Why are there so many different zones in such close proximity? I was comfortable with the way it was.

ANSWER - This is something that would be difficult to answer here coming in to the office and reviewing the zoning maps together your question will be easier answered.

COMMENT - ***Staff will be paid to administer these rules that are costing tax payers and there is no real need to be making all these changes that have not been asked for.***

QUESTION - There is a very small strip of land that will be zoned Gateway. This extends to land on Pig Loop. Gateway is used for high development but this small strip of land cannot be use for large development. In fact, Gateway Zone should be extended further up the road towards East Chester. The proposed Gateway Zone does not even include the current businesses. This zone seems to be targeted to businesses and this could deteriorate property values.

ANSWER – The area of land you have referenced is not in the new planning by-laws currently, but will fall under the Municipal Plan with the change to the planning area boundary for Chester Village.

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Previously that area was zoned Highway Commercial. Gateway Zone will be replacing that zone. This zone also extends to Robinsons Corner area and is for the entry ways to the village of Chester. This will allow for a mix of commercial and residential uses. I have not looked that the lot size of the properties but we can discuss how the zoning applies to that land in the office.

COMMENT - Someone made the rule to change this small strip of land.

QUESTION - How much has been spent on this zoning to date?

ANSWER – $40,000 a year has been budgeted since 2014 and a term position that worked on other projects as well was included in this. In each year so far we have not used the whole $40,000 per year budget.

QUESTION - What other costs were associated and future costs expected to be?

ANSWER – Same answer as above.

COMMENT - I support what you are doing. I applaud that where there was no zoning there will be some. I think it is smart to get ahead of the game.

QUESTION - Is there minimum lot size on islands? Will you be enforcing coastal setbacks?

ANSWER - There is no minimum lot size for islands in this draft but this will be brought back to the Committee to be considered for the coastal island zone. Currently, there is a minimum lot size of 10 acres for the islands.

COMMENT - I hope 10 acres is not lost. Extension of this should be considered.

QUESTION - I moved to this area from Cape Breton. I have ten chickens. I feel I'm benefited by having both an ocean and chickens. I want to have a small farm at CDS school. I could have done all this before but now the door has been closed. Provided a petition against the zoning.

ANSWER - These proposed changes do not affect CDS or Chester Village. In most other zones it is still possible to keep an raise farm animals, subject to provisions of the Land Use By-law.

QUESTION - What if an existing business does not meet the new regulations?

ANSWER – Any existing business that is legally in operation today, but is not permitted under the new rules, is permitted to continue to operate. However, I'd challenge anyone to show us an existing commercial use that will not be allowed with these new regulations (excluding heavy industrial uses). However, if there was one, the business could continue and as long as operation did not cease for 6 months. If the business was closed for 6 months, the new regulations would apply when it was restarted. Additions or expansions to existing businesses would be subject to the new regulations.

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QUESTION – Currently, for structures under 215 square feet a building permit is not required… will development permits be required?

ANSWER - Accessory structures under 215 square feet that are single storey do not require building permits, however you may still require a development permit.

COMMENT - The Golf Course has small accessory structures and a development permit was not received for those.

ANSWER - We will investigate and follow-up, thank you.

QUESTION - What are the fees for Development permit.

ANSWER - Currently permits for projects with a construction value under $5000 are $40 and permits with a construction value over $5000 are $60. Minor structures like dog houses, rabbit cages and garden trellis' do not require permits.

QUESTION - What is the feeling the plan will proceed as presented?

ANSWER - After 13 meetings there are areas that have been concerns; yards sales and a few other hot topics. There are areas that need more discussion with the Committee and Council.

QUESTION - When will we know?

ANSWER - The engagement and feedback report will be written following these 14 meetings, the report will then be presented to the committee and they will have a chance to make changes to the documents. We hope to have a revised draft of the documents ready for Council in the fall. I encourage you to take zoning map make suggestions for change and submit them and when the meetings are held they will be open to the public and advertised please attend.

QUESTION - When will the revision be available to the public? Could we come get copies of the document?

ANSWER - The revision will be on the website once it has been prepared. Yes.

QUESTION - After the revision will there be meeting for public input?

ANSWER – As part of the formal adoption, there will be at a minimum a Public Information Meeting and a Public Hearing where Council will vote to adopt the documents. At this time, there are no further meetings planned to be held in the community.

QUESTION - I have a horse barn. Currently this barn is used for storage. Should I want horses in a few years would this be permitted?

ANSWER – If your zone permits the keeping of farm animals, then yes, you would be permitted to keep animals in the existing barn.

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QUESTION - What is your success rate for enforcing complaints?

ANSWER - Generally, we correct the matter and work for full compliance. The success rate for land use complaints is very high. The Development Officer does lots of research to determine if there is a violation and then to work with the property owner to correct it.

QUESTION - Can I have a junkyard on my property by a river? There is one on Stanfords lake and I'd like something done about it?

ANSWER - Unfortunately we aren't here to deal with unsightly matters.

COMMENT - I lived on a farm all my life and I fully support setbacks on manure and potential run off into lakes and watercourses.

QUESTION - Will these regulations mean we will be getting town water or sewer?

ANSWER - These regulations do not impact that. If sewer is in an area or water we might need to change how we zone in the future due to the potential of higher density.

QUESTION - What about seasonal rentals for only 4 months?

ANSWER - We are aware of this concern. We might have to look at this "the season of the operation" therefore if you don't' open the next season new provisions will apply.

***QUESTION* - Would it not be easier to change to 18 month operation?**

***ANSWER* -** We will be reviewing this further.

QUESTION - Will large tree lots and wood processing need to try and operate as sustainable forestry operations?

ANSWER - This is not an area we have authority to regulate.

COMMENT - Seasonal use could be considered from 6 months to 18 months with a seasonal registration. IF the use isn't registered then new regulations will apply.

COMMENT - It seems a lot of people want to control what neighbors do and they should work to control their own properties.

QUESTION - What about shipping containers?

ANSWER - Prohibited in Single Unit Residential Zone, allowed but regulated in Gateway Zone, everywhere else permitted.

QUESTION - If that were to change would you be grandfathered?

ANSWER - IF it were there and has a permit for use yes. It could be replaced but not expanded unless current regulations were met.

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QUESTION - Will the new bylaws be enforced by complaints only?

ANSWER - We are complaint driven, so are not actively seeking violations. If you had applied for a building permit, but failed to get a development permit, we would follow that up.

COMMENT - I have a petition Stop the Zoning if anyone is interested in signing

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