

Hanwell Working Group Meeting – St. James Presbyterian Church (7:30 – 9:00pm)

November 28, 2006

Attendance: Dallas Gillis (Planner, RPDC) Carla Slaunwhite (Planner, RPDC)
Reneta McDonald (Planner, RDPC)

Charles Davies Kristel Desjardins Will Hyslop Paul Lightfoot
Andrew Martin Reade Moore Chris Robbins Chris Weadick
Adam Wilson Muriel Weadick Tony Hetherington Brian Connell
Jennifer Voss
Peter Michaud (Local Service District Advisory Committee Member)
Keith Manuel (Local Service District Advisory Committee Chair)

Small Groups Activity – Hanwell RP Objectives

This WG meeting was run a little differently than the previous meetings as the WG was divided into three groups. RPDC Planners, Carla, Dallas and Reneta McDonald each worked with a group. The groups were given a task of coming up with three objectives for the Hanwell Rural Plan. The results of each group's exercise were then shared with the entire group. The groups were provided with a worksheet that contained suggestions that came from the SWOT exercise and WG discussions.

The Objectives from each group are provided below:

Group 1

It is an objective to:

- Improve and foster the local economy while ensuring appropriate growth and avoiding incompatible land uses.
- Encourage orderly development that includes a balance of uses while maintaining the quality of the natural environment.
- Discourage ribbon or strip development in order to facilitate and efficient future transportation network.

The group also wanted to include a statement that somehow referenced future possible incorporation so they included the following:

- It is the long term objective of the Hanwell Local Service District to move toward future incorporation of the area in order to achieve the overall goals of the community.

Group 2

It is an objective to:

- Enhance the transportation network.
- Foster growth that promotes a sense of community.
- Improve the quality of life by protecting the environment, separating incompatible land uses and enhancing the opportunity for the provision of community services and facilities to meet the needs of future generations

Group 3

It is an objective to:

- Develop a rural plan that will allow for the controlled development of land.
- Protect the environmental and quality of life concerns of residents.
- Protect and improve the safety of the residents by maintaining and controlling access to transportation networks throughout the planning area.
- Allow for future infrastructure growth to provide for the needs of future generations and the maturing population.

Notes:

Dallas reported to the WG on things he was to look into from last weeks meeting.

- A WG member had asked about instituting some blanket zoning protection to be in effect in the meantime, as we deal with the challenges of drafting the Plan: Dallas, reviewed the Community Planning Act and contacted the Community Planning Section of the Province on the matter and came up with the following:
 - The only type of zoning and land-use control that can be adopted under the *Community Planning Act* for unincorporated areas is a Rural Plan. All Rural Plans would have to contain objectives, policies and proposals and zoning which we are currently working on, and be expected to go through the same process; therefore, we would be best served to do our best with this process, keep pace with our current schedule and be pragmatic and focused on the task at hand, keeping in mind that once the plan is in place it can be amended and reviewed.
- Keith Manuel (LSDAC chair) had indicated that in his experience as LSDAC chair, he had not received correspondence from the Rural Planning Commission, as per the process Dallas had explained for variances.
 - Dallas looked into this and found that he was mistaken in his impression of the RPDC's process for handling variances for areas which do not have Rural Plans. Where there is no plan the variances the commission hears are matter related only to the Provincial Subdivision, and Provincial Building Regulation (i.e., setback, and minimum lot size). In those matters, only the affected parties are contacted. When the Hanwell plan is in place and the commission considers variances to the plan, the process will be as previously described, where residents in a 100m radius and the LSDAC will be notified of the matters before the commission.

Next Meeting

Next meeting scheduled for Wednesday, December 13/06 @ 7:30 pm at the Saint James Presbyterian Church, 1991 Hanwell Road.