

**RURAL MUNICIPALITY OF VICTORIA
PLANNING BOARD PUBLIC MEETING MINUTES
MARCH 16, 2022 6:30 PM
OLD SCHOOL, 730 VICTORIA STREET**

Attendees: Chair Pat Smith, Councilor Marly Anderson, Councilor Jean McCardle, Bruce Gough, CAO Margaret Andrade

Chair Smith brought the meeting to order at 6:31pm

Chair Smith advised this was a meeting for the public to discuss the Final Draft of the Official Plan and Zoning and Subdivision Control Bylaw. Chair Smith noted written submissions had been received from Linda Gilbert, Tara Maloney, Susan Oxley, the Magners and the MacLeods, and Sabine Neusch. The Chair then invited those in attendance to comment.

Tara Maloney stated that the documents do not represent the views of all residents and that residents have not been listened to in this process. Ms Maloney stated there are no bylaws in the current draft for STRs, heritage properties or unsightly premises, and sees no real change from the 2014 documents. MS. Maloney stated her bias in favour of having STRs.

Monique Guerts stated that she and many other people in the Municipality do not want the transient nature that STRs create. They want residents living in the Municipality. Ms Guerts also stated the ban on STRs was in place when Ms. Maloney bought her property.

Wendy LaGrange advised she also disagrees with having STRs in Victoria. She stated that STRs would not contribute to the life of the community they chose to live and work in.

There was discussion about the information gathering done by Uplands and the interpretation of the surveys. Numerous residents in the room said they had not been contacted by Uplands.

Sharlene MacEachern advised there were mistakes with the maps and Susan Oxley agreed.

Sabine Neusch expressed confusion about the zoning of her property at 24 Bardin. Chair Smith explained that the land use of her property is Commercial and the zoning is Central Core.

Jeanne Sullivan asks if residential is ancillary to commercial. Marly Anderson responded the definition is 'owner occupied.'

Susan Oxley noted that one can build a rental in the backyard, calling it an accessory dwelling and argues it would be an STR. There is also a concern on the impact on our water & sewer system. Marly Anderson responded that only long term rentals will be allowed not STRs. Chair Smith noted that W/S Commission has to approve the application before a permit is granted and that this initiative was one response to the community agreeing it wanted to provide alternate types of housing. Jeanne Sullivan stated that accessory dwellings could be considered 'granny suites' or 'in-law suites'.

Cecil MacDonald asked for clarification of the well field protection zone and Chair Smith showed the area to him using the full colour copy of the Bylaws.

Cecil MacDonald commented on the make-up of the Planning Board and said there should be better representation from the entire Municipality. Elaine MacDonald and Brenda Boudreau agreed.

Susan Oxley asked about the use of the words may/shall at certain points in the document. Chair Smith advised the wording pertains to the facilities owned by the municipality not the businesses or groups that may operate in the facilities.

Eric Gilbert stated that he doesn't know where the boundaries of the Municipality are.

Cecil MacDonald asked if the previously emailed letters are going to be read at this meeting and stated they should be. Monique Guerts spoke about the letter she submitted to Planning Board one year ago and asked to have it made public as well.

Jean McCardle read Linda Gilbert's letter.

Chair Smith read the Magner/MacLeod letter. She then checked with Tara Maloney, Susan Oxley and Sabine Neusch and asked if they would like their letters read. They all declined and said they had had the opportunity to say what they wanted to.

Brenda Boudreau asked for any insights into why Lots 4A, 4B and 5 were changed to Central Core. Chair Smith advised this zone change was implemented in the 2014 Plan and stated her understanding of the two main reasons for the zone change. The intent was to expand the CC zone up to the then empty United Church to allow opportunities for repurposing the building. Also the Sewer lines ran along Bardin up Nelson Streets and buildings on the north side of Bardin and along Nelson street to Victoria Rd could connect to the sewer system in the same way that all the Central Core properties could.

Chair Smith asks if there are any other questions or points of discussion. Chair Smith thanked everyone for attending the meeting and closed with the final statement 'You have been heard'.