

Correspondence for Planning Board, received after the Jan 23 public meeting, and before the Jan 30 meeting of the Planning Board:

(Note from staff: **Bold** has been added to all 3 letters for emphasis of key points and readability).

[1 - From Doreen Tamminga](#)

[2 - From Pat Smith](#)

[3 - From John Tamminga](#)

1 - From Doreen Tamminga

To the Council, as a follow-up to Tuesday's meeting:

First, I just have to give a *big* thanks for the *hours* of work that have gone into this plan!

A couple of comments:

1. I would second the 2 acre minimum suggested for new lots/developments. This would prevent the boxed-in or "wall" effect created by rows of large houses popping up on relatively small lots with next to no space in between each house.

2. I would second the suggestion that Heritage guidelines which are in effect for the Common Core also apply to new developments.

3. Regarding the point that Victoria should make allowance for low-income housing--I suggest taking out that point. It goes against the rest of the Plan which is sprinkled liberally with maintaining the unique village which we have and its heritage look. (I was at the first meeting held by Uplands and it was one of their recommendations--a standard plug for all small towns that they are trying to help out. That's where the idea came from, in my understanding.)

4. Retain Agricultural Zones as Agricultural, not as potential Residential. This was also initiated by the Uplands group at their first public meeting. There was general protest at that time and we were verbally told at some point that these areas would be rewritten as A on the maps. Some reasons for retaining Agricultural Zoning:

A. Wildlife habitat, especially coastal, is rapidly disappearing on the island. Some land uses are reversible. Developments, generally, are not. On a positive note, my husband (an avid birder) was amazed at the flocks of swallows in Victoria this past year--it was the first year we have seen swallows and they were hunting over the very fields that are potentially being rezoned. (For those who don't get excited about birds or wildlife in general, each swallow can eat 850 mosquitoes per day, with the almost-endangered brown bat of PEI eating its body weight in mosquitoes per day!

B. Stress, anxiety, and depression are at an all-time high in North America and nature is a proven antidote. Let's keep the rural views and expand the current board-walk into longer walking trails through our local farms and wild habitats for the sake of our own mental health.

C. PEI is pleased to proclaim itself Canada's "Food Island." That's not going to stop developers from seeing big dollars in our farmland, however. Let's do our part to keep PEI growing food for our communities, country, and over-seas.

D. Victoria is a gem, a step-back-in-time---a small historic village not centered in the middle of suburbia, but the rural PEI countryside with its classic blues, reds, and greens.

E. The rapid loss of farmland is a province-wide problem. Requiring prospective developers to request a rezoning which would require provincial approval is a sensible step, instead of allowing aggressive developers and their lawyers to push plans through.

Thank you for your time!

Best regards,

Doreen Tamminga

2 - From Pat Smith

Hi Anna and Planning Board members,

Thank you for hosting the public review meeting last night. It was good to hear other people's perspectives and to hear a recap of how we arrived at this iteration of the Plan.

Having carefully listened to, expressed my thoughts and considered the points raised I now have come to a different conclusion.

To that end, I have a comment for the PB to consider - and that is to **reverse the 'General Residential' designation in the Futrure Land Use Map back to agriculture.** This is the parcel of land behind and to the north of the Victoria Church property.

My reasons for reconsidering this decision are as follows:

Agricultural land on PEI is quickly disappearing and it is critical we preserve land for future food production. This food production may not take the form and scale we have seen in the past.

The shoreline and cliffs along the river are a haven for wildlife and birds and the preservation of this habitat is critical for a healthy environment.

The council and PB will be dealing with major issues in the near future and I think this reversal would **allow council some breathing room to consider what is the best approach for our community with regards to providing additional affordable housing.** It is a complex issue and will take time and qualified input to make good long term decisions.

These are my thoughts for PB to consider.
Thank you,

Pat

3 - From John Tamminga

Good afternoon,

Here are a couple of comments and suggestions for the new plan.

- **Make minimum lot size at least 2 acres.** I think with existing farmland it should be 4-5 acres - this would encourage new homesteaders to these lots and would keep the existing image we have for Victoria. A Beautiful little village in the middle of farmland. These are comments I often hear when i ask tourists what the like about Victoria.
- **Keep the proposed zoning of lots along nelson street as agricultural NOT potential residential** - it's a sore spot for a lot of people in the village. In the future, if necessary, this can be revisited.
- **On a side note - see if we can get the speed limit dropped along nelson street.** We walk and so do many others along the small shoulders and many people, not just summer tourists, travel much faster that the 40km limit. And the 70km limit people don't obey as well. Most drive 90km. Along that street there are smaller homes which people enjoy to walk into Victoria. If we move the 40km limit upto Memory Lane or even put it to 50km it would be much safer that it is currently.

Thanks for all your great work!

The meeting was very informative.

John Tamminga