

OAKLAND AREA ADVISORY COMMITTEE

Indian Point Fire Hall

June 19th 2018, 19:00

AAC Members.

Tom Lockwood, Chair

Geoff MacDonald

Bill Scott

Regrets.

Ron Myers

Councilor Michael Ernst

Municipal Staff.

Douglas Reid

Norma Schiefer

Members of the Public.

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Meeting called to order at 19:00.

Introduction from the Committee Chair. No additions to the Agenda.

Approval of Minutes

Adoption of minutes for May 23th moved and carried. *Matters arising:*

- Noise/nuisance matter parked.
- Staff to identify rationale for use of a generation capacity for wind turbines.
- Determination of vertical setback.

Plan Review: Variance.

Staff explained in detail the process and justification of the use of variances in land use by-laws. The basis is identified in MGA section 235. Several types of variances are permitted - in the case of Oakland, there would be one type (lot area) that staff would propose be eliminated from the list.

Ms. Schiefer provided a review of the variance process and the number of variances that had been applied for since the early 2000s. (18 applications, involving 12 properties) Only one property has been permitted a variance in the Oakland plan Area, with respect to a setback requirement.

Questions from the public covered the processes of issuance (*being separate from the building permits process*) and how much variance was considered a “sensible amount” to allow, and the complaints procedure for all parties involved.

Ms. Schiefer explained her role in the process and possible reasons for a variance allowance - e.g. in the past: modifications to non-conforming structures, small and odd shaped lots. There is a need for any variance to be with the spirit of the Planning Strategy and considered as being unique to a property.

Mr Myers was not present, but the perceived concerns about the misuse of variance for allowances were discussed. It was proposed that the By-law continue to permit for such, given the rarity of application and the allowance for complaints on any Development Officer’s decision to be brought forward to Council.

Plan Review (ongoing) – DRAFT section 5 continued (RURAL Zone)

Staff presented on DRAFT sections 5.6, and sections 6, 7, and 8 for Committee discussion and input:

5.6 (Institutional Zone requirements) No proposed modifications or edits.

Section 6 - Environmental zones regulations

- The Committee discussed and proposed that **s.6.3.3(c)** be eliminated. The By-law should use only one definition for a FAU (Farm Animal Unit).
- **6.4** (Commons Zone) Added section on Zone requirements, so that proposed developments in the Commons would be required to meet setback/yard requirements consistent with the requirements identified in the Protected Water Area Zone

Section 7 - Ocean Shoreline Zone regulations

Section 8 - Parking

No changes or major edits proposed.

Section 9 - Signs

Where time permitted, **section 9** was also discussed. Staff presented the approaches across community Plans Area throughout the Municipality. Two issues were identified:

- The current By-law identified an exemption from regulations for when commercial signs were located in the public street.
- The size of a sign area, and the height allowance of signs and consideration of existing differences between Oakland By-law's current limits and limitations identified in other plan areas.

Ongoing Plan Review Procedure

The next meeting will review the Signage section, and cover the draft section on Definitions. Staff will provide draft documents that would be used in discussion with the local community. A public information meeting, to be hosted by the AAC, would take place, before any draft documents were to be recommended to the Planning Advisory Committee.

Next meeting date.

Next meeting date to be arranged by Doodle poll, sometime in July, 7:00pm at the Indian Point Fire Hall.

Meeting adjourned at 21:00.