

## Public Consultation Meeting Notes

### Town Hall Meeting Notes

### District #3 Chester Legion

7 p.m. April 16th, 2018

#### Attendance

Council: Cllr. Danielle Barkhouse  
Cllr. Tina Connors

CPAC : Carol Nauss  
Art Backman  
Debbie Reeves

Staff: Tara Maguire, Director of Community Development  
Garth Sturtevant, Planner  
Tammy Hamm, Administrative Coordinator

Gallery: There were 8 members of the public present including the MLA.

#### Summary of Comments & Questions

**QUESTION - Will all buildings in the Mixed Use require permits?**

**ANSWER** –Small accessory buildings under 215 sq’ do not require development permits.

**QUESTION - Are development permits required for small accessory buildings, decks and small developments this seems a bit intrusive.**

**ANSWER** – Small accessory structures under 215sq. ft. will not require permits however decks, larger accessory structures and additions to the main structures will require a permit.

**COMMENT- The requirement to provide yard setback in the form a location certificate is a bit excessive. The dev permit process might be difficult and deter development with the request of locations certificates.**

**RESPONSE** - Location certificates are not always required depending on the size of the lot.

**COMMENT - If that is the case you should reconsider the wording so on applications so applicates are not deterred by the requirement of a location certificate.**

**QUESTION - With these planning documents be approved prior to the village proper zoning being reviewed?**

**ANSWER** - Yes.

**QUESTION - Will there be consideration when zoning to the abutting new zoning when doing the review of the village proper?**

**ANSWER -** The document format, and language will be the same. However how the applied zoning will be blended is difficult to determine. There will be likely be some similarities, but they are two different documents.

**QUESTION - Will this document be unchangeable for the next 10-15 years?**

**ANSWER -** Amendments can be made at any time by making an application to Municipal Council.

**QUESTION - It appears the permitted height in the gateway zone exceeds the capability of the firefighting equipment of 33'. This should be reconsidered.**

**ANSWER -** Other areas of the firefighting district do not have height restrictions.

**COMMENT - *Firefighting abilities will be limited.***

**RESPONSE -** (from audience member) I am chairman for the Chester Basin Volunteer Fire Department. We deal with fire protection and if our documents were tied to what Chester's capabilities were and we have existing structures higher than 33' therefore we could no protect them now. Taller buildings often mean controls within building code and sprinklers maybe required.

**COMMENT - *I have lands on the west side of the 103 hwy that is currently zone Water Shed Protections. I was not aware of this.***

**RESPONSE -** The zone has been existing since 2004. Spectacle lake became a protected water shed area when there was potential for it becoming a public drinking water source. This has been kept in place but could change if council no longer wished to protect that area.

**QUESTION - Can this land be sold?**

**ANSWER -** There are some restricted uses but there is no reason why the land could not be sold.