



**Public Meeting of Council
Tuesday, June 27, 2017 at 7 PM
Council Chambers, City Hall**

Deputy Mayor Mike Duffy Presiding

Present:

**Councillor Greg Rivard
Councillor Jason Coady
Councillor Kevin Ramsay
Councillor Terry MacLeod
Councillor Mitchell Tweel**

**Councillor Terry Bernard
Councillor Melissa Hilton
Councillor Robert Doiron
Councillor Edward Rice**

Also:

**Peter Kelly, CAO
Victoria Evans, PHAA**

Alex Forbes, PHM

Regrets:

Mayor Clifford Lee

Deputy Mayor Mike Duffy opened the meeting. Deputy Mayor Duffy then turned the meeting over to Councillor Greg Rivard, Planning Board Chair, who introduced the first application.

1. Zoning & Development Bylaw Sections 3 & 10: General Provisions for Subdividing Land

Request to amend Sections 3 and 10 of the Zoning and Development Bylaw to clarify the obligations of property owners who wish to subdivide property with frontage on the various types of streets that exist within the City.

Councillor Rivard then introduced Alex Forbes, Manager of the Planning & Heritage Department, to present the proposed bylaw amendments.

Mr. Forbes provided an overview of the proposed amendments to the Zoning & Development Bylaw regarding how public and private streets are defined and the obligations of property owners subdividing land. The proposed amendments will clarify the types of streets that exist in the City, such as private, public and future streets, and the obligations of land owners subdividing land to provide servicing. Mr. Forbes also stated that through additional work with the Public Works Department, the City can better clarify the exact standards for new streets.

Deputy Mayor Duffy asked if the amendments will include provisions regarding maintenance of streets.

Mr. Forbes stated that once private streets become public, the City is responsible for maintaining them. He explained that servicing standards are important to ensure that the streets that become public are not low quality.

Councillor MacLeod

Councillor MacLeod asked how the proposed amendments would impact an existing private street.

Mr. Forbes stated that the proposed amendments mostly only pertain to undeveloped streets especially those that have already been approved pre amalgamation.

Councillor Tweel

Councillor Tweel questioned Mr. Forbes regarding the standards for streets that are turned over to the City. He asked if these are the standards are the national transportation standards. He further asked if there are standards for components such as those for curbing, underground wiring, ditch infill etc.

Mr. Forbes replied that the City will be able to define exactly what type of standards they would like, for example curb type, pavement with, etc. He clarified that the City already has servicing standards but the intent is to review these standards to ensure that they are current with the requirements of other municipalities. However, he explained that the amendments proposed presently do not go into such detail, and the City will need to refine our standards a later date. Mr. Forbes clarified that the amendments proposed focus on defining the types of streets and the obligations of property owners subdividing land; the proposed amendments do not get into specifics regarding curbing, underground wiring etc.

Deputy Mayor Duffy noted that new servicing standards would need to be drafted first and reviewed by Council.

Councillor Rice

Councillor Rice asked how many subdivisions the City would have pre amalgamation which are not fully developed.

Mr. Forbes stated that there is a list that was provided to the City at the time of amalgamation but it has been determined over the years that this list was not a comprehensive list of what exists within the City.

Deputy Mayor Duffy asked if there were any questions or comments from the public.

Harvey Livingston

Mr. Livingston stated that he has land on an undeveloped street. He explained that because he does not own both sides of the street, he does not think that it is fair for him to provide serving for his property that ends up benefitting his neighbour across the street. He suggested that measures should be put in place to ensure that serving costs should be shared between the various properties that are benefitting from newly serviced lots.

Councillor Bernard

Councillor Bernard clarified that new subdivisions have set servicing standards and that the amendments are to clarify standards for subdivisions approved before amalgamation.

Deputy Mayor Duffy asked if there were any questions or comments from the public; there being none, the meeting was adjourned.

The meeting was adjourned at 7:25 p.m.