



# PLANNING ADVISORY COMMITTEE MEETING

Housekeeping Amendments to the MPS & LUB for  
Campgrounds and Fur Farms

July 15, 2021



# Proposed LUB Amendments: Campground Regulations

- The development officer has noted that the current regulations regarding campgrounds are quite permissive, and some additional guidance is needed for their successful development.
- With market changes related to COVID-19, Staff are expecting, and have received a number of enquiries related to a renewed interest in campground accommodations and a refined look at these regulations is prudent.
- Therefore, a number of amendments are proposed dealing with development standards, as outlined in the report. These could be varied through a development agreement process.

# Proposed LUB Amendments: Fur Farms (Error Correction)

- The intended approach with fur farms was to continue to permit them where they exist as-of-right and limit new development opportunities to development agreements in the Rural Development (RD) Zone.
- While this is clearly laid out in the MPS, there was an oversight in drafting the permitted use table in the LUB related to this, and they were erroneously added as a permitted use in the Mixed Use (MU) Zone, and Rural Development (RD) Zone.
- Therefore, Staff propose the following amendments:

<b>Agriculture</b>	<b>MU</b>	<b>LI</b>	<b>HI</b>	<b>RP</b>	<b>BP</b>	<b>WF</b>	<b>CC</b>	<b>CCI</b>	<b>V</b>	<b>FP</b>	<b>RD</b>	<b>MI</b>	<b>CW</b>	<b>WP</b>
Agriculture & Forestry use	•						•		•	•	•			•
Fur Farm	•										•			

# Proposed LUB Amendments: Automotive Mechanical Repair in the Marine Industrial (MI) Zone

- Staff have received interest related to automotive mechanical repair uses being permitted in the Marine Industrial (MI) Zone.
- Many non-marine related uses were deliberately restricted from this zone, to ensure opportunity for co-location near important marine infrastructure for uses that benefit from the proximity. That being said, many of these uses have significant shipping and transportation related functions, and nearby servicing opportunities would be a beneficial service use to these industries.
- Therefore, Staff support the addition of automotive mechanical repair as a permitted use in the MI zone, and propose the following amendments:

Industrial (Light)	MU	LI	HI	RP	BP	WF	CC	CCI	V	FP	RD	MI	CW	WP
Automotive mechanical repair	•	•	•		•		DA	•	•		•	•		

# MPS Amendments

11.1.2 To notify by direct mail, land owners located within 500 feet (152 metres) of a property requesting rezoning. ~~The costs associated with this notification shall be the responsibility of the applicant.~~

13.9.1 To require an amendment to the Municipal Planning Strategy:

~~13.9.2~~ a) where any policy intent is to be altered; or

~~13.9.3~~ b) where a text or map amendment to the Land Use By-law would conflict with the text or maps of the Municipal Planning Strategy; or

~~13.9.4~~ c) where an amendment to the Subdivision By-law would conflict with the text of the Municipal Planning Strategy.

# Public Engagement

- Staff will comply with the Public Participation Policies of the MPS
- As per Section 206 of the *Municipal Government Act*, a public hearing is required to hear input from the community.
- Typically, an additional public information meeting is required for Municipal Planning Strategy (MPS) amendments. In this case, however, none is required pursuant to policy 13.4.2 in the MPS, stating “*when dealing with amendments to this Strategy, the Planning Advisory Committee shall conduct at minimum one public information and input meeting on the proposed amendments prior to Council holding a public hearing, unless said amendments are housekeeping in nature.*” Based on Staff’s review of the proposed amendments, no public information meeting (PIM) is required.
- An advertisement outlining the proposed changes and notifying the public of the public hearing will be placed into *VanGuard*.
- The public is encouraged to request additional information and clarification leading up to the public hearing if they have questions.

# Next Steps

- Staff will continue to review the proposal as public feedback is received
- Staff will schedule a Public Hearing
- Notice of Public Hearing advertisement put in the *Vanguard* two weeks prior to the Public Hearing
- Process is as follows:





# Recommendation

- That the Planning Advisory Committee recommend to Council to give first reading to amendments to the Municipal Planning Strategy and Land use Bylaw as contained in the planner's report dated July 8, 2021.

## Recommended Motion

That the Planning Advisory Committee recommend that Council:

- give first reading to consider approval of the proposed amendments to the Land Use By-law as contained in the planner's report dated July 8, 2021;
- give first reading to consider approval of the proposed amendments to the Municipal Planning Strategy as contained in the planner's report dated July 8, 2021;
- proceed to a public hearing without a second meeting of Planning Advisory Committee unless substantial comments are received from the public; and
- authorize staff to schedule a public hearing.



Thank You

