



# MUNICIPALITY OF THE DISTRICT OF CHESTER

Council 10/16/14  
5.1  
Appt. 9:00am

## MEMORANDUM

DATE: October 2, 2014  
TO: Erin Beaudin, CAO  
FROM: Sean Gillis, Planner  
DEPARTMENT: Community Development  
SUBJECT: Plan Review Guiding Principles

### BACKGROUND:

The upcoming Plan Review will let the community decide what it values and how it will grow and change. It will result in a vision for the District's future. The Plan Review will seek broad public input and public dialogue.

The dialogue about creating a strong community has already started. In 2009, Council approved the Integrated Community Sustainability Plan (ICSP). The Municipal Climate Change Action Plan (MCCAP) was approved in 2013. Council has also approved a Strategic Plan for 2013 to 2016.

### DISCUSSION:

Each of these documents has different scopes, but they share ideas and priorities. Each considers how the Municipality should grow and change. Staff has reviewed the ICSP, MCCAP and Strategic Plan. For Council's consideration, staff has prepared **six guiding principles** for the Plan Review:

- Preserve and enhance community character and natural areas;
- Build complete communities where residents can work, live, shop, play and learn;
- Provide more transportation options to connect our communities;
- Build and maintain programs and infrastructure to support a healthy community;
- Direct growth to existing communities; and
- Invite the public to plan for the community's future.

The ICSP, MCCAP and Strategic Plan are high level plans. All three plans look at the Municipality from several viewpoints. All three plans consider big issues and how those issues interact over a long time frame. All three plans have been approved by Council. For these reasons, the plans are a good starting point to decide what principles will be important during the Plan Review.

Staff recommends that Council adopt these guiding principles. These principles are high level, yet based on important documents. They will guide the Plan Review, without being too rigid or too prescriptive. There will be plenty of places for public feedback, for Council discussion and for direction from the Citizens Planning Advisory Committee (CPAC).

### ICSP Priority Initiatives

Many priority initiatives from the ICSP support the guiding principles suggested by staff. These include:

- Encourage the development of a transportation to support change (providing transportation options between and within communities)
- Initiate a community-based planning process with the objective of developing self-sufficient, mixed-use communities
- Protect coastline and environmentally sensitive areas

- Encourage the development of a healthy community
- Support the provision of affordable housing
- Encourage and support heritage and the arts

In general, the ICSP found broad support for moving towards mixed-use development, active transportation and the growth and development of existing communities. This support came from the public, from Council and from senior staff. The Plan Review is a critical chance to advance these initiatives.

### **MCCAP**

The MCCAP assessed risks to the Municipality from climate change. It identified several priorities. The priorities related to the Plan Review include:

- Protecting and adapting infrastructure;
- Creating policies and regulations for development near vulnerable areas;
- Monitoring and protecting water supplies, in particular Spectacle Lake.

### **Strategic Plan**

The following Strategic Plan objectives provide support for the Plan Review guiding principles:

- Encourage the development of a healthy community;
- Identify and protect environmentally sensitive and water resource areas;
- Maintain access to, and protect, coastline and lakeshore environments from uncontrolled development and erosion;
- Initiate and maintain a community-based planning process with the object to develop self-sufficient, mixed- use communities;
- Encourage and support heritage and the arts.
- Be a leader in innovative ways to engage the public on municipal issues that affect them
- Support the provision of affordable housing.

## **IMPLICATIONS:**

Staff has presented guiding principles for the Plan Review. These principles are based on three important Municipal Policies: the ICSP; the MCCAP; and the Strategic Plan.

### **1 Policy:**

These guiding principles will be the foundation for the Plan Review. They will guide all work done by staff and the Citizens Planning Advisory Committee (CPAC). The Plan Review will create a new Municipal Planning Strategy (MPS), new Land Use By-law (LUB) and a new Subdivision By-law (SUB). These are Municipality's most important land use policies and regulations.

### **2 Financial/Budgetary:**

This work will take place as part of the Plan Review, which is already budgeted.

### **3 Environmental:**

These guiding principles ensure environmental issues are a central part of the Plan Review.

### **4 Strategic Plan:**

These principles directly advance Council's Strategic Plan action to create a new Municipal Planning Strategy. The principles are based – in part - on the following Strategic Plan goals: Ensure sufficient infrastructure is available to best serve our residents and businesses; Strengthen and support environmental, cultural, and social resources; and, Continually reinforce the positive image of the Municipality through leadership in public engagement and communication;

## **OPTIONS:**

Council has three options:

- 1) Approve the six Plan Review guiding principles included in this report.
- 2) Amend and approve the Plan Review guiding principles.

- 3) Not approve any guiding principles for the Plan Review, and direct the Citizens Planning Advisory Committee (CPAC) to create guiding principles.

**RECOMMENDATION:**

Staff recommends that Council adopt six guiding principles for the Plan Review. The principles are:

- Preserve and enhance community character and natural areas;
- Build complete communities where residents can work, live, shop, play and learn;
- Provide more transportation options to connect our communities;
- Build and maintain programs and infrastructure to support a healthy community;
- Direct growth to existing communities; and
- Invite the public to plan for the community's future.



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Sean Gillis, Planner