

COUNCIL MEMBERS' STATED POSITION ON THE PROPOSED ZONING CHANGES.

As a member of council, how would you deal with the proposed zoning bylaw which has been deferred?

Milt McIver - Planning is a very complex and controversial topic. Municipalities are required to be consistent with Provincial Policy Statements that identify the constraints for land use development. The incoming Council must have a clear understanding of the Provincial requirements and also have confidence in the accuracy of the new mapping that will be available in early 2015 before presenting the zoning bylaw to the public for comments. If re-elected, I will continue to encourage the public to become involved in the process because of the importance of this document.

Patricia Greig - It is unfortunate that bylaw was deferred but as it was, the new Council will have no choice but to deal with it. As I understand it there is new and more detailed mapping available and this will impact the options people have for building on their property. Comprehensive zoning bylaws are large and complex and will require careful attention by the new Council.

Tom Boyle – New and improved techniques should be applied to update the mapping of key natural heritage features and key hydrological features. This process should include no less than two public meetings after a well thought out process of information exchange which engage stakeholder groups and agencies. It is in everyone's interest to be aware of the process and so no one should be excluded and no features missed the mapping process should be done over four seasons. Hazard designations should be better described and formally evaluated if necessary. Only after this process is complete should the proscribed process for bylaw amendment take place. See... www.brucepeninsula.ca ... for other notes on planning issues.

Rob Rouse – *No reply to SEPO questionnaire instead,....the following is from his pre-election website*

Municipal Land Use Planning: Last year, the community was blindsided by the revised land use mapping that accompanied the proposed Comprehensive Zoning By-Law. I was part of a small group of concerned local business owners and citizens that both recognized the potential negative implications of the by-law and associated mapping, and brought it forward to council's attention. This resulted in placing a hold on the implementation of the new zoning by-law, and a proposed review of the Local Official Plan, which laid the groundwork for the by-law. As a member of council, I would work towards revising the zoning by-law to the extent allowed by provincial policy and legislation, revising the accompanied mapping to provide an accurate representation of real life, on the ground conditions, and also promote a complete and comprehensive review of the Local Official Plan. I would also advocate for a comprehensive review of the Bruce County Official Plan, which covers all areas of our municipality outside of the urban areas of Ferndale, Lion's Head, and Tobermory. I feel we have distinct needs given our geographic isolation, linear

geography, and unique economy that may not be accurately represented in the County Official Plan. I believe we need more local, and less outside input into planning processes that affect local development.

Griffin Salen – I believe that the proposed zoning bylaw, which has been deferred, is not adequate as-is for land designation in our municipality. Currently, it would account for millions of dollars in lost property value to the MNBPs residents and a substantial reduction in tax revenue.

It is critical to ensure environmental sustainability and protection in the MNBPs. Our beautiful surroundings are why many people call this place home, and why we receive such demand in tourism. Our environment is our largest asset. This being said, it is not economically responsible to blanket large areas “environmental hazard” without intensive studies, public input, and notification. The proposed zoning bylaw would create much more red tape for both commercial, and residential development. There must be a careful balance with development and environmental protection where we strive to have the two work in unison.

I would ensure there is a substantial amount of public input and transparency throughout the process of creating a new zoning bylaw. I stand behind SEPO’s suggestion to develop a committee responsible for overseeing zoning and land use changes. We must ensure that the new bylaw is constructed to be positive and protective for both property owners and the environment.