

Small Group Exercise Part 1

Questions (40 minutes):

1. *Would you like to see these two areas included in the South Wellington Light Industrial Commercial Area?*

Group 1: Kipp Road land is partially bluff land.

Group 2: - Leave it the way it is.

- No – Nothing
- Moratorium – 5 year stop on all development and rezoning
- Poor mix against a dedicated park
- Traffic problems
- Where is oxygen coming from once you take away vegetation
- Housing mix – if you rezone they will develop for \$ - we need to leave it the way it is now

Group 3: - No

Group 4: - CD I5Z relocate to Fielding, no expansion of commercial / industrial

- We do not support rezoning changes
- Prefer to see commercial / industrial zoning infilled
- The community could consider higher density housing

Triple E

- Protect rural zoning
- There are trees to protect on that property
- Cluster housing possibility in exchange for keeping trees
- Community garden future use adjacent
- Once industrial commercial zoning there will be not going back, so no

Group 5: - Kipp Road. No. Logic: (a) Plenty of industrially zoned land already not utilized. (b) Bordered on two sides by parkland and one side by residential. (c) Faulty logic of rezoning to industrial to match neighbouring industrial zoning

2. *Feel free to identify other areas/ ideas/opportunities that were not included on the map that you would like to see included in the Official Community Plan? (Please mark any ideas your group generates on the large map provided at your table)*

Group 1: - These 2 properties should be dealt with separately.

- Do not deal with these together
- Problem expressed with industrial next to residential on the Kipp Road site.
- Agreement on Triple E.
- Approval based on RDN guidelines for industrial building scheme.
- Residential may be problematic to develop due to mine shafts.

- Group 2: - Feel free to identify others.
- Make a park at the end of Plecas.
 - End Gomerich not to develop gravel
 - Community Hall, no tradeoffs
 - Deal separate
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- Group 3: - More useable parkland
- No more rezoning of any kind for any reason
- Group 4: - Any infilling commercial or other wise
- Should adhere to sustainability checklist
 - Ensure water protection
 - Native plants – for landscaping
 - Sound barrier to protect homes from highway work
 - Night sky protection, no more lights
 - Questions:
 - o Who owns surrounding rural land?
 - o Carrying on of planning from the 70's. We want new ideas, wholistic, community vision not a piecemeal plan. No reflection on our new consciousness in regards to our future.
 - o Turf farm ALR.
- Group 5: - Triple E – “Trend reflects the need”. Logic: (a) Same as above. (b) Maintain its non-conforming use status. Low cost housing.

Small Group Exercise Part 2: Rural Neighbourhood Centre Discussion (not included in the draft OCP)

1. Should the Official Community Plan support a Rural Neighbourhood Centre in South Wellington?

- Group 1: - This concept was not originated by developers for Ruckledge.
- Generally speaking would like to see the OCP support a rural neighbourhood centre.
 - Start with: Market
 - Coffee shop / restaurant
 - Bakery / deli
 - Post office
 - Link to transit
 - Video store (?)
 - Produce sales
 - Area for artisan sales
 - Is there a need for a different type of community hall? Is this building the community hall? How will it be supported!
 - If a neighbourhood centre is to go in the area identified on the map it is a good location
 - A concept like the 49th parallel (Cedar) is supported in terms of size.

Group 2: 1. No

2: No – Five minutes from Southgate / Sandstone.

3: No – Concerned about size and future for expansion.

4: No – Unless we have final say.

5: Yes – The community is not sustainable otherwise and there will be nothing to contrast the DPA.

Group 3: Yes, want a coffee shop, etc.

Group 4: - Gathering space (important)

- Public space (important)

- Not retail

- Make provisions

- Not fast food

Group 5: A cautious OK

a. Would need guarantees on the type of business.

b. Centre is correctly identified as the South Wellington community / fire hall, school.

c. Development must meet community (residents and business owners) need first.

a. If so, how big should it be and what uses should be supported there?

Group 3:- Personal services

- Small scale commercial

Group 5: - Small – No sprawl

- Community use (retain rural “feel”)

- Enhance what we have

- Expand community hall

- Retain and encourage community use of school and grounds

- Farm market like Russel’s Farm Market

- Should meet local residents and business owners

b. If not, what are your concerns and how could they be addressed?

Group 3: - DPA’s

- Water and service issues

- Charettes, small scale