

APPROVED MINUTES
Planning Board Meeting
Thursday, Apr 21, 2022 6:30pm
North Shore Community Centre

PRESENT:

Chair Nancy MacKinnon, Mayor Gerard Watts, Dolores Watts, Wayne Ellis, Charlotte Vriends, Melissa Paquet, Joe Doran (on phone), Development Officer Mirko Terrazas and CAO Stephanie Moase.

Regrets- Janet Ellis, Jason Doyle, and Eileen Bain

1. CALL TO ORDER: 6:32 pm by Chair Nancy MacKinnon

2. APPROVAL OF THE AGENDA:

It was duly moved and seconded that the agenda be approved as presented.

Moved By Wayne Ellis, Seconded by Melissa Paquet

All in Favor

MOTION CARRIED

2.1. Disclosure of Pecuniary or other Conflicts of Interest

There were none.

3. APPROVAL OF MINUTES:**3.1. Approval of Minutes from Apr 5, 2022 Meeting**

It was duly moved and seconded that the minutes be approved as presented

Moved By Melissa Paquet, Seconded by Dolores Watts

All in Favor

MOTION CARRIED

3.2. Business Arising from the Minutes

Some questions were raised regarding the Rezoning for PID 575910 about lot sizes and green spaces. CAO explained that those types of questions are explored deeper when reviewing the sub-division application. The proposal submitted provides information to Planning Board on why the applicant is requesting a rezoning. The last meeting was primarily to recommend to Council to have a Public Meeting to get public comments on the rezoning.

4. NEW BUSINESS:**4.1. Rezoning Application Review PID 1082056**

CAO Stephanie Moase provided information to Planning Board regarding the rezoning. This parcel was previously approved by Council to be rezoned from Agricultural to Residential in November 2021. A rezoning is effectively an amendment to the Land Use Bylaw as it changes the zoning map that is located within the Land Use Bylaw. The new 2021 Land Use Bylaw had not yet been approved by the

Approved Minutes April 21, 2022 Planning Board

Minister when the rezoning took place, so the rezoning would only have been changed in the 2014 Land Use Bylaw. The Minister signed the 2021-02 Land Use Bylaw on April 7, 2022 requiring the rezoning amendment process to be re-done under the new Bylaw.

There have been no changes to the applicant's original application or proposal. The 2021-02 Land Use Bylaw requires notification to property owners within 150m whereas the 2014 Bylaw only required notification within 60m. Development Officer Mirko Terrazas reviewed the maps and determined that even with this increase to the notification distance, no new property owners were required to be notified.

It was duly moved and seconded that the Planning Board recommend to Council to hold a Public Meeting for the rezoning application for PID 1082056
Moved By Wayne Ellis, Seconded by Joe Doran
All in Favor
MOTION CARRIED

4.2. Rezoning Application Review PID 796052

CAO explained the history of the property. Committee felt that they did not receive the applicant's full information with enough time to properly review and have a discussion.

It was duly moved and seconded that the rezoning application for PID 796052 be tabled to the next meeting
Moved By Charlotte Vriends, Seconded by Melissa Paquet
All in Favor
MOTION CARRIED

5. NEXT MEETING: Monday May 16, 2022 6:30pm

6. ADJOURNMENT: 7:03 pm

There being no further business,

It was duly moved and seconded that the meeting be adjourned
Moved By Charlotte Vriends, Seconded by Melissa Paquet
All in Favor
MOTION CARRIED

SIGNED: Nancy MacKinnon, Chair

DATE:

SIGNED: Stephanie Moase, CAO

DATE: