

APPROVED MINUTES
Planning Board Meeting
Thursday Sept 2, 2021 6:00pm
North Shore Community Centre

PRESENT:

Chair Krista Shaw, Nancy MacKinnon, Mayor Gerard Watts, Janet Ellis, Charlotte Vriends, Dolores Watts, Joe Doran, Melissa Paquet, Wayne Ellis, Development Officer Michael Olubiyi, Consultant Samantha Murphy, and CAO Stephanie Moase.

Members of Council Peter Vriends, Derek Cook, Bob Doyle

4 Members of the Public

Regrets Valerie Payn, Eileen Bain, Jason Doyle.

1. CALL TO ORDER: 6:03 pm by Committee Chair Krista Shaw

2. APPROVAL OF THE AGENDA:

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

Moved By Melissa Paquet, Seconded by Wayne Ellis

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 Aug 10, 2021 Meeting**

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

Moved By Wayne Ellis, Seconded by Nancy MacKinnon

All in Favor

MOTION CARRIED

3.2. Business Arising from the Minutes**3.2.1. Amendment Proposal for Phasing in Section 16.5 from Development Officer**

Development Officer Michael Olubiyi explained his suggestion that an amendment be created to phase in section 16.5.1 to alleviate concerns of members of the Planning Board.

It was discussed that if this item did not require a new Public Meeting as it was part of the feedback received from the meeting then we should add this item directly into the Bylaw instead of creating an amendment after the approval. Consultant and Planning Board agreed this was acceptable to make the amendment at this time.

Planning Board Chair Krista Shaw left the meeting at 6:44pm. Vice-Chair Nancy MacKinnon resumed as Chair of the meeting.

It was duly moved and seconded that the following be added into section 16.5 to Phase in the prohibition of subdivisions on existing private roads.

“Notwithstanding subsection (1) and until December 31, 2025, no more than three (3) lots may be subdivided from a lot served by an existing private road.

Moved By Janet Ellis, Seconded by Nancy MacKinnon

All in Favor

MOTION CARRIED

4. NEW BUSINESS:

4.1. Review of Updated Fee Schedule with Recommendation from Finance Committee

The changes in the Draft Fee schedule were highlighted. It was noticed that the Fee schedule did not contain any fees for a Solar Structure. This will be added in at \$0.12/sq. ft. (Min \$50 - Max \$1,000)

It was duly moved and seconded that the Fee Schedule be approved with the addition of ground mounted solar arrays at \$0.12/sq. ft. (Min \$50 - Max \$1,000)

Moved By Wayne Ellis, Seconded by Dolores Watts

All in Favor

MOTION CARRIED

4.2. Review of Updated Applications for comment and Suggestions

Planning Board reviewed drafts of the Subdivision and Development applications. One suggestion to be added was require all applications to be signed and dated by the owner, not the applicant.

4.3. Update from Provincial Meeting

Province is required to complete all applications that have been filed with them prior to the Ministerial Approval of the Bylaw. They have begun contacting older files to try to make updates and close them. They have at least 50 open files at this time.

4.4. Recommendation to Council for 2021 Official Plan and Land Use Bylaw

There was discussion on whether this draft was ready to be recommended to Council.

Whereas a full review of the Rural Municipality of North Shore Official Plan and land use bylaw has been undertaken in accordance with the requirements of the Planning Act and extending the coverage of the official plan and land use bylaw to the entirety of the Rural Municipality of North Shore,

Be it resolved that Planning Board recommend to Council that the Rural Municipality of North Shore 2021 Official Plan (version 5 August 2021) be approved and adopted; and

Be it further resolved that Planning Board recommend to Council that the Rural Municipality of North Shore 2021 Land Use Bylaw, as amended at this meeting (subsequently identified as version 7 September 2021), being Bylaw Number 2021-02, including and incorporating the Schedule of Fees, be given first and second reading and be adopted.

Moved By Janet Ellis, Seconded by Charlotte Vriends

All in Favor

Mayor Gerard Watts thanked everyone and Chair Krista Shaw for their hard work.

Items that have been brought up to be further discussed are: standards for the subdivision of lots along collector highways; standards for development on or adjacent to sand dunes; additional excavation pit standards; private road standards; stop work orders; and standards for wind turbines.

6. NEXT MEETING: TBD

7. ADJOURNMENT: 7:28pm

There being no further business,

It was duly moved and seconded that the meeting be adjourned

Moved By Janet Ellis, Seconded by Dolores Watts

All in Favor

MOTION CARRIED

SIGNED: Nancy MacKinnon, Chair

DATE:

SIGNED: Stephanie Moase, CAO

DATE: