

PUBLIC MEETING MINUTES

Rezoning Request PID 490417 – Rural Municipality of North Shore Tuesday July 21st, 2020

PRESENT:

Mayor Gerard Watts, Deputy Mayor Nancy MacKinnon, Councilors - Krista Shaw, Peter Vriends
Planning Board Committee Members Wayne Ellis, Melissa Paquet, Charlotte Vriends
CAO Stephanie Moase, Development Officer Derek French and Applicant Matt Livingston
9 members of the Public

Derek French went through the proposal presentation. (See Appendix A) Comments will be received until 4pm July 28. The Planning Board will review comments at the July 29 meeting at 6:30pm for recommendation to Council at the August 12, 2020 meeting. Two comments had been received by email to the CAO prior to the Public Meeting.

The property requested to be rezoned is approx 11.5 acre portion of PID 490417 fronting on MacLauchlan Rd, currently zoned as Agricultural requesting to be zoned Residential. The 11.5 acre portion is proposed to be subdivided into 7 lots, each approx 1.5 acres with a Right of Way at the end to allow access to the remaining agricultural portion of the lot. The sub-division into 7 lots requires the area to be zoned Residential as Agricultural would only allow up to 4 lots and they would have to be a minimum of 2acres each.

Questions from the floor

Question 1: How large are each of the proposed lots?

They are 1.55 acres each (159' wide and 435' deep)

Question 2: The lands north of MacLauchlan Rd between MacMillan Point Rd and Bay Vista Lane, have they been proposed to be rezoned as Residential on the new plan?

In the draft 2020 Zoning Map these lands are still zoned as Agricultural

ADDENDUM FOR CLARIFICATION: The lands in question do show on the 2014 General Future Land Use Map as Residential

Question 3: Would each of the 7 lots have a driveway coming out onto the road?

They would be subject to permit approvals from the Dept of Transportation for entryways. This would be a condition on the approval of the subdivision that they would have access to MacLauchlan Rd. If they are not permitted access the lots would not be approved for subdivision.

Question 4: What type of building will ultimately go on each of these lots?

It must be a single family dwelling. So it could not be a semi-detached or duplex or like 3 or 4 unit. Mr Livingston is proposing conditions/covenants on the sales of the lots that the houses must be a certain size etc., to try to keep in line with the other community covenants in the area.

Question 5: Why are there two shades of green showing on the subject property?

The tree cover from the photo is just showing up from in behind the green shading, it is all zoned agricultural.

Question 6: Are they all Category 1 Soil? Have the test pits been dug or anything?

He has not gone that far as of yet. The lot size will be subject also to the condition of the soil being a category 1 as the septic circle must fit on the lot. If the soil is category 2 the circle would be 175' so the lots would have to be larger. This concept of 7 lots is the maximum number of lots if they meet all conditions.

Question 7: Is there a requirement for the 7 lots as a subdivision for greenspace ?

Will have to check the Bylaw on that one, but if it is a condition of the Bylaw he would either donate a % of the land or pay a cash in lieu.

Question 8: What about a buffer zone requirement between the agriculture land and the lots?

Don't think there is a requirement for a buffer zone between Residential and agricultural, that is more for commercial and Industrial. CAO mentioned she thought there was under Section 7.8. It will get verified and if it is required, will be listed as a condition on the sub- division.

There have been 4 different possible conditions that have come up :

- Entryway permit from Transportation
- Soil category for Septic
- Greenspace
- Buffer zone

Thank-you to everyone for coming out this evening.

SIGNED: Gerard Watts, Mayor

DATE:

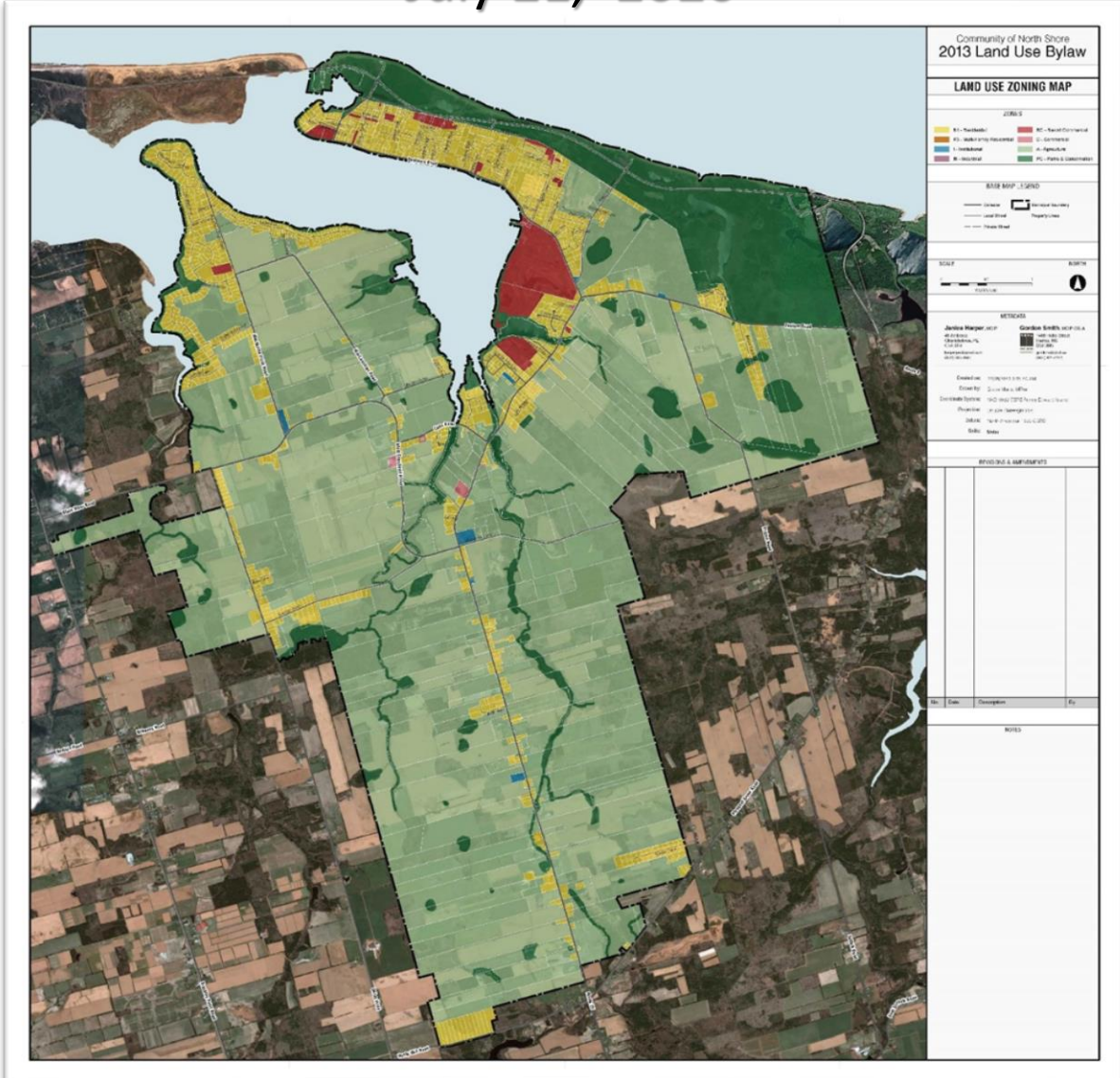
SIGNED: Stephanie Moase, CAO

DATE:

WELCOME

NORTH SHORE PUBLIC MEETING

July 21, 2020



Meeting Agenda

- Development officer will make a presentation on the proposed development.
- You are more than welcome to make verbal comments upon completion of the presentation.
- Written comments will also be accepted until 4:00 Tuesday, July 28, 2020.
- The Planning Board / Council will review your comments prior to finalizing the documents.

Process of Meeting

- Application submitted on February 3, 2020 for a subdivision and rezoning.
- Planning Board recommended holding this public meeting.
- Letters to surrounding properties (approx. 5) to inform about a public meeting date/time.

Process of Meeting

- Ads in the paper. One ad 7 clear days (June 14) before the public meeting date.
- Hold public meeting. **July 21, 2020**
- Planning Board reviews information and comments and decides on recommendation to Council.
- Council shall review at next council meeting, August 12, 2020.

News Paper Ad

Rural Municipality of North Shore Notice of Public Meeting Proposed Amendments Changes to Official Plan and Zoning and Subdivision Bylaw

Take notice that pursuant to the Planning Act and the Rural Municipality of North Shore's Official Plan and Land Use Bylaw, Council will hold a Public Meeting, Tuesday, July 21, 2020 starting at 7:00pm at the North Shore Community Centre, 2120 Covehead Road, West Covehead.

The purpose of this meeting is to allow residents and other interested persons an opportunity to review and make representation concerning the following amendments to the Community of North Shore's Official Plan and Land Use Bylaw and:

- To change PID# 490417, 314 MacLauchlan Road, West Covehead from agricultural (A) to residential (R), see Map ;



Further information on the proposed rezoning can be obtained from Stephanie Moase, CAO, 902-672-2600, administrator@northshorepei.ca. Individuals wishing to comment in writing are invited to send comments to 2120 Covehead Road, York, COA 1P0 or by email by 4:00pm July 27, 2020.

SAMPLE LETTER TO NEIGHBOURS



Rural Municipality of North Shore

West Covehead Covehead Stanhope
Pleasant Grove Grand Tracadie

2120 Covehead Road, Rte 25
York, PE C0A 1P0

(902) 672-2600
administrator@northshorepei.ca
www.stanhopecovehead.pe.ca

Re: Rezoning of 314 MacLauchlan Road, West Covehead, PID No. 490417.

To Whom It May Concern:

This letter is to notify you that the Rural Municipality of North Shore has received an application to rezone a portion of PID No. 490417, located at 314 MacLauchlan Road in West Covehead, from Agricultural (A) to Residential (R). (see attached map)

A public meeting will be held on Tuesday, July 21st, 2020 @ 7:00pm, at the North Shore Community Centre, 2120 Covehead Road to review the rezoning proposal. Written comments are invited by mail or email by 12:00pm July 29th, 2020.

Please confirm receipt of this letter by phone @ 902 672-2600 or via email administrator@northshorepei.ca.

If you have any questions or comments please contact me.

Regards,

Stephanie Moase, CAO
Rural Municipality of North Shore
2120 Covehead Road



138511

138545

138545

RTE 252

SYVISTA

MACLAUGHLIN RD-RTE 252

N

663575

669481

TO BE REZONED

490417

490458

490458

11.5
Ac. ±

490458

138610

690917



PID - 490417

BANKVIEW LN

169

185

189

197

203

204

213

218

223

233

248

255

267

268

272

275

285

291

297

302

308

309

315

314

307



314

435'

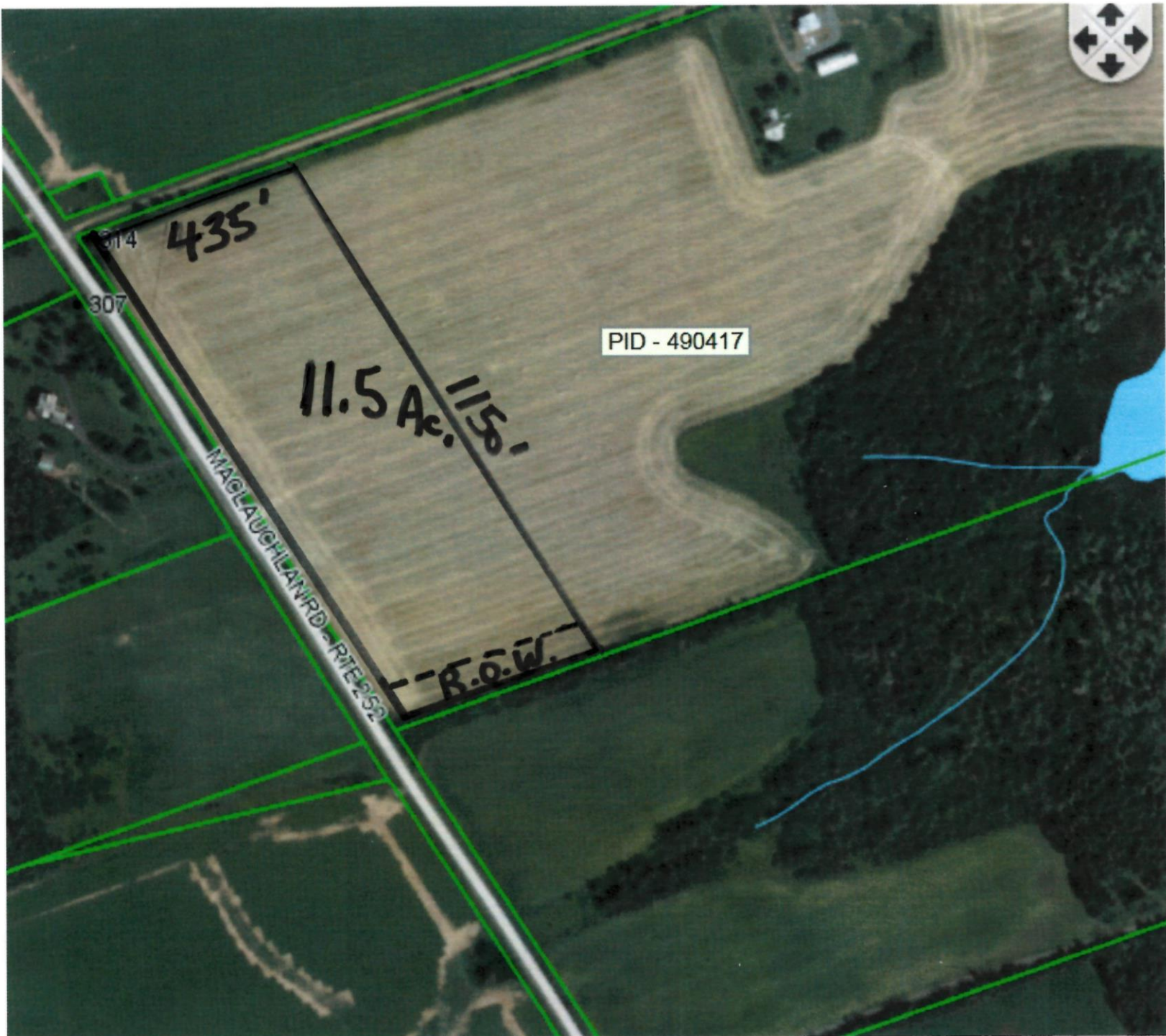
307

PID - 490417









11.5 Ac. 115'

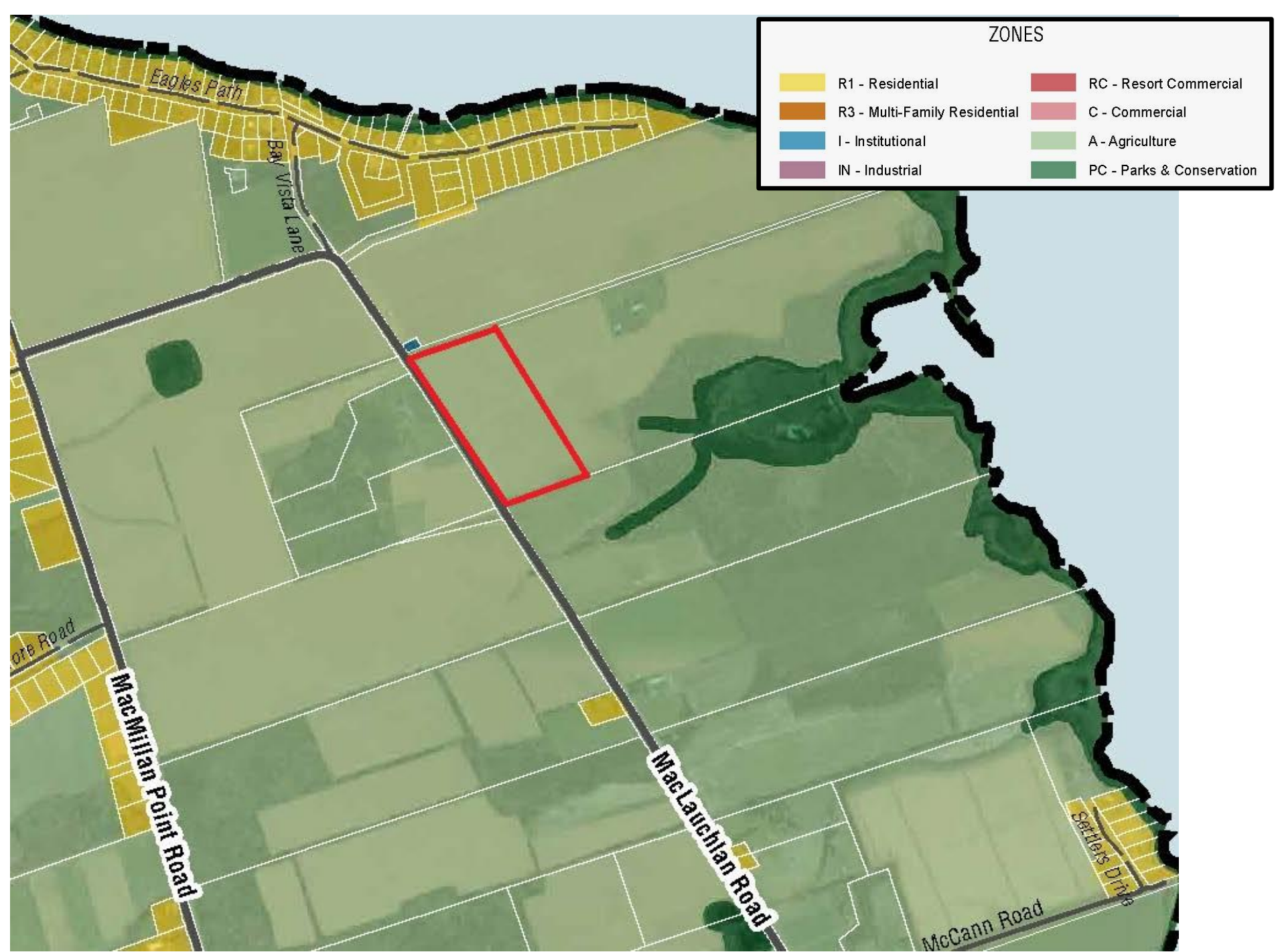
MAGLAUCHILAN RD - RTE 252

--B.O.W.--



ZONES

- | | |
|---|---|
|  R1 - Residential |  RC - Resort Commercial |
|  R3 - Multi-Family Residential |  C - Commercial |
|  I - Institutional |  A - Agriculture |
|  IN - Industrial |  PC - Parks & Conservation |



AGRICULTURAL ZONE (A)

PERMITTED USES

- a) Agriculture, forestry, and related use and conservation (parks and open space)
- b) Accessory buildings incidental to the main use of land- including Garden Suite
- c) Accessory buildings for human habitation, in connection with farm operation
- d) Single Family Dwellings
- e) Farm Gate Outlets
- f) Forestry Distribution Facilities
- g) Home occupations

SPECIAL PERMIT USES

- a) Telecommunication towers
- b) Wind turbines for farm or personal use
- c) Mobile homes

RESIDENTIAL ZONE (R)

PERMITTED USES

- a) Single Dwellings
- b) Garden Suites
- c) Conservation areas
- d) Parks and playgrounds
- e) Accessory Buildings
- f) Private Garages
- g) Small scale agricultural uses
- h) Home occupations

SPECIAL PERMIT USES

- a) Wind Generators for domestic use

Site Plan



Questions/Comments