

PUBLIC MEETING MINUTES
Special Permit Use Request PID 1062462 & PID1062470
Rural Municipality of North Shore
Wednesday July 29, 2020

PRESENT:

Mayor Gerard Watts, Councilors - Krista Shaw, Derek Cook
Planning Board Committee Members Wayne Ellis, Melissa Paquet
CAO Stephanie Moase, Development Officer Derek French and Applicant Mark Fulford
2 members of the Public

Derek French went through the proposal presentation. (See Appendix A) Comments will be received until 4pm August 5, 2020. The Planning Board will review comments at the Aug 10, 2020 at 5:00 pm 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 request is for a Special Permit Use to build two cottages on single lot PID 1062462 and a Special Permit Use to Build 3 cottages on single lot PID 1062470, located on Jack's Way in West Covehead. The properties are each 150' wide and 295 long', approx 1 acre each. They are currently zoned as Resort Commercial. Under the Resort Commercial zone, more than one dwelling per lot falls under the Special Permit Use which is what this application falls under.

In 2011 a request for a four unit apartment was made for these two properties but never built. In 2019 a request was approved for a single family dwelling on PID 1062462, and in the Google Maps photo you can see that has been already erected on the lot.

In June 2018 the lots were approved for rezoning from Residential to Resort Commercial as part of an application to rezone all the lots that currently had Multi-unit dwellings or were vacant, but had been approved for multi unit dwellings. The lots were rezoned because the current Bylaw did not have zoning for Multi-residential so Resort Commercial was chosen as the closest option to remedy the error and work with the developers. When the lots were first beginning to be developed in 2010/2011 the area was zoned Coastal Zone (CZ) under the 2004 LandUse Bylaw, during the switch to the 2014 LandUse Bylaw, the lots were zoned Residential instead of Multi-residential.

The sketches seen in the proposal show the two cottages (approx 34x28) on one lot sharing a septic and well and the second lot with three cottages (approx 37x27) sharing two septic and one well.

Questions from the floor

Question 1: What is the 2019 request for a single family dwelling? Was it rezoned?

No that was a development permit to build a single family dwelling. The zoning is Resort Commercial and had been approved for up to a four unit dwelling but the applicant chose to erect a single family dwelling

Question 2: On the sketch it shows the existing 2 bedroom dwelling on PID 062462, is there a 4 bedroom dwelling proposed beside it?

No the proposed second dwelling would also be a 2 bedroom so the two together empty into the "4 bedroom" septic tank.

Question 3: So the proposal is to build a second dwelling on the same lot where there is currently one and then on the second lot build 3 additional dwellings?

Yes that is correct. The applicant stated the owner is currently not sure whether they would build all three but proposed it so they could do it in the future

Question 4: Are these going to be short term rentals? Are they insulated to be used year round?

The applicant stated they are proposed to be built as a year round residence. The owner had looked at the four unit types currently in the area and decided they would rather not share a wall with tenants in the adjoining units and preferred separate units. They looked at possible duplex but all the designs were too big for what they wanted. The one currently built would only be used by the owner. The second one on that lot would be for the owner's extended family in Nova Scotia. The three on PID 1062470 would be built to be long term rentals to supplement the cost of first two.

The applicant stated the septics are sized the same as the ones for the four unit apartments, they use (2) four bedroom septics each. The wells were sized to have enough pressure for a four bedroom dwelling. The electrical will also be shared with a two hundred Amp service coming in and then shared with the second unit. So they are exactly like building a four unit dwelling, just without a party wall

Question 5: Are these types of septic normal, with wo units sharing one septic? How does that work into our plan? Do we allow that?

If the licensed installer is comfortable with it, then we accept it. It really comes down to the amount of bedrooms and the soil category. We are required to accept their professional opinion. The applicant stated that the tanks are actually 900L which is more than the 750L that was required. As for the field tile, the larger the tank, the more square footage is required.

Question 6: Is there an actual roadway there already to these properties or is it just a theoretical roadway?

The applicant stated the roadway is already there, and a turning area had been built using the back part of the parking area for the building on the opposite side of the road. A resident stated that when the Phase 2 of Jack's Way was being discussed a few years ago the road was a hindrance as it was not graded well and did not have a proper cul-de-sac for emergency vehicles turning. Currently the road is a private road, not built to government standards. Comment has been received regarding the worries of increased traffic on the road when they are already having problems with potholes and culverts. Further development would require an upgraded lot, however these two lots are part of the original approved Phase 1.

Question 7: Is there a Homeowner's Association that takes care of the road or is it just maintained by the owner's of the lots?

Most of the owners of the developments have been maintaining the road, plowing in the winter and repairing in the Spring.

Question 8: Will the new owners ensure they are maintaining their end of the road and lot?

Applicant stated, generally that is what happens. The new owners should be chipping in to ensure it gets done. Perhaps some owners were not aware that was their responsibility?
CAO stated that often what happens is the tenants or new owners are unaware that it is a private road and call the Municipal Office questioning why the road is not plowed or in disrepair and are often surprised to find out that the private road maintenance is theirs or their landlord's responsibility.

Question 9: Does the owner charge the tenants for the maintenance of the road?

Basically the owners of the developments just chip in to get it done.

Question 10: So that's 5 cottages spread out over two acres, where is the parking for these

Applicant stated that each cottage has their own driveway so there will be parking in their own driveways.

CAO stated that in the new proposed Official Plan and Bylaw it has been proposed to remove the Resort Commercial Zone. So this area would all be re-zoned as Multi Residential, as it was meant to be in the beginning. Any approved development that does not conform to that zone will become legal non-conforming, so it is allowed but would not be able to be intensified in it's use.

Question 11: So there are no plans to use these 5 cottages as short term rentals?

Applicant stated the intent is to create long term rentals which are in great need in the Province.

Thank-you to everyone for coming out this evening.

SIGNED: Gerard Watts, Mayor

DATE:

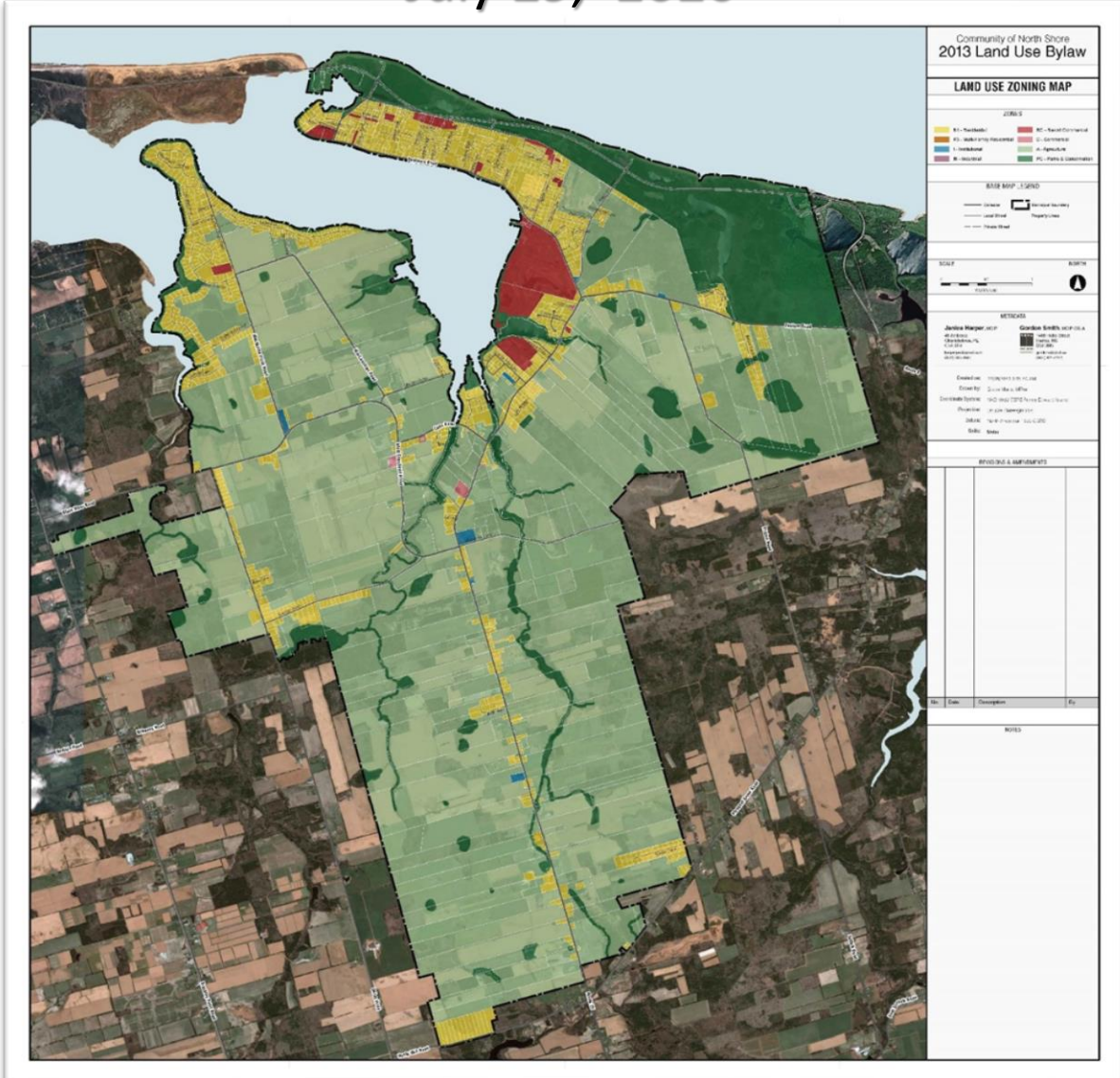
SIGNED: Stephanie Moase, CAO

DATE:

WELCOME

NORTH SHORE PUBLIC MEETING

July 29, 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 12:00 Wednesday, August 5, 2020.
- The Planning Board / Council will review your comments prior to finalizing the documents.

Process of Meeting

- Applications were submitted on March 1 and March 13, 2020 for special permitted use.
- Planning Board recommended holding this public meeting.
- Letters to surrounding properties (approx. 8) to inform about a public meeting date/time.

Process of Meeting

- Ads in the paper. One ad 7 clear days (July 18) before the public meeting date.
- Hold public meeting. **July 29, 2020**
- Planning Board reviews information and comments and decides on recommendation to Council.
- Council shall review at next council meeting, August 12, 2020. Council's decision can be appealed to IRAC within 21 days.

News Paper Ad

Rural Municipality of North Shore Notice of Public Meeting Proposed Special Permitted Use Request to build multiple cottages on a single lot.

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, Wednesday, July 29, 2020 starting at 7:00pm at the North Shore Community Centre, 2120 Covehead Road, Covehead.

The purpose of this meeting is to allow residents and other interested persons an opportunity to review and make representation concerning the Applications for Special Permitted use on the following properties.

- Special Permitted use: to build two cottages on a single lot. PID# 1062462
- Special Permitted use: to build three cottages on a single lot. PID# 1062470 located in West Covehead), see Map;

Further information on the proposed special permitted use 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 August 5, 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 COA 1P0

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

July 14, 2020

Re: Special Permitted Use of Property No. 1062462 & 1062470 located in West Covehead.

To Whom It May Concern: Listed Owners of PID 138057.

This letter is to notify you that the Rural Municipality of North Shore has received an application to allow a special permitted use of property # 1062462 and 1062470, located in West Covehead. The request is to allow the building of multiple cottages on a single lot.

A public meeting will be held on Wednesday, July 29, 2020 @ 7:00pm, at the North Shore Community Centre, 2120 Covehead Road to review the proposed applications.

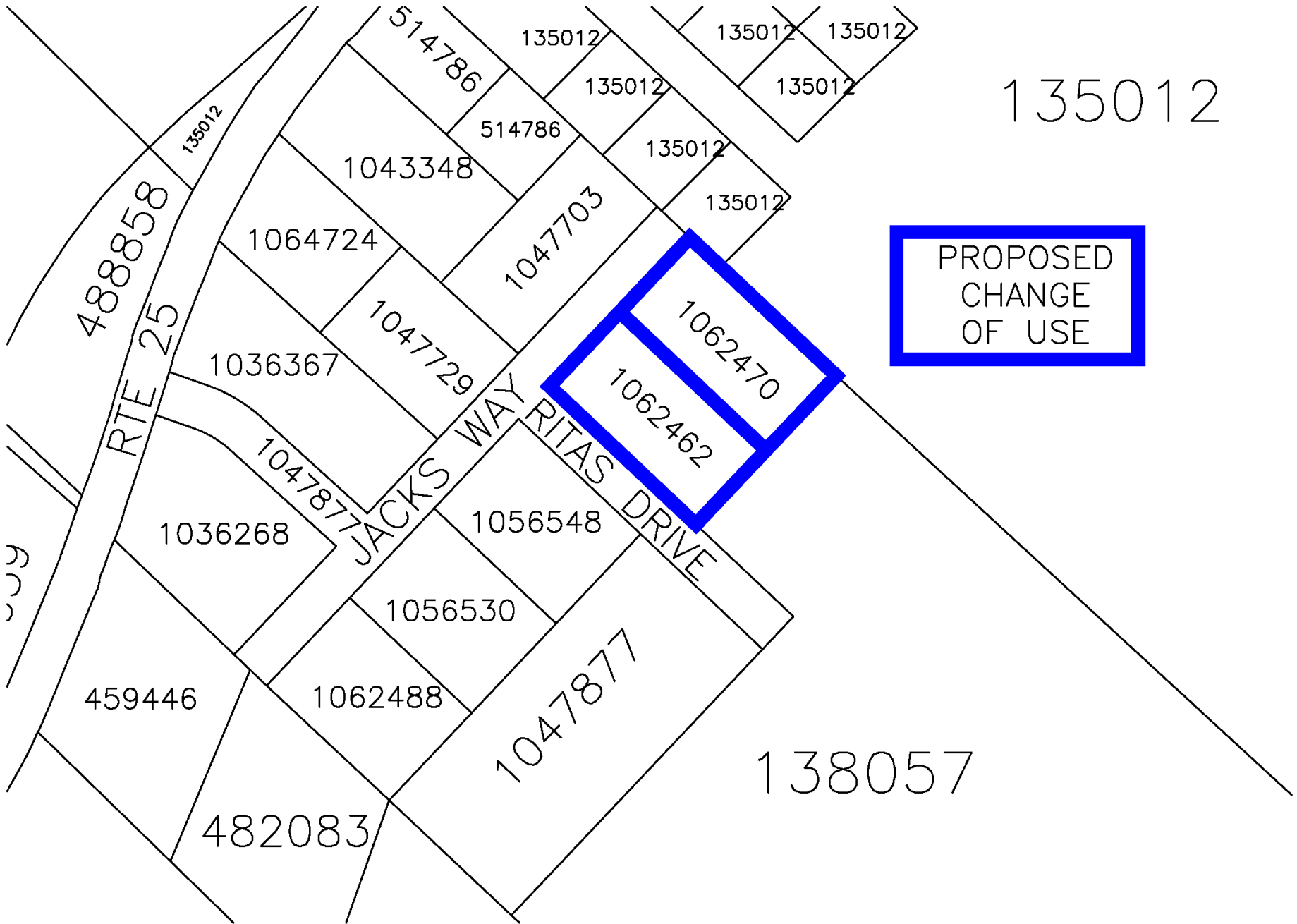
Written comments are invited by mail or email by 12:00pm, Wednesday, August 5th, 2020.

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



488858
RTE 25

135012

514786

135012

135012

135012

135012

514786

1043348

135012

135012

135012

135012

1064724

1047703

1047729

1062470

1036367

1062462

1047877

1056548

PROPOSED
CHANGE
OF USE

1036268

1056530

JACKS WAY
RITAS DRIVE

459446

1062488

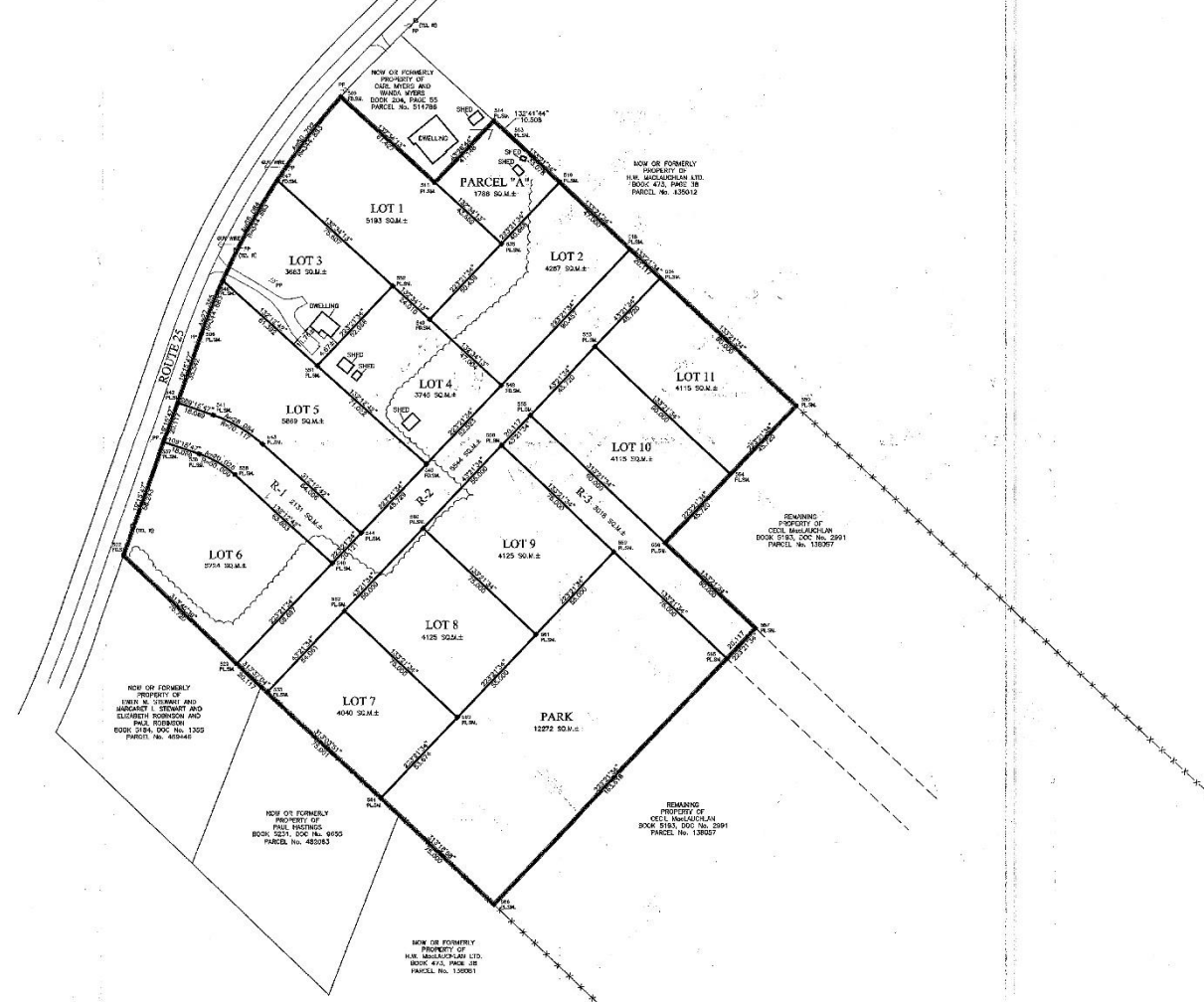
138057

482083

1047877

This is not a certified copy. For certified copies please refer to section 42 of the Registry Act.

NAVED (C.S.N.S.) COORDINATES P.F. 10014 - STEREOGRAPHIC PROJECTION EXPRESSED IN METRES											
STATION	NORTHING(m)	EASTING(m)	STATION	NORTHING(m)	EASTING(m)	STATION	NORTHING(m)	EASTING(m)	STATION	NORTHING(m)	EASTING(m)
508	705032.877	388947.815	515	728126.806	331604.701	547	705116.838	380828.719	509	705030.755	391091.825
509	705237.021	381614.316	516	735035.174	380946.210	548	705058.338	391091.293	519	704897.652	381146.158
510	702159.085	381008.273	517	735041.108	380988.183	549	705071.336	381057.071	520	704901.157	381054.305
514	705190.211	391087.850	518	735025.007	380968.309	550	705050.902	391233.055	524	704947.704	381106.527
516	705190.209	381084.824	519	740626.273	381107.862	551	705077.862	381163.024	525	704910.208	381106.527
518	702154.156	391153.754	520	740654.184	380925.441	552	705116.379	381036.301	526	704907.716	381070.535
519	705190.215	391118.023	521	735080.136	380825.709	553	705089.051	381157.021	526	704888.081	381032.586
522	701588.153	389808.836	522	735038.808	380918.820	554	705025.841	381032.023	527	704851.129	381000.869
529	704933.781	380884.625	544	734886.803	381004.237	555	705023.812	381126.041	528	704817.229	381036.567
533	704510.023	389878.189	545	735030.151	381050.623	556	704982.020	381171.076	534	704610.464	381078.581
534	705120.284	381188.421	546	735118.116	380807.823	557	704830.826	381214.700			



LEGEND	
PROPERTY BOUNDARY	---
STANDARD CHAINY MARKET PLAT	----
STANDARD CHAINY MARKET PLAT
IRON PIPE FOUND	o
WOOD PIPE FOUND	o
CHAINED POINT	o
TRAIL	---
ORDINARY HIGH WATER MARK	o
BOUNDARY OF SURVEY	o
ARC LENGTH OF SURVEY	o

- NOTES
- 1) THIS SURVEY WAS EXECUTED JUNE 2, 2009
 - 2) ALL PLANS AND COORDINATES SHOWN ARE BASED ON THE DATUM OF 1984 AND COORDINATED WITH LOCAL GRID REFERENCE SYSTEM. ALL PLANS AND COORDINATES SHOWN ARE BASED ON THE DATUM OF 1984 AND COORDINATED WITH LOCAL GRID REFERENCE SYSTEM. ALL PLANS AND COORDINATES SHOWN ARE BASED ON THE DATUM OF 1984 AND COORDINATED WITH LOCAL GRID REFERENCE SYSTEM.
 - 3) FOR COMPARISON OF COORDINATES, MEASURED GROUND DISTANCES HAVE BEEN REDUCED TO THE MEAN SEA LEVEL BY INCLUDING CORRECTIONS FROM AN ASSUMED CORRECTION FACTOR OF 10.0000
 - 4) MEASUREMENTS SHOWN ARE IN METRES AND DECIMALS THEREOF. METRIC MEASUREMENTS ARE REDUNDANT TO METRES (EXCEPT).
 - 5) MEASUREMENTS SHOWN ARE IN METRES AND DECIMALS THEREOF. TO CONVERT METRES TO FEET, DIVIDE BY 0.3048 (EXACTLY).
 - 6) PARCEL "A" IS 20' DEEP TO PARCEL NO. 130012

Final Approval
June 2009
Dennis K. Roberts
Development Officer
Community of North Shore

PLAN NO. 24293
DATE RECEIVED 27 July 2009
OFFICE Registry
COUNTY Colchester

REV. NO.	REVISION	DATE

PLAN OF SURVEY SHOWING
LOTS 1 TO 11, PARCEL "A",
R-1, R-2, R-3 BEING A PROPOSED
SUBDIVISION OF PROPERTY OF
CECIL MacLAUCHLAN
PARCEL No. 138057
2480 ROUTE 25
Covehead
Township No. 34
Queens County
Prince Edward Island

GRAPHIC SCALE: 1:1000
0m 10m 20m 30m 40m 50m 60m 70m 80m 90m 100m

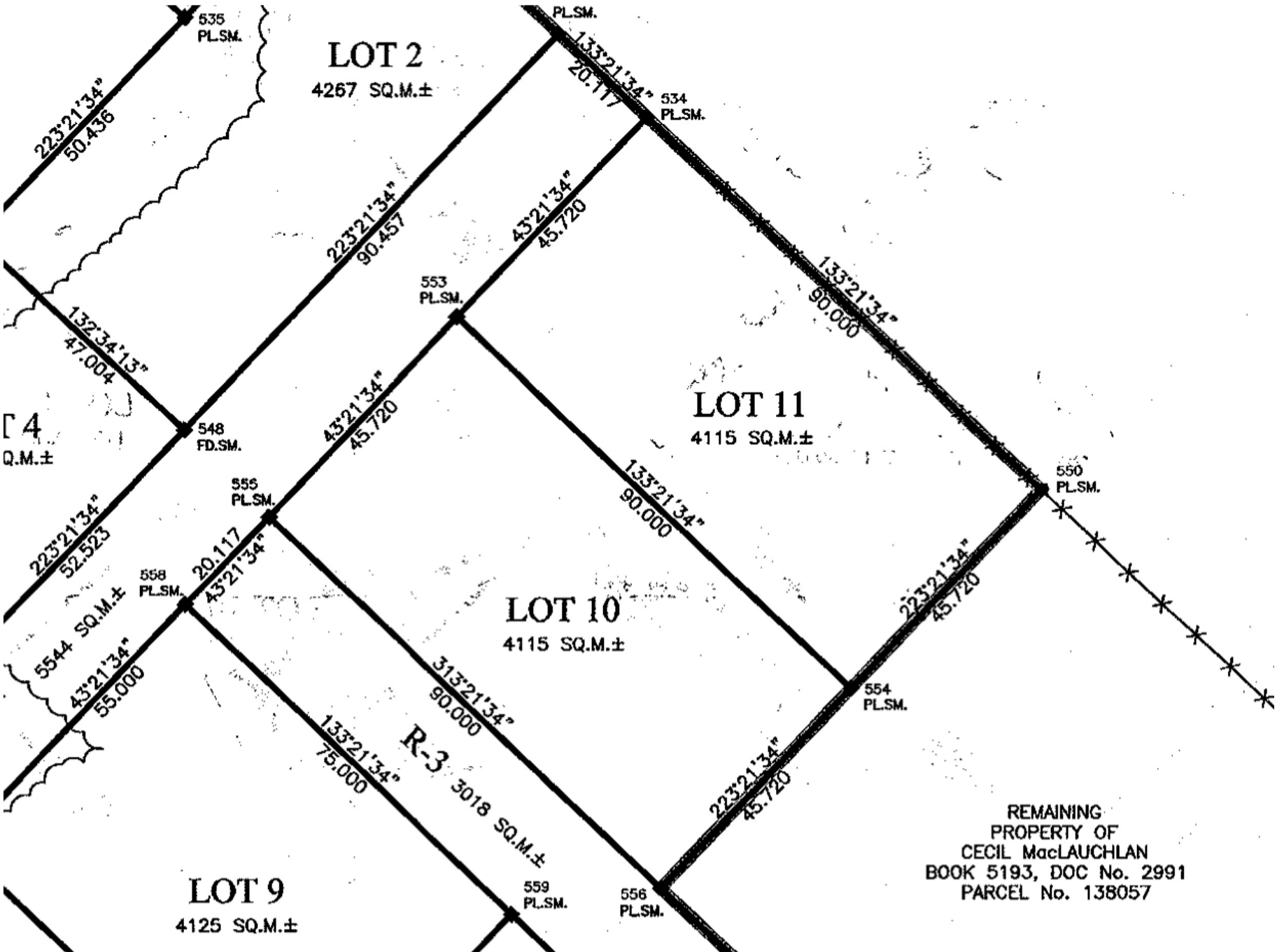
MORRIS
LAND SURVEYING & CONSULTING INC.
100 SOUTH AVENUE, QUEENSBURY, PRINCE EDWARD ISLAND, CANADA
PHONE (809) 882-2086 FAX (809) 882-2444
WWW.MORRISLANDSURVEYING.COM
E-MAIL: info@morrislandsurveying.com

I, WALTER L. TREMBLAY, PRINCE EDWARD ISLAND
LAND SURVEYOR, DO HEREBY CERTIFY THAT
THIS SURVEY WAS EXECUTED UNDER MY
DIRECTION AND SUPERVISION, AND THAT
THIS PLAN IS A TRUE AND CORRECT
REPRESENTATION OF SAID SURVEY.

DATE: JUNE 2, 2009
REVISED: JUNE 2, 2009

DATE DRAWN: 05-08-2009
DRAWN BY: 09-090-S01

APPROVAL STAMPING



LOT 2
4267 SQ.M.±

LOT 11
4115 SQ.M.±

LOT 10
4115 SQ.M.±

LOT 9
4125 SQ.M.±

R-3
3018 SQ.M.±

REMAINING
PROPERTY OF
CECIL MacLAUHLAN
BOOK 5193, DOC No. 2991
PARCEL No. 138057

[4
Q.M.±

223°21'34"
50.436

535
PLSM.

PLSM.

133°21'34"
20.117

534
PLSM.

223°21'34"
90.457

43°21'34"
45.720

553
PLSM.

133°21'34"
90.000

132°34'13"
47.004

548
FD.SM.

43°21'34"
45.720

133°21'34"
90.000

550
PLSM.

223°21'34"
52.523

555
PLSM.

20.117
45°21'34"

558
PLSM.

5544 SQ.M.±
43°21'34"
55.000

LOT 10
4115 SQ.M.±

223°21'34"
45.720

554
PLSM.

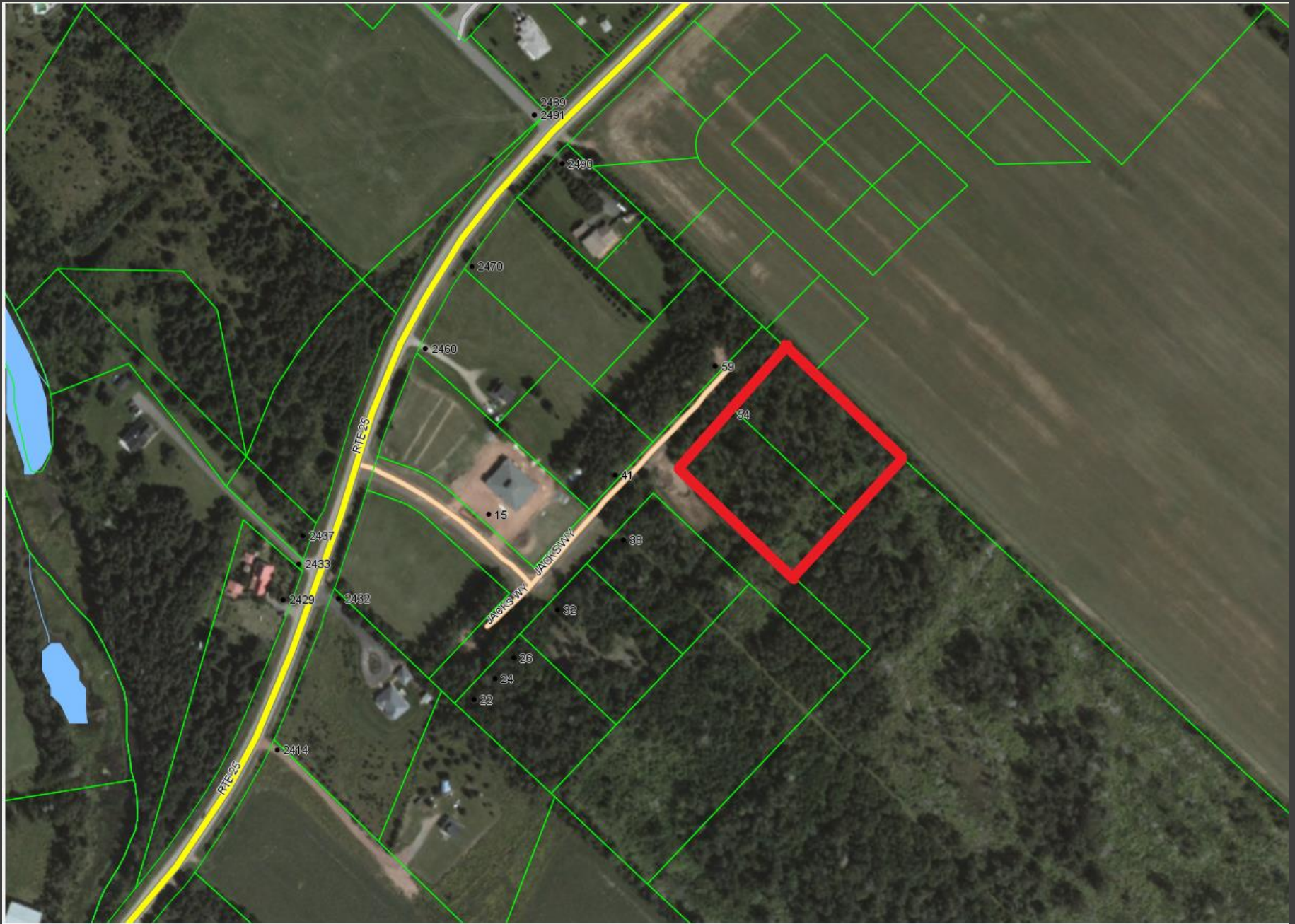
133°21'34"
75.000

313°21'34"
90.000

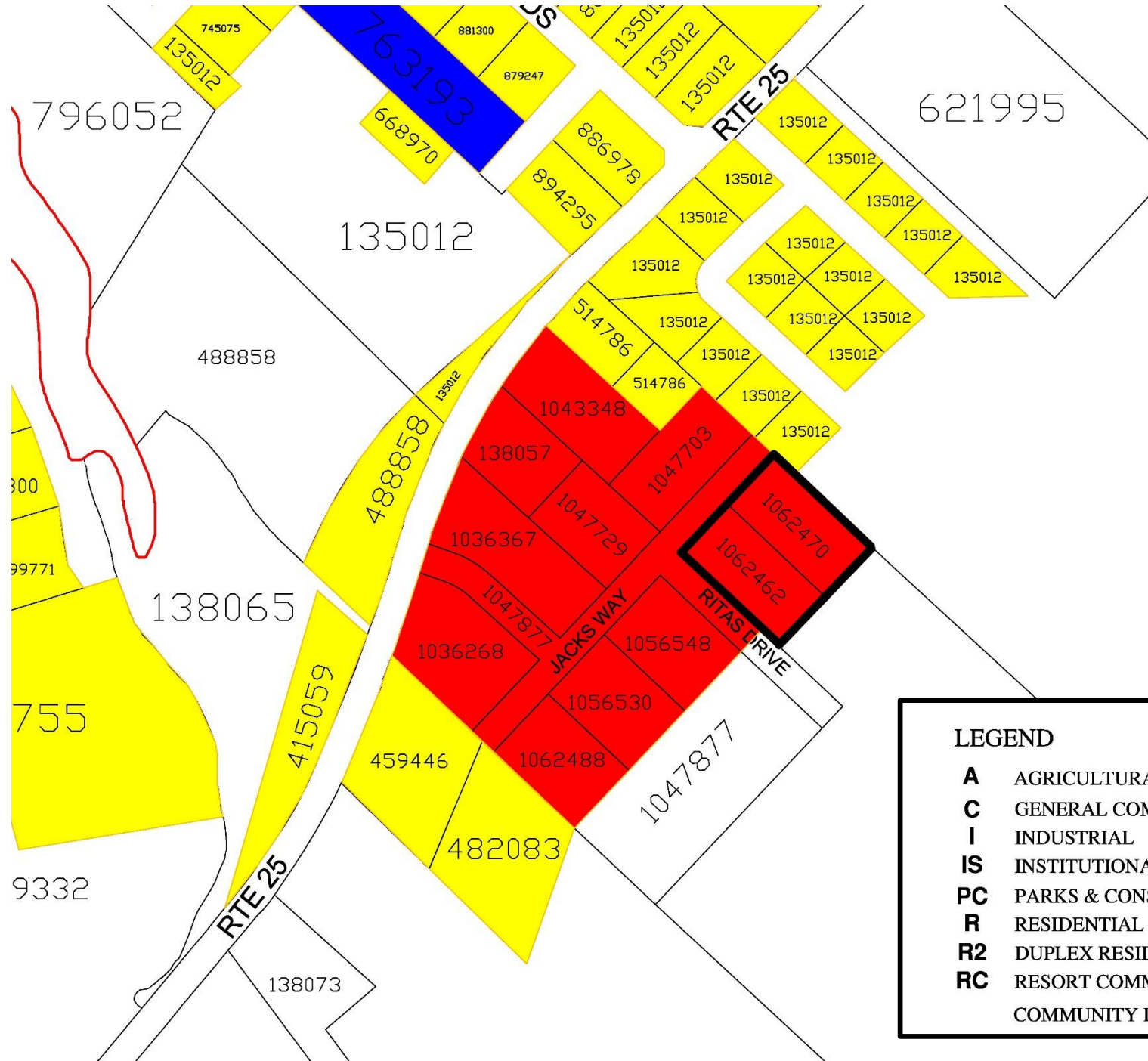
223°21'34"
45.720

559
PLSM.

556
PLSM.







LEGEND		
A	AGRICULTURAL	
C	GENERAL COMMERCIAL	
I	INDUSTRIAL	
IS	INSTITUTIONAL	
PC	PARKS & CONSERVATION	
R	RESIDENTIAL	
R2	DUPLEX RESIDENTIAL	
RC	RESORT COMMERCIAL	
	COMMUNITY LIMITS	

Resort Commercial Zone (RC)

PERMITTED USES

- Single Family Dwelling
- Tourist Accommodation Facility/ Resort
- Garden Suite
- Accessory Building
- Private Garage
- Business Office
- Restaurants
- Personal service shop
- Convenience Shop
- Parks and Playgrounds
- Activity Building

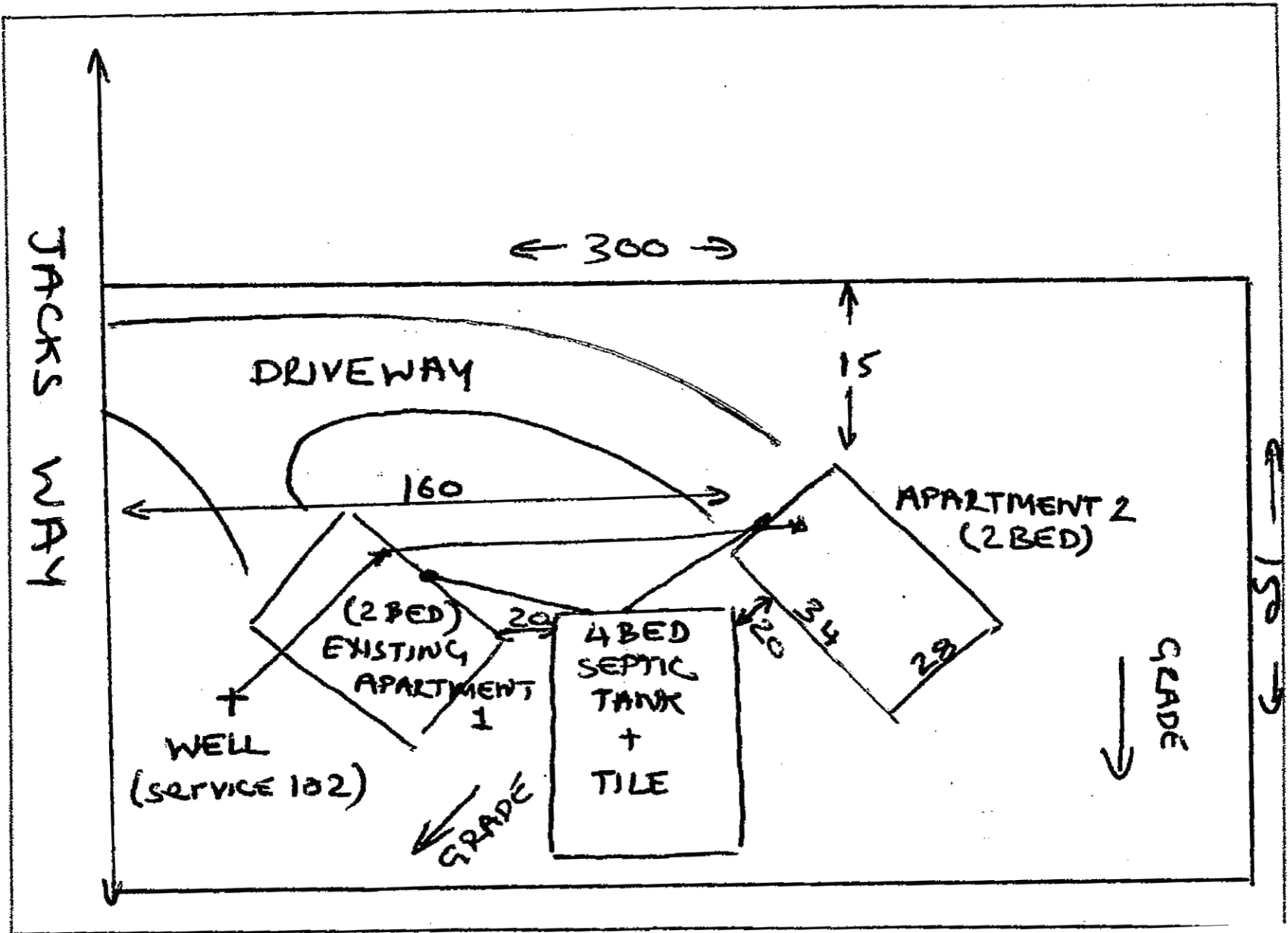
Resort Commercial Zone (RC)

SPECIAL PERMIT USES

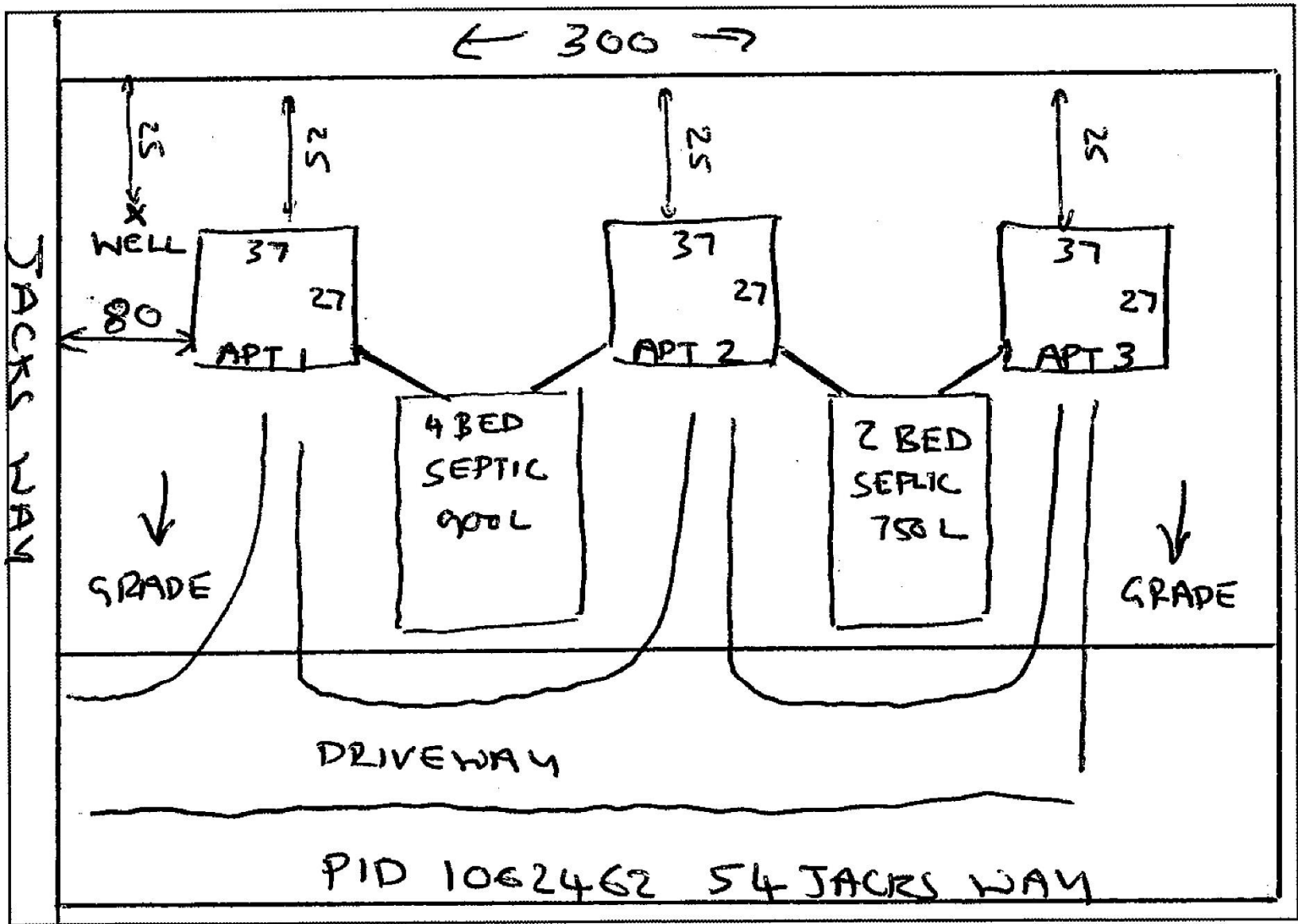
- Golf Courses
- Campgrounds
- More than one dwelling per lot

DETAILS

- **Request for four-unit apartments for Lots 7, 8, 9, 10 and 11 made in 2011**
- **PID 1062462 (Lot 10) approved for single family dwelling - August 2019**
- **Jack's Way officially rezoned to resort commercial in June 2018**



Site Plan PID 1062462 (Lot 10)



Site Plan PID 1062470 (Lot 11)

Questions/Comments