

AGENDA

Public Meeting – Rural Municipality of North Shore

7:00 pm Monday, June 13th, 2022 at North Shore Community Centre

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

2.1. Disclosure of Pecuniary (Financial) or other Conflicts of Interest

3. NEW BUSINESS

3.1. Rezoning Request for PID 796052

4. NEXT MEETING Regular Council Meeting Wednesday July 13, 2022 6:30pm North Shore Community Centre

5. ADJOURNMENT

DRAFT

APPROVED MINUTES
Public Meeting – Rural Municipality of North Shore
7:00 pm Monday June 13, 2022
@ North Shore Community Centre

PRESENT:

Mayor Gerard Watts, Deputy Mayor Nancy MacKinnon, Councilors - Bob Doyle, Derek Cook, Wanson Hemphill and CAO Stephanie Moase.

Planning Board Members- Janet Ellis, Melissa Paquet, Joe Doran and Development Officer Mirko Terrazas

Regrets- Krista Shaw and Peter Vriends

14 members of the public.

1. **CALL TO ORDER:** 7:00 pm by Mayor Gerard Watts

2. **APPROVAL OF THE AGENDA:**

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

Moved by Councilor Nancy MacKinnon, seconded by Councilor Derek Cook

4-0

MOTION CARRIED

2022-06-081

2.1. **DISCLOSURE OF PECUNIARY (Financial) or other CONFLICTS OF INTEREST:**

Councilor Peter Vriends declared a conflict of interest as his property is within the notification area of the property requesting rezoning and is seated with the Public to exercise his right to hear only

3. **NEW BUSINESS (REQUESTS FOR DECISION)**

3.1. Review of Application for Rezoning for PID 796052

Development Officer Mirko Terrazas made a presentation on the application for rezoning for PID 796052. Mirko opened the floor for Public comments.

Robbie Moore-West Covehead- This property has already been for sale on the internet for 33 days. Wondering why the property would be for sale for a subdivision on the internet, I find it very disrespectful to the Community and committees that they are kind of jumping the gun a little bit and it just pinches a nerve with me. Another point I would like to make, when it comes to waterfront properties and the community, I think we have had our fair share of environmental disasters in the last year and there's a lot of mismanagement, not within the municipality but governing bodies, Provincial and Federal. I think it's time to start looking at this waterfront properties a little more seriously and making sure all the rules are being followed. I just don't know why there would be land for sale and for sale signs up on the property and on the internet and we are all here tonight for no reason. Somebody seems to have been jumping the gun a little bit, I don't know how anyone else feels about that. The last point I want to make is I feel that no more waterfront lots or subdivisions should be approved in the municipality until the municipality has the power to put a stop work order on the property. I ran

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into that issue on MacMillan Point and its been ten months now. That property is out of compliance and even as of yesterday it is like an old fashion barn dance down at MacMillan Point of Federal and Provincial departments throwing each other under the bus and saying its that department and that one saying its another department so at the end of the day the destruction that has happened at MacMillan Point, not only to my livelihood, that property has me near bankrupt, and there is alot of the contaminants and ..substances that have entered the waterways and there are other fishermen that make their living from that watershed. And even when it comes to sending notice, I think that the landowners in the estuary are being overlooked, and the fishermen that are down there fishing their eel and clams below this property, they should be served with a notice too about tonight's meeting to have their input, just like the landowner next door is served. One last thing that I would like say is I would like to put forward a motion tonight that says no more waterfront properties permits are issued until a stop work order is put in place by the municipality. Thank-you.

Gerard Watts-Mayor- Thank you, in terms of a motion, motions have to come before Council, motions do not come from a Public Meeting, but we get your point on that. In terms of the property being advertised before the subdivision I think I would have Mr. Currie speak to that. I think he communicated there was a little overzealousness by the real estate agent, he can speak to that maybe a little later as there may be a number of questions that people may want to ask him.

Richard Ablett- MacLauchlan Highlands- I am interested in pursuing more the process that is involved here. I understand that lot originally was zoned residential and was then turned into agriculture and is now requested to go back to residential. So personally I have no problem with reinstating that as a residential lot. The comments I want to make pertain to my membership on the Covehead and Tracadie Bay Enhancement Committee, which is really the environmental watchdog, if you like, of the Covehead Bay and the issues that are happening around it, so a kind of protectionist or overview of what is going on in that Bay, because we know that it has got some problems. We call it a sick bay, relatively, its got issues at the top end. In the course of this application, what I understand is there are two stages. Stage one is the applicant is requesting a rezoning from agriculture to residential and that is the process tonight, and then you go to an assessment and then you move toward the next stage which would be to permit a subdivision for development. In this case just two lots. So thats my understanding. So then you have a Planning Committee that meets before the Public meeting. My question is, what does the Planning Committee actually do, because in this instance we are going straight to a Public meeting. Has the planning committee considered some of these environmental constraints on Covehead Bay?

Stephanie Moase- CAO- The Planning Board met prior to this meeting to recommend to Council to hold a Public Meeting. They met and reviewed the rezoning. The environmental considerations are further reviewed at the subdivision stage, not the rezoning. For the rezoning the committee reviews if there is anything problematic, for example, if it does not coincide with the official plan and things like that. So they double check those items, well the development officer does, and brings it to the Planning Board before they recommend to Council to hold the Public Meeting. The point of the Public Meeting is to gather all the comments from the Public regarding the rezoning and they will meet again to discuss the comments from this Public meeting and any comments received before and after the meeting.

Richard Ablett- MacLauchlan Highlands- So when is it appropriate to talk about the Environmental constraints on Covehead Bay?

Stephanie Moase- CAO- You may bring them forward tonight or in a written form to the Development Officer after, because the subdivision is done after the rezoning, there will be a new application for a subdivision. And if the subdivision is under five lots, it is decided by the Development Officer. He checks to see that it meets all of those constraints and if the lots need to be reviewed by dept of environment he will have them involved in that.

Richard Ablett- MacLauchlan Highlands- Does the Planning Committee take any input from the committees that exist around the Municipality? So the Water and Environment Committee, the Covehead and Tracadie Bay Enhancement Committee, all those impact the watershed and impacts the residents and recreation and aquaculture, the golf course, all these things.

Stephanie Moase- CAO- Yes those committees can submit anything to Planning Board at any time. But the issue with those committees is that they have to work together as a team, so the committee as a whole would get together and present a recommendation for the Planning Board.

Richard Ablett- MacLauchlan Highlands- So the committee would have a meeting specifically around this type of concept, not this particular application but in general. I am just wondering how the policy works.

Stephanie Moase- CAO- There was a comment brought up a while ago on the Provincial Conservation Policy. The Province has a conservation policy and it was requested that policy be reviewed by either the Water and Environment Committee, which was unable to do it at the time, or the Covehead and Tracadie Bay Enhancement Committee, so that was where it was brought and requested to be reviewed and a recommendation come back. I haven't seen anything come back on that as of yet so I don't know if you guys are still looking at that, I haven't been to a meeting recently, but that is a big part of this. If that policy would be reviewed it could be measured against our Official Plan to see if our Official Plan is in line with those policies that the Province already has and whether those policies should be made more or less and that is how the committee would work in helping drive Planning Board's decisions. So it would not be on a case by case basis but in an overall, far reaching of these policies that we want to ensure that we are looking at every time we have an application.

Denis Morin- Stanhope- I have a few questions. Basically residential single dwelling, I just want to ensure that it will just be a single house, there won't be any townhouses, or things like that. Because there is R, R1, R2 so maybe that is the next phase of the meeting or down the road. Regarding the Residential zoning is it going to be more than one R or is that it.

Mirko Terrazas- Development Officer- No just a single detached dwelling

Denis Morin- Stanhope- Is the previous covenants attached to that lot apply like minimum square foot of house to be built that was put in place by Harry MacLauchlan? Is that still in effect? Or does that not follow as it is going to be brand new. I would be surprised if a smaller house would be built there but it is possible that on the lot they can do whatever they want if there is no covenants.

Stephanie Moase- CAO- Denis, those covenants were for the residential lots within that subdivision. In case there is anyone who doesn't know this, originally, when Harry MacLauchlan first subdivided there were three residential lots at the top along the road and the rest of the property was an original farm property. When Rundle Seaman purchased them, he actually absorbed the three lots into the agricultural land. When he absorbed those lots they were no longer under those covenants because those separate lots no longer existed under Harry's subdivision. Covenants are attached to a deed, so if you look at the deed for the 796052 property, there are no covenants on it. However, Doug will speak later of his plans to introduce covenants as you can do this whenever you subdivide. Most lots do allow you to build whatever you want unless they are within a developed subdivision where they typically have covenants. As a side note, the Municipality does not enforce private covenants, they typically would have a Homeowners Association in order to provide enforcement of private covenants. That is a whole other conversation but basically there are no current private covenants on this property.

Denis Morin- Stanhope- Lastly, the back of those lots are all treed, and there is quite the little eco-system there and I think there is a 75ft buffer there maybe, I know he cleaned up with lightning speed that lot, that's great but with the big trees in the back there is quite the eco-system, bald eagles and everything else that nest over there and support the bay it is quite something to see. I was surprised to see in your first slide you said the application was on the 18th of March, I take it that was the date that Doug bought the property? I didn't realize it was that long ago. You were the owner of the lot back then?

Mirko Terrazas- Development Officer- No we received the application on March 18, 2022.

Doug Currie- Applicant- I took possession of the lot in April.

Denis Morin- Stanhope- Oh well it is funny, hard to make an application when you don't own something. Just a point, nothing in particular there.

Stephanie Moase- CAO- We often receive applications prior to the closing date of a property, we are just unable to act on the application until they are the actual owner. If you review the dates, even though the office had received the application on March 18, Planning Board did not get the application until the April closing date, which just happened to fall on the date that Planning Board had a meeting.

John teRaa- Hardy Mill Rd- I pay taxes here, but I have to drive through Union Rd and York to get here. I do know Doug and just listening here and from an environmental perspective issues have been raised, I think that from the comments, I think the Community should have some plans whether its residential or agricultural for the first 150ft off the high water line, there should be some special plans, something in place with that boundary from the high water mark to a residence or even agricultural. So thats a general comment I have. Secondly, where this is only three lots, the development officer has all the authority to make decisions at this point about these three properties, is that correct?

Mirko Terrazas- Development Officer- For the first question, we follow the law of Provincial which states we need 15m for the buffer zone. So from the water mark, the Provincial rule is 15m is the buffer zone but in this Municipality we have added 8m more for a total of 23m. So we have alot of space, more space than the Province. We always ask in these cases besides the 15m (Provincial buffer)

to add 8m more for a total of 23m or 75ft from the water mark, from the edge of the wetland or top of the bank.

Robbie Moore-West Covehead- On the map what does the dotted line going through the three properties represent?

Doug Currie- Applicant- That is the 75ft buffer zone- the no fly zone we say.

Robbie Moore-West Covehead- And is any of that property what was given as green space years ago ?

Stephanie Moase- CAO- No that is all his property, he can't take someone else's property.... The Green space is a separate property than Doug's.

Robbie Moore-West Covehead- But you are wrong though Stephanie, because the guy in MacMillan Point took someone else's property and stripped it, right? And then we got Environment down there.

Stephanie Moase- CAO- Yes but he did not apply to subdivide it, he did something, he went on someone else's property.

Robbie Moore-West Covehead- Yeah that's right but we are working on the honor system in MacMillan Point. He got called out, and I'm not pointing the finger at you or anything, I'm just saying the honor system is not working. Environment said oh no, he promised to clean it up. And ten months later it is still not cleaned up. I am just talking about waterfront properties in general.

Stephanie Moase- CAO- Ok, but we have to talk about properties in general and the honor system is that we expect that you don't go on someone else's property. We can't make a line in our permits that says you are not allowed to go on your neighbours property, and cut down the trees.

Robbie Moore-West Covehead- But somehow we need to protect it, we could protect it if we put a stop work order in place, when that happens, you are shut down, because if that had been the case in the fall.....

John teRaa- Hardy Mill Rd- In the buffer zone, what can be done in the buffer zone under the current bylaws of the community? Nothing? They cannot touch a single tree.

Stephanie Moase- CAO- Nothing. We do not have any jurisdiction in the first 50ft, in the additional 25ft it is called a no build zone, so you cannot go in and build anything or do any development. The 50 ft buffer zone, that belongs to the Province, that is their jurisdiction. The Province can issue permits to do work in that area, the Municipality cannot.

John teRaa- Hardy Mill Rd- No jurisdiction. The Province has jurisdiction over the 50ft? In other words, as a Community we should make sure, since we cannot rely on the Province, that from the 50ft mark to somewhere else.

Stephanie Moase- CAO- That is why the additional 25ft was added by the Municipality, on top of the Provincial jurisdiction.

John teRaa- Hardy Mill Rd- So what can be done in that 25ft area where the community has jurisdiction?

Stephanie Moase- CAO- It is a no build zone, they cannot build or do any development in that zone, unless they get permission from the Province.

John teRaa- Hardy Mill Rd- So the Province can overrule the Community? Really?

Stephanie Moase- CAO- The Municipality gets all its power from the Province through the Municipal Government Act. The Municipality has no power on its own. The Province has the power to give, and take away. It is not the jurisdiction of the Municipality.

John teRaa- Hardy Mill Rd- So I am a bit confused. There is nothing the Community can do to really protect this buffer? There isn't much more I can say. It is really disappointing, especially for watershed people. I worked with the Province. I worked with the Energy Corporation so I know what goes on with the government. Doug, he also knows what goes on in government, and the honor system, that does not work. The environment is really a big issue. And I don't want to pick on you Doug, these are just general comments.

Doug Currie- Applicant- With respect to the buffer zone, I am fairly new to this but I am happy to be part of the community, speaking with John at Mantha surveys, I have been led to believe that the buffer zone is very strict. That buffer zone to me is very important, and I believe the Province is very strict, particularly the Dept of Environment on that 75ft zone so I think we should probably go back and confirm that, because what I am led to believe is that zone is basically off limits, nothing can be touched from the high water mark to that 75ft.

Stephanie Moase- CAO- For example Doug, if you decided you wanted to put a dock at the end of your property, you have a little path and you want to put a dock out into the water. That is disturbing the buffer zone. You cannot put a dock there but you can apply for a permit from the Province called a Buffer Zone Activity Permit which would allow you to do something within the buffer zone. So that's what I mean when I say, the Municipality cannot allow you to do that, but the Province can approve that permit because that is their jurisdiction to allow you to do something in that buffer zone.

Doug Currie- Applicant- But any activity like removing trees, any disruption of anything from the high water mark to that 75ft is just completely, from what I have been told, and from what I understand and accept, is that its is just not allowed as far as any changing the landscape as far as removing trees, other than if a tree is down and you want to clean up.

Stephanie Moase- CAO- Actually, no, even in that case, if a tree is down within the buffer zone, you cannot just go in and cut it, you must get a buffer zone activity permit from the Province to clean up a downed tree within the buffer zone.

Jackie Whelan- As we were listening here this evening, and it was talked about that this is going to be a whole separate subdivision, it is not part of MacLauchlan Highlands, it will be a whole separate subdivision. Am I correct?

Stephanie Moase- CAO- Well it is a separate subdivision because it is being subdivided after MacLauchlan Highlands was subdivided. It doesn't make it different, as all the lots are now owned by different people, these are just new lots within the same area. They just might not have the covenants as lots originally subdivided.

Jackie Whelan- So with regards to that, it doesn't have the same covenants and Doug will put in his own covenants, what he wants to happen, but you said the Municipality has no jurisdiction over covenants. So even if Doug decides he only wants one level houses or of a certain size, whatever he decides are his covenants, the people don't have to go by them.

Stephanie Moase- CAO- Covenants are attached to their deed, and registered with the Province. So if someone was to bring it to court, they would not win, because it is on their covenants, attached to their deed. But someone would have to take them to court. A Homeowner's association is typically the body that would take care of that.

Jackie Whelan-Stanhope- So it would be in his best interest to have a Home Owner's Association for that area to protect himself.

Doug Currie- Applicant- So after purchasing the property I learned that it does not have covenants, which was surprising because my intention is to have single dwellings, to align the lots to the rest of the subdivision. Knowing now that there are no covenants, I have to take responsibility and I am prepared for the Council to put in writing upon approval that it is very descriptive in the deeds when and if I decide to sell the acreage that they are in line with the covenants in the subdivision. I am not interested in selling lots and having the wild west come in because that is my home, where I will be living, so I have a vested interest in making sure that I'm doing due diligence and paying attention to the deeds and the covenants. I was surprised that the covenants didn't align automatically to the MacLauchlan Highlands but that's how it is, so I have to take responsibility. I have been working with my lawyers to see how that would look like in the deed and how I can hold the purchaser of the (lots) accountable to it.

Stephanie Moase- CAO- You have many neighbors here that have covenants attached to their deeds, if they provided you with a copy of those, you would know the framework you might want to work in. You can be more or less strict, but you at least know what their covenants are so you can work around those. I think that would please the others in the subdivision.

Doug Currie- Applicant- My intention is to recreate the beauty of that 5 acres, to its original state, that's my plan, and I am very interested in making sure that I align and respect people who have been longstanding residents of the Highlands. I will do what I need to do to make sure that everything falls in line so that we are not going down a road where I misstep and not paying attention to making sure that things are being done properly.

Denis Morin- Stanhope- It is quite a big lot, so someone will probably build a single dwelling and then maybe a couple of cottages, who knows.. There was farm there and they built things...

Stephanie Moase- CAO- That would not be allowed on a Residential zoned lot. It is listed on the screen the allowable builds on a residential zone. It is Agricultural currently, this is the reason for Doug applying to change the zone, to be in line with the residential zoning around.

Denis Morin- Stanhope- I am just warning that there is always a loophole somewhere. It is possible that someday someone could put cottages there.

Stephanie Moase- CAO- It is possible for them to build a secondary suite, which means an in-law suite attached to the garage or house or a separate garden suite building, but there are rules around a secondary suite and how it is allowed to be managed. I don't have the bylaw in front of me to read all the rules, you can review it in our Bylaw under the section for secondary suites, what the rules around having a secondary suite are.

Denis Morin- Stanhope- What does a home occupation include?

Stephanie Moase- CAO- Again, I don't have the bylaw here but you can review that section in the Bylaw for what specific home occupations are approved by the Council already in the Bylaw and any home occupations that are not in that list would have to be approved by Council before they would be allowed, they would have to submit a change of use application which would allow them to create a home occupation.

Jackie Whelan-Stanhope- So do you just decide that, the Planning Board or whatever, or do we have any say in that as residents?

Stephanie Moase- CAO- That is not a Public meeting, no. It is in the Bylaw.

Denis Morin- Stanhope- So we should all expect that someone is going to build a big house there and that is going to be the end of it, or one on each lot...

Doug Currie- Applicant- The comment regarding the sale of lots, that was a legitimate comment. I talked to the community and was obviously respectful of this meeting and the process of course knowing how processes work. I was dealing with a very over zealous realtor and signs went up and I didn't agree to that so I personally took them down. My intention, if I decide to move on the sale of the lots, that these lots align with the covenants of MacLauchlan Highlands. So its definitely single dwelling, if you look at what the permitted uses are in the Agricultural, how it sits today and what can be done, it is quite a bit different than the Residential. My intention is that when the lots are sold that there be in the deed.. I will take that responsibility on to ensure that the deeds are reflective of the covenants and align with the properties in the area. I think I have to take that responsibility on from what I understand. I didn't know that but I will be taking on that responsibility. I am not interested in getting into duplexes, I just want to respect the people who have been living in that area for an extended period of time and align with the covenants.

Richard Abblett- MacLauchlan Highlands- To pick up on the environmental thread again.....Who would be on the Planning Committee in the room here? In the big picture moving forward, the new Municipal plan was issued last August I think and you go inside this and read it, and you see there's alot of environmentally sensitive areas. Auld Creek for example and the whole coastline around Bayshore

is designated on this official map of Prince Edward Island as saltmarsh territory. Saltmarsh territory is obviously sensitive and it is an environmental conservation area, according to what I read in the plan. It is identified for the Auld Creek area and around Bayshore. So going forward we know that climate change is a big issue and it's not going away, we also know that the sea level is rising and the CO2 levels, ...so people are driving smaller cars, sea level is coming up so here is a general question for the audience; how far has the sea level risen in PEI since 1910? The answer is 30 cm. Moreover it is scheduled to go over a metre by the end of the century. On top of that you have storm activity of over 50cm estimated for Covehead Bay, this whole hazard analysis. The Planning Committee moving forward and assessing these situations need to understand what is going on out there, the climate change impact is going to be real, and on top of that you have other things like agriculture runoff, aquaculture business in the middle of the bay, the golfcourse, the farmland, all around a very sensitive eco system. I am on the committee and have been given presentations around those kind of things. It is something to think about when you move forward with further development. It is not just here... not to say not to move forward on this project but around the entire eco system there is a lot of development that will affect the health of that bay. The biggest question we say to the scientists involved in looking at the Covehead Bay is what is the biggest problem they have and the answer is apparently nutrient runoff and nutrient interaction in the bay, which you see the sea lettuce growing. That is only one piece. So Auld Creek is a sensitive zone if you like, with nutrients coming potentially off agricultural land backing it.

Robbie Moore-West Covehead- I just want to say Doug, I am sorry if I came across harsh at the start but I am just very passionate when it comes to waterfront development and it isn't you it could have been anybody. I support the government in the area, we need to grow as a community but when it comes to the waterfront properties we need to make sure it's being done right. Myself and the fishermen at Covehead and Tracadie Bay we've had concerns that the community is growing faster than any other community in PEI, rural community, and we don't know what the long term impacts are going to be. I think we have to be careful what we do. I really strongly feel that stop work orders, the community needs to have some power, if the community is in the business of rezoning land and issuing building permits it should be in the business of revoking the building permit or putting a stop work order on it, because the honor system, as we know in MacMillan Pt, is not working. It is still not to this day.

Mayor Gerard Watts- The other thing is, that people realize that (Doug) is converting three lots to two lots in this subdivision. I don't know if that was clear to people. It was three originally proposed and now it is only two, so they are larger sized lots.

Kent MacLean- Stanhope- I just have a question while we are talking here more about buffer zones. Mirko can you please go back to the Official Plan Bylaw Map? This map says Future Land Use Map, March 2022. Is this the map from the Landuse Bylaw that was approved that has Landuse or is it from the Official Plan Future Landuse? We are talking about Landuse Bylaws in detail that is administrative bylaws but this map appears to be the future use from the official plan. Can I have some clarity on what is used when you are looking at planning for these types of meetings and allocations.

Stephanie Moase- CAO- This application, as you seen in the letter is for both, it changes both the current zoning and the official plan land use map., it changes both, and the zone is the same in both maps right now and it is being requested to be changed in both maps.

Kent MacLean- Stanhope- Thank you, and you have a version of this broke down to show the PID, could you bring that up? Just for clarity I see that this is an agricultural zone here PID 796052 but I also see Environmental Conservation. So is this one zone of Agriculture and the green band that we see, the Environmental buffer zones established by the dept of environment? Or does this PID actually have two zones, one being Agriculture and one being Environmental Conservation?

Stephanie Moase- CAO- The Environmental Conservation is an overlay zone provided by the GIS layers from the Province. So they have already provided those layers on the maps and so as you can see on all of our maps, they have showing all the wetland areas and buffer zones from the Province. So an Environmental Conservation overlay is not an actual zone. It is a zone if the whole property has been zoned that way but in this case it is just the overlay.

Kent MacLean- Stanhope- So that overlay is the information from the Dept of Environment that shows the Environmental buffer zone that the Dept of Environment has established. So the Environmental Conservation zone, cause you see it around all the bays right, I am assuming is a 50ft buffer zone. So that is deemed from the data from the Dept of Environment, am I correct on that?

Stephanie Moase- CAO- Yes

Robbie Moore-West Covehead- Do subdivisions have to give green spaces when they are created?

Mirko Terrazas- Development Officer- In this case, it is just three lots, it does not need green space. When it is more than 16 or 20 lots like the last meeting we had, it has to give green space. Sorry if it is over 5 lots.

Jackie Whelan-Stanhope- I just want to say thank-you to Doug because from what I read on there, you could have subdivided it and left it Agriculture. But we as owners in that area would not be as protected as we will be for him switching it over to Residential, and I personally really appreciate that because we have been through a few years of h___ in that subdivision with what was going on there and it really warms my heart to know that somebody coming in is thinking about us at the same time. So thank you.

Mayor Gerard Watts- Thank-you Jackie for those good comments. Thank-you Doug for coming tonight and for the Public making comment to help the Development Officer and also Planning Board. You may continue to provide comments to this process until Monday at 4pm. The next regular Council meeting is Wednesday July 13, 2022 6:30pm North Shore Community Centre

4. ADJOURNMENT

There being no further business the meeting was adjourned at 7:53pm

Moved by Councilor Derek Cook, seconded by Councilor Wanson Hemphill

4-0

MOTION CARRIED

2022-06-082

SIGNED: Gerard Watts, Mayor

DATE:

SIGNED: Stephanie Moase, CAO

DATE:

WELCOME

NORTH SHORE PUBLIC MEETING

June 13, 2022



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.
- The Planning Board / Council will review your comments and all written comments by nearby landowners prior to final decision.

Process of Meeting

- Application submitted on March 18, 2022 for a rezoning.
- Planning Board recommended holding this public meeting.
- Letters to surrounding landowners/residents (approx. 26) within 150 m (492.1 ft) of the boundary of the subject property to provide comments regarding the rezoning application

Process of Meeting

- Ads in the paper. One ad 7 clear days (June 2nd and June 11th) before the public meeting date.
- Hold public meeting. **June 13, 2022**
- Planning Board reviews information and comments and decides on recommendation to Council. **June 20, 2022**

News Paper

Ad



NOTICE OF PUBLIC MEETING

Take notice that pursuant to the Planning Act and the Rural Municipality of North Shore's Official Plan and 2021-02 Land Use Bylaw, Council will hold a Public Meeting Monday June 13, 2022 at 7pm at North Shore Community Centre 2120 Covehead Rd, Rte 25, 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 proposed amendments to Rural Municipality of North Shore's Official Plan and 2021-02 Land Use Bylaw:

- To consider an application to amend the 2021-02 Land Use Bylaw Zoning Map to rezone Parcel #796052 (Douglas Currie) from Agricultural (A) to Residential (R) zone
- To amend the 2021 Official Plan- Future Land Use Map in order to accommodate the above noted proposed change



Comments can be sent to administrator@northshorepei.ca by Friday June 17, 2022 at 4pm or mailed or dropped off to 2120 Covehead Rd, Rte 25, York, PE C0A 1P0. See <http://www.stanhopecovehead.pe.ca/> or call Stephanie Moase, CAO at 902-672-2600 for further information.

Sample Letter to Neighbours

Rural Municipality of North Shore

West Covehead Covehead Road Stanhope
Pleasant Grove Grand Tracadie
2120 Covehead Road, Rte. 25
York, PE C0A 1P0
(902) 672-2600
administrator@northshorepei.ca
www.stanhopecovehead.pe.ca



Dear Sir or Madam:

Application #NS-22-036RZ—Douglas Currie

I am writing to notify you that the Rural Municipality of North Shore received an application to rezone Parcel #796052 from Agricultural (A) to Residential (R) zone. The property is located at 158 MacLauchlan Highlands, Stanhope.

In accordance with Subclause 3.10.13.(a) of the 2021-02 Land Use Bylaw, the Development Officer must notify all landowners within 150 m (492.1 ft) of the boundary of the subject property and give them the opportunity to comment on the application within 14 days of the date of the notice. We believe you are one of those owners.

The Applicant formally applied to rezone his property from Agricultural (A) to Residential (R) zone for the purpose of subdividing the parcel into three (3) residential lots. The Applicant has chosen to rezone the parcel to be more aligned with the rest of the residential properties in the area.

You are hereby offered the opportunity to provide any comment or reservation you may have with regard to this application for rezoning. A Public meeting will be held Monday June 13, 2022 at 7:00pm at the North Shore Community Centre. The Planning Board will review the comments from you and other landowners within 150 m (492.1 ft) of the boundary of the subject property and make recommendations to the Council before a decision would be made.

Kindly send your written submission to the Municipal Council Office at the above address or by email at development@northshorepei.ca. Your submission must be received no later than 4 PM, Friday, June 17 2022, to be considered.

The following sketch shows the approximate location of the development.

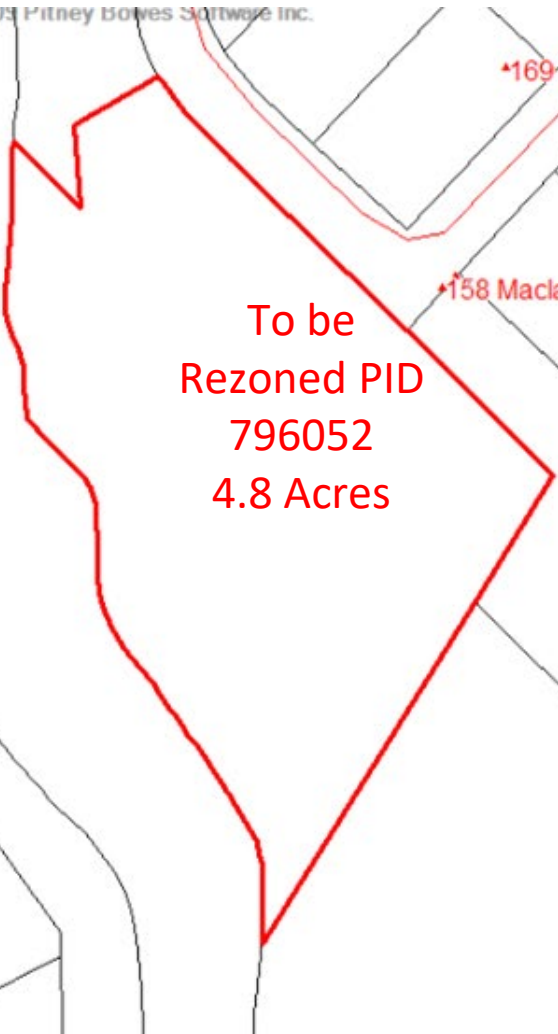


For more information about the municipal planning, and Land Use bylaw, kindly check information online at <http://www.stanhopecovehead.pe.ca/>

Please contact me by telephone (902-672-2600) or email (development@northshorepei.ca) if you would like more information or would like to view the application.

Sincerely,

Mirko Terrazas
Development Officer



To be
Rezoned PID
796052
4.8 Acres

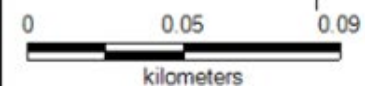
*169 Maclauchlan Highlands Stanhope

*40 Maclauchlan

*32 Macla

*158 Maclauchlan Highlands Stanhope

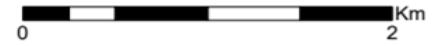
*151



Rural Municipality of North Shore

Future Land Use Map (March 2022)

-  Agriculture
-  Residential
-  Commercial
-  Institutional
-  Parks and Recreation
-  Environmental Conservation
-  Transportation



AGRICULTURAL ZONE (A)

PERMITTED USES

- a) Single detached dwelling
- b) Duplex dwelling
- c) Home occupation
- d) Accessory building
- e) Parks
- f) Active recreational uses
- g) Secondary suite
- h) Semi-detached dwelling

AGRICULTURAL ZONE (A)

PERMITTED USES

- i) Agricultural use including barns, stables, greenhouses and other buildings related to the agricultural or resource land use.
- j) Marine access, including wharfs, buildings and structures related to fisheries.
- k) Forestry land use
- l) Resource commercial use
- m) Resource industrial use
- n) Excavation pit

SUBDIVISION IN THE AGRICULTURAL ZONE (A)

Subdivision of Land.

Section 16.8 (1) Bylaw states that “Within the Agricultural (A) Zone. No person shall be permitted to subdivide from an existing lot more than (4) lots.”

Subsection 3.10(1) of the Land Use Bylaw, states than “An application to change the text of the Bylaw or the Zoning Map shall be considered a Bylaw amendment”

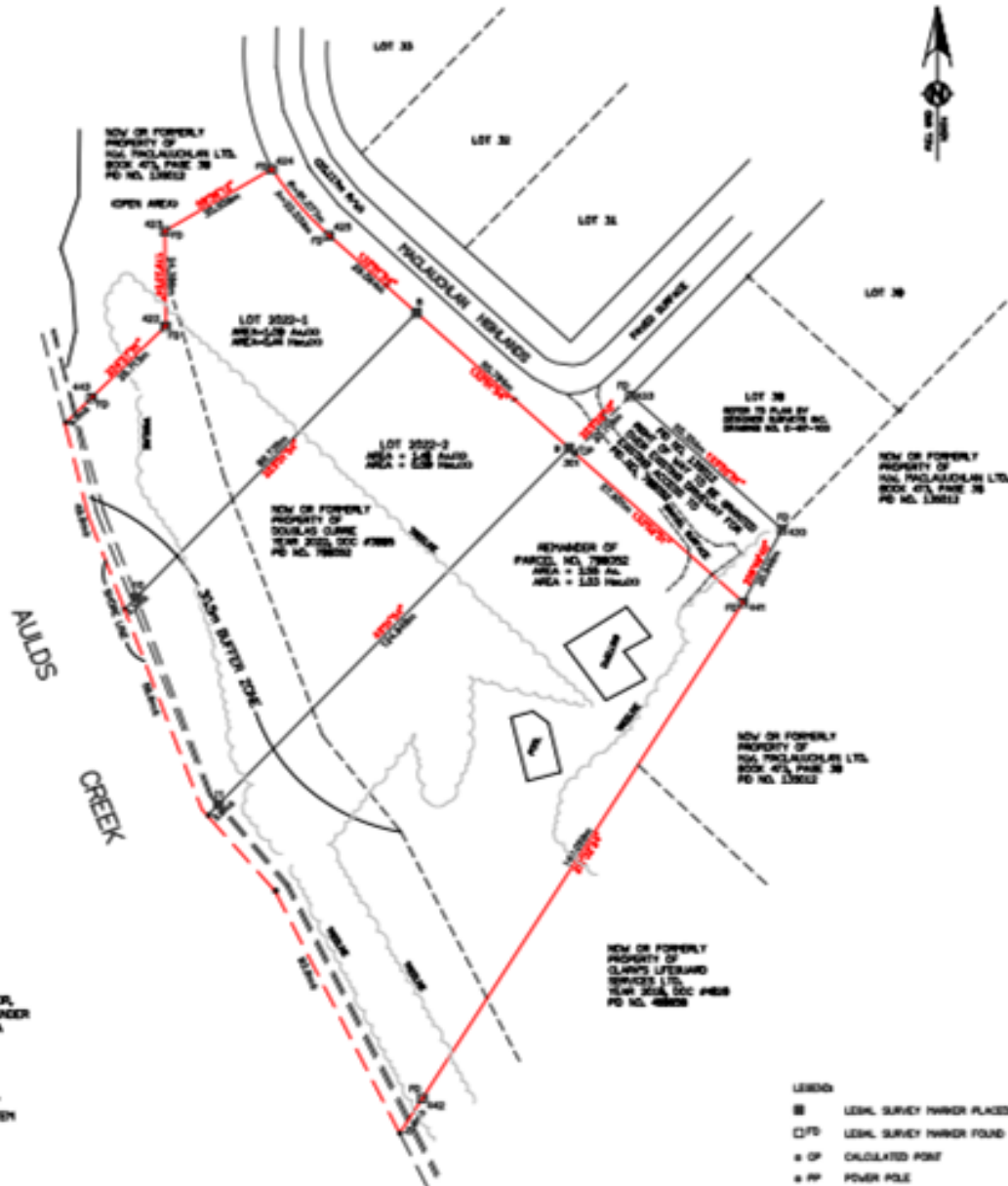
RESIDENTIAL ZONE (R)

PERMITTED USES

- a) Single detached dwelling
- b) Home occupation
- c) Secondary suite
- d) Accessory building
- e) Parks

The Proposed Subdivision Plan for the Property

STA.	COORDINATE TABLE	
	EASTING	NORTHING
8	282715.352	705431.416
9	282722.479	705396.754
10	282647.290	705358.512
11	282687.214	705355.420
201	282753.719	705395.580
422	282654.374	705427.898
423	282654.183	705493.381
424	282680.225	705488.278
425	282684.125	705451.250
432	282824.257	705375.820
433	282787.487	705410.263
441	282794.802	705327.241
442	282748.830	705235.322
443	282638.363	705428.645



KEY PLAN : NOT TO SCALE

NOTE 1
FOR THIS SURVEY TO BE VALID, IT IS NECESSARY FOR APPROVAL TO BE GRANTED BY THE APPROPRIATE AUTHORITY.

NOTE 2
REFER TO PLAN BY DESIGNER SURVEYS NO. DRAWING NO. S-88-225.

NOTE 1
FOR THIS SURVEY TO BE VALID, IT IS NECESSARY FOR APPROVAL TO BE GRANTED BY THE APPROPRIATE AUTHORITY.

REV. NO.	REVISION	DWG

MANTHA LAND SURVEYS INC.
 132 MYRTLE STREET
 STRATFORD, P.E.I.
 C1B 3P4
 Phone: 922-588-8884

PLAN SHOWING PROPOSED
 LOTS 2022-1, 2022-2 AND REMAINDER
 PROPERTY OF
 DOUGLAS CURRIE
 (PARCEL No. 78825D)

LOCATION: STANHOPE, LOT 34
 QUEENS CO., P.E.I.

SCALE: 1/2" = 10M
 DATE: MAY 23, 2022
 FILE: 22-11-12
 DWA. No.: P-10-021



NOTE:
 I, JEAN J. MANTHA, 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.

NOTE:
 THIS SURVEY WAS TIED INTO PREVIOUS ADJACENT SURVEY
 BASED ON THE DOUBLE STEREOSCOPIC PROJECTION SYSTEM
 ALL COORDINATES ARE EXPRESSED IN METERS.

- LEGEND:
- SE LEGAL SURVEY BANNER PLACED
 - CFD LEGAL SURVEY BANNER FOUND
 - CP CALCULATED POINT
 - PP POWER POLE

COMMENTS

- I'm opposed to changing an Agricultural property to a subdivision in MacLauchlan Highlands, Stanhope.

QUESTIONS

- ❖ Will the 2 new residential lots be for single dwelling, duplex or multiplex housing ?
- ❖ If water and soil tests will be done prior to sub-dividing the lot to determine if the soil for sewage drainage and water on the property are suitable for residential zoning.