

**APPROVED MINUTES**  
***Regular Council Meeting – Rural Municipality of North Shore***  
**Wednesday, May 9th, 2018**

**PRESENT:**

Mayor Gordon Ellis, Councillors Derek Cook, Charity Sheehan, Kent MacLean, Gerard Watts, Eric Ellsworth, Jamie Rea, Connie Egan, Beth Pretty and CAO Jonathan MacLean

**REGRETS:**

Deputy Mayor Peter Vriends and Councillors Melody Gay, Shawn Reardon and Justin Walsh

1. **CALL TO ORDER:** 7:04 pm by Mayor Ellis

2. **APPROVAL OF THE AGENDA:**

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

***Moved by Councillor Ellsworth, seconded by Councillor Rea***

***8-0***

***MOTION CARRIED 2018-05-40***

2.1 **DISCLOSURE OF CONFLICT OF INTEREST:**

Part VI, Section 23 of the *Municipalities Act*, which maintains that *No member of Council shall derive any profit or financial advantage from his/her position as a member of Council and, where a member of Council has any pecuniary interest in or is affected by any matter before the Council, shall declare his/her interest therein and abstain from voting and discussion thereon.* (1983, c.33, s.24.)

***DECLARATIONS:*** *There were none.*

3. **APPROVAL OF MINUTES:**

**It was duly moved and seconded** that the minutes of the April 11<sup>th</sup> 2018, meeting be approved.

***Moved by Councillor Sheehan, seconded by Councillor Cook***

***8-0***

***MOTION CARRIED 2018-05-41***

#### **4. BUSINESS ARISING FROM THE MINUTES/OLD BUSINESS:**

Councillor Watts brought forward the motion to go with 6 Councilors for the 2018 elections that was passed at the April meeting. Councillor Watts is concerned that it was an important vote and that all Councillors were not in attendance at the last meeting. With the amalgamation of Grand Tracadie and Pleasant Grove there is a real potential impact on representation. A smaller Council is not enough.

Mayor Ellis commented that it was a decision at a Council meeting and it would not be a good practice to vote on it again just because some Councilors were not present at the meeting.

#### **5. COVEHEAD BAY REVIEW - REPORT HIGHLIGHTS**

Presentation by Tracey Allen - See Appendix A

Comments and Questions from Council on the presentations

Regarding the Buffer Zone Review What is it?

*There is a current buffer zone in the North Shore Plan that provides setbacks for buildings and the Province has legislation for cutting trees in the buffer zone. This was a recommendation from FCBB.*

The 3.1 million of economic impact for recreational fishing is that just Covehead Bay?

*This is the provincial total.*

DFO is doing water testing in Covehead Bay, what is the reason for this?

*The DFO water has not yet been officially approved this but it is to measure water quality.*

The has been changes to the Environment Act, has there been research conducted on that and will DFO do an Environmental Assessment, did DFO work collaboratively with regards to the study?

*No response regarding doing Environmental Assessments at this point. DFO has worked collaboratively through this process.*

## 6. REPORTS

### 6.1 Finance and Infrastructure - Councillor Watts

Councillor Watts presented the Balance Sheet and Income Statement ending May 8, 2018 see Appendix B, all of the adjusting entries from the Auditors have been made.

Discussion: Accounts receivable is showing about \$12,000 what is this related to. "The majority of the receivable is for the Municipal Capital Expenditure Grant which is a 10% rebate on all capital asset purchases.

**It was duly moved and seconded** that the financial report be accepted as presented.

***Moved by Councillor Watts, seconded by Councillor Cook  
8-0  
MOTION CARRIED 2018-05-42***

### 6.2 Administrator's Report:

## **ADMINISTRATOR'S REPORT May 2018**

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- Ongoing committee meetings have been attended and recorded
- Update website, social media and send e-newsletter
- Events and Rec – Zane Nicholson – Spring and Summer Programming, Canada Day, dinner and do, brochure and social media update and engagement
- New Funding 1.1 cents per hundred of Assessment for Communities with Planning in effect \$1,530 per month or \$18,360 per year
- All Committee Meetings need to be posted 24 hours before and are open to the public
- Covehead Bay Study RFP - Presentation to Council - Report completed next week
- PEI Federation of Municipalities - AGM April 30 - Cornwall - Mayor Ellis, Councillor Watts and CAO attended
- FCM 2018 - Halifax May 31 - June 3, 2018
- Dinner and Do tickets available - May 26th 6pm
- Amalgamation - North Shore, Grand Tracadie and Pleasant Grove - Sent to Municipal Affairs for Review

- Rezoning Public meeting - May 2, 2018
- Election November 2018 - Municipal Elections Officer and Deputy MEO appointment required
- Proposed Ward Boundaries for North Shore
  - **Ward 1** North of the Pleasant Grove Road encompassing Covehead Road (Rte 25) to the West Covehead Rd (included) and including Guerney Road and Normandy Lane - 316 Electors
  - **Ward 2** North of Normandy Lane and West Covehead Rd to the North side of Parsons Creek Drive on Rte 25 including Union Road, Black River Road, MacMillan Point Rd, McLaughlin Road and all side streets - 305 Electors
  - **Ward 3** - North of Parsons Creek Drive North to the Park Boundary including Route 25, Bayshore Road, Eastern Road and all side roads - 299 Electors

CAO Jonathan MacLean presented a map depicting the proposed ward system for North Shore for the November elections

**It was duly moved and seconded** the Rural Municipality of North Shore appoint CAO Jonathan MacLean as the Municipal Electoral Officer for the November 5, 2018 Municipal Election.

***Moved by Councillor Ellsworth, seconded by Councillor Sheehan  
8-0  
MOTION CARRIED 2018-05-43***

### 6.3 EMO Committee - Councillor Rea

Councillor Rea reported that that NSJEMO is working to recruit volunteers. There was a training event scheduled for May 29th on EMO Communications that members were going to attend but it has been cancelled, the training schedule will resume in the fall of 2018.

This week is provincial emergency preparedness week and should be kept in mind with the flooding taking place in New Brunswick. The C-Dart organization has gone to New Brunswick to help shelter animals during the flooding event.

#### 6.4 Environmental Sustainability – Councillor Egan

Councillor Egan reported that in collaboration with the Friends of Covehead/Brackley Bays North Shore will be hosting a presentation on June 21, 2018 at 7:00 pm from Cindy Crane (Surface Water Biologist) and Peter Nishimura (Climate Change Adaptation Policy Advisor) on Climate Change Impacts and How we Can Adapt.

Councillor Egan asked if any team leads on the roadside Cleanup scheduled for Saturday May 12 had needed volunteers to help out.

#### 6.5 Planning Board:

Councillor Ellsworth reviewed the recent public meeting on the rezoning applications for PID 138560 at 808 MacMillan Point, Road West Covehead for rezoning a 2 acre portion from Residential to Agricultural. There was support from the neighbors expressed at the meeting. The other Rezoning application PID 1064744 at 2460 Rte 25 West Covehead that was presented at the public meeting will be left until the rezoning of Jack's Way Phase 1 has been officially completed. See first reading of BY-05-2018-05 , OP - 05-2018-09 and schedules in Appendix C

Councillor Ellsworth reported to Council that a rezoning application for Jacks Way Phase one that was submitted to Council in 2015, went to public meeting and passed two reading's but was never submitted to the Minister for approval would be presented for adoption to complete the process due to some administrative errors. Background information and resolutions see Appendix C

#### 6.6 Recreation and Community Engagement Committee - Councillor Sheehan

No Report

#### 6.7 Mayors Report/Executive Committee - Mayor Ellis

Mayor Ellis reported that he attended the North Shore Fire Companies Annual Meeting on Monday May 7,2018. The Fire Company's finances are in very good

shape and they are moving forward with the purchase of a new truck valued at approximately \$300,000 to replace their oldest truck in the fleet. This purchase will bring the fleet to a very high standard. The Fire Company is currently looking for firefighters as they like to have 30 members and right now they are a few short. North Shore Fire Company work as first responders and attend more calls that are not fire related.

**It was duly moved and seconded** to accept the Committee Reports as presented.

***Moved by Councillor Cook, seconded by Councillor Egan***

**8-0**

***MOTION CARRIED 2018-05-49***

## **7. CORRESPONDENCE**

### **Grant Requests**

*Stanhope Golf and Country Club (Junior Golf)*

*Covehead Harbour Authority*

Two grant requests were received see Appendix D

Councilors reviewed the request from Stanhope Golf Course Junior Golf

**It was duly moved and seconded** to provide a grant in the amount of \$500 to the Stanhope Golf and Country Club for the Junior Golf program.

***Moved by Councillor Ellsworth, seconded by Councillor Watts***

**8-0**

***MOTION CARRIED 2018-05-49***

Councilors reviewed the request from Covehead Harbour Authority, Councillor Watts excused himself from the meeting as he is the Bookkeeper for the Harbour Authority

**It was duly moved and seconded** to provide a grant in the amount of \$500 to the Covehead Harbour Authority for a parking at the small wharf by the Golf Course in Stanhope.

***Moved by Councillor Ellsworth, seconded by Councillor MacLean***

Discussion and questions on the motion

**Questions**

How would the grant improve access?

Not clear on what the grant will be used for?

Should the request be signed?

Is this appropriate use of North Shore's grant budget, typically for community groups and recreation.

Does this fit with North Shore's Grant Bylaw's?

**Comments**

Parking has been removed at the other end of the promenade so this grant for parking will provide parking at one end for people to at least get out and walk.

**It was duly moved and seconded** that the motion be tabled until the next meeting so that the CAO can clarify the questions regarding the request for a grant from the Covehead Harbor Authority.

***Moved by Councillor Sheehan, seconded by Councillor Ellsworth***

**7-0**

***MOTION CARRIED 2018-05-50***

**8. NEW BUSINESS**

**8.1 Resident Inquiries to Council Members**

Councilor Ellsworth brought to the attention of Council that many people in the community enjoy the grounds at the North Shore Community Centre as well as dog owners but they are not always picking up after their dogs, signs should be erected to remind people to pick up after their dogs.

Councilor MacLean noted that there are dangerous bumps on the promenade that the should be repaired- CAO Jonathan MacLean noted that he had spoke with a representative of PEI Transportation and Infrastructure Renewal regarding the promenade and water and ice collecting on Rte 25 earlier in the week and they would look into repairs.

Councilor MacLean noted that there has been no word back from Eastlink regarding the review of internet infrastructure in North Shore and this should be looked into.

Mayor Ellis called for a special meeting of Council to be scheduled for Wednesday May 23, 2018 7:00 pm to discuss the Covehead Bay Review report.

**9. NEXT MEETING:** Regular Council Meeting, Wednesday, June 13<sup>th</sup>, 2018, 7pm

**10. ADJOURNMENT:**  
There being no further business, the meeting adjourned at 9:55pm.

***Moved by Councillor Ellsworth, seconded by Councillor Rea  
7-0  
MOTION CARRIED: 2018-05-51***

\_\_\_\_\_  
SIGNED: Gordon Ellis, Mayor

\_\_\_\_\_  
DATE:

\_\_\_\_\_  
SIGNED: Jonathan MacLean, CAO

\_\_\_\_\_  
DATE:





# Covehead Bay Review



Collaborate. Share. Sustain.  
*Working together for a stronger community.*

# Research - documents, survey (171), interviews (40+), jurisdictional



# Jurisdiction of Covehead Bay

## Province of PEI

### Agriculture and Fisheries (*Industry Dev.*)

- Partner with DFO - PEI Aquaculture Leasing Management Board (*Policy*)

- Communities, Land & Environment

- Issue angling licenses
- Planning/Municipalities (*Land use*)
  - *Land, access points*
- Climate Change Secretariat
  - shoreline erosion mapping
  - flood risk mapping
- Environment
  - *Water Quality /Buffer Zones (Observation)*
  - *Watercourse Alterations (permit/approval)*
  - *Environmental Impact Assessment (EIA) (permit/approval)*
- *Transportation, Infrastructure and Energy (Properties Section)*
  - *Responsible for PEI Waterlots*

***They own the bottom of the water.***

## Federal Government

*(Policy/Acts/Regulations)*

- DFO - Aquaculture Leasing Division (*Shellfish aquaculture leasing management*) (*PEI Aquaculture Leasing Management Board*)
- DFO - Small Craft Harbours (*Harbour Operations & management*)
- DFO - Resource Management (*Commercial & recreational fisheries management*)
- DFO - Oceans Sector (*Oversight*)
- Environment and Climate Change Canada (*Species at Risk & Climate Change*)
- Parks Canada (*Managing parkland/wildlife habitat*)
- Transport Canada (*Safety & Navigation*)

***They own & manage waterways and wharfs***

## Local - North Shore

- Municipal (Planning/Community)
- FCBB- (Improves watershed)
- Port Authority (Manages Wharfs)



RURAL MUNICIPALITY OF  
NORTH SHORE

**ROLE**



**FIRE SERVICES**

(Approximately 50% of municipal property taxes go to support the North Shore Fire Department)



**LAND PLANNING**

Official Plan April 2014 - reviewed every 5 years



**EMO**

Emergency Measures Bylaw



**POLICY/BYLAWS**

Develop policy and bylaws to govern the community.



**INFRASTRUCTURE/SERVICES**

Manage and maintain community assets and provide services to community.

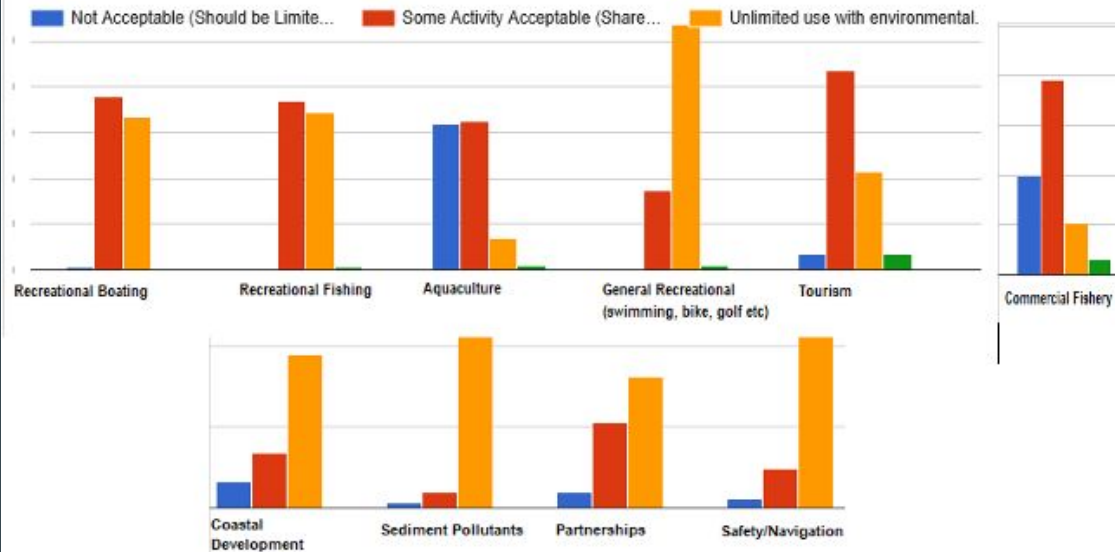


**REPRESENTATION**

Represent community.

# Acceptable Use

What do you see as acceptable use on or around Covehead Bay?



Economic activity (Tourism, Fisheries etc.) wasn't seen to be as acceptable as recreational use.

# Important for Current & Future Sustainability Responses

#1 Ecological

#6 Climate Change

#2 Sediment pollutants

#7 Coastal Development

#3 Social

#8 Share Resource Management

#4 Invasive species mitigation

#9 Partnerships

#5 Safety/Navigation

#10 Economic

# MULTI-USE OF COVEHEAD-BRACKLEY BAYS

## COMMERCIAL BUSINESSES

**Tourism** - Golf course, Accommodations, Shops, Restaurants,  
Rentals: 9,397 Room Nights/15,000 camp nights est. \$2 Million  
Direct and \$2 million in-direct for area. 

**Commercial Fisheries** - (17 fisherman) \$2 million direct from landings and \$2  
million in-direct

**Aquaculture** - (11 leases) Unknown \$ for area

**Agriculture** - Unknown \$ for area

## ECOLOGICAL



Species at Risk

Wildlife Habitat

Bird-Watching

Environmental Observers

## RECREATIONAL

Fishing/Clamming/Angling - (31 from survey responses)

Boating (73 self-identified) - kayaking, paddling, sailing,  
speed boats, seadoos, winter sailing, etc.

General - swimming, biking, walking, scenic, etc.

## CULTURAL/HISTORIC

Historic Properties and area significance 

Stanhope Place - Community Facility

Lighthouse/Church/Parklands

# Multi-Interests

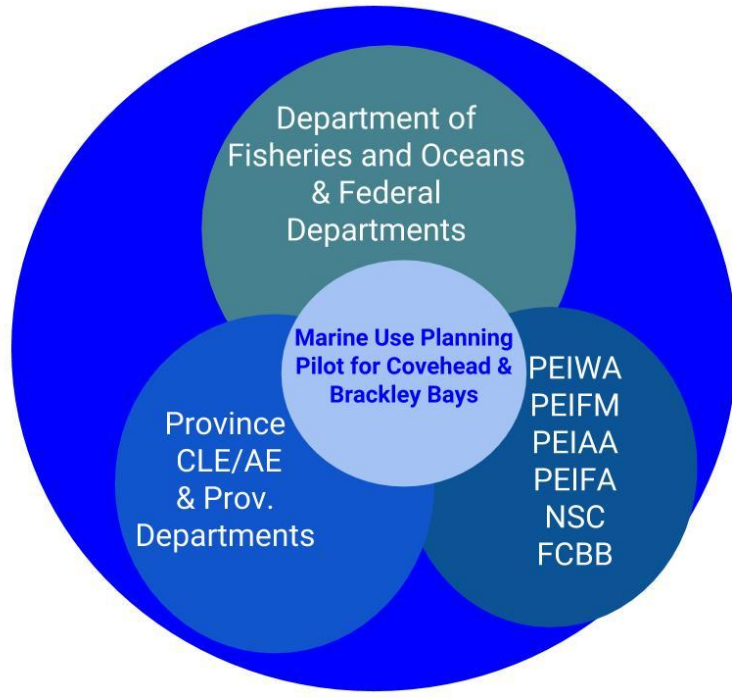
## Commercial

## Ecological

## Recreational

## Historical/Cultural

# Marine Use Planning similar to Land Use Planning



- Process includes a public engagement process.
- Balances ecological, economic and social goals
- Integrates all sectors and levels of government
- Considers the whole ecosystem using ecosystem-based management.

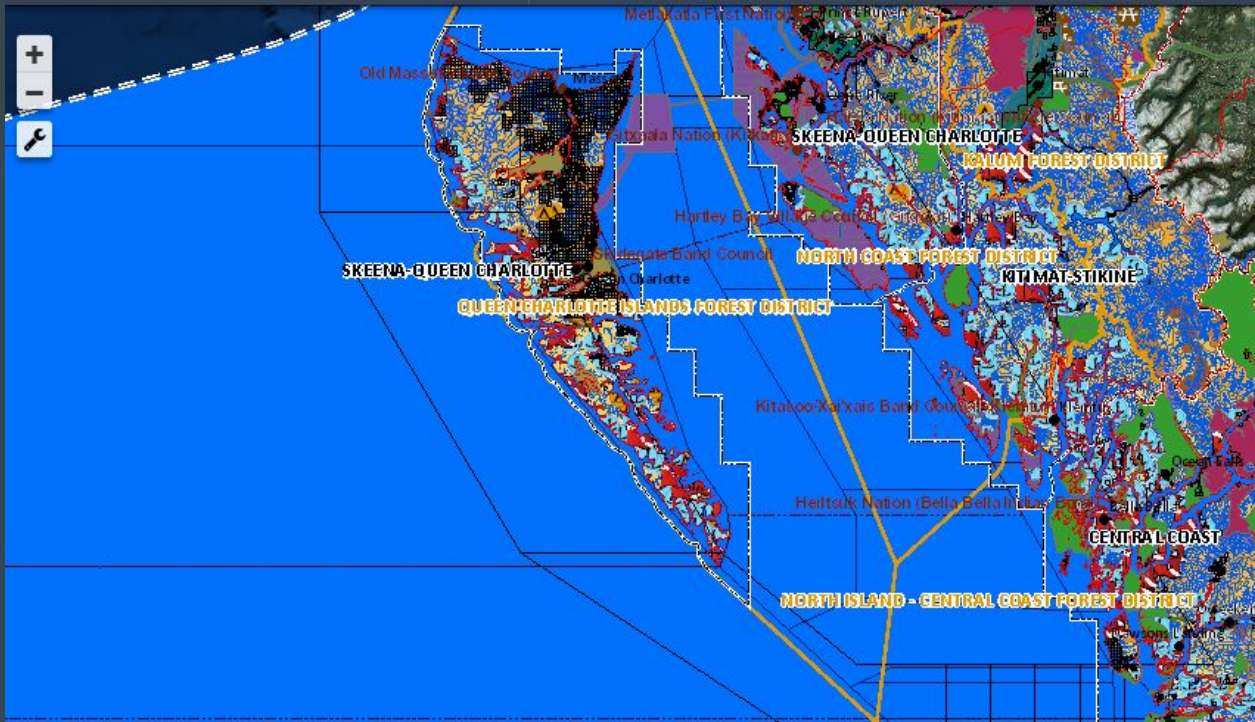


# <https://www.seasketch.org/#projecthomepage/50e58ab28aba4075183f8fc0> MaPP Marine Planning Portal - Data layers include public recreation, habitats, commercial industries, and ecological data.

MaPP Marine Planning Portal  
Marine Planning Partnership for the North Pacific Coast



English take a tour ? help



## Data Layers

Data Layers Basemap Legend & Ordering

Zones [metadata](#)

- Commercial Zone 1
- Foreshore Reserve
- Industrial Zone 1
- Marine Access
- Marine Commercial
- Marine Commercial - Industrial
- Marine Commercial - Pleasure
- Marine Conservation A
- Marine Conservation B
- Marine Conservation C
- Marine Conservation D
- Marine Estuary
- Marine Heavy Industrial
- Marine Industrial
- Marine Recreational - Pleasure
- Marine Reserve
- Marine Restricted
- Recreational Zone

# Situational Analysis

## Strengths

- Covehead Wharf and businesses
- Beautiful water view
- Multi-use area
- Good Bay Health
- Good fishing options
- Good recreational options
- Tourism, Bird Habitat, Historical, Cultural significance in small area.

## Weaknesses

- Water Health/Depth (anoxia, algal blooms etc.)
- Stanhope Wharf in disrepair
- Invasive/nuisance species (green crab and sea lettuce)
- Many Users, everything in isolation, no one plan for everyone.
- Lack of space for recreational activities
- Respect for all
- Concern for aquaculture development

# Situational Analysis

## Opportunities

- Wharf improvements
- New businesses (tourism, sea lettuce, etc.)
- More recreational/nature opportunities
- Kids camps
- Bike path expansion

## Threats

- Bay health, invasive species, overuse, runoff, water depth
- Climate change
- One-sided interests
- Foreign ownership
- Water Development without consulting surround residents
- Increased surface aquaculture reducing recreational space

# Survey Highlights

*"Litter in the water, bad smells, poor water quality doesn't make me want to go swimming in it. Water should be tested regularly to give us an understanding of water quality."*

*"I don't feel the current use is contributing to sustainability. There is an imbalance between economic and recreational - too much economic development and not enough recreational."*

*Establishing and maintaining the Bay as a "model in Canada" of best practices of a jointly owned and appreciated community asset, ensuring maximum, respectful and sustainable use and enjoyment by all. Clearly articulated and communicated.*

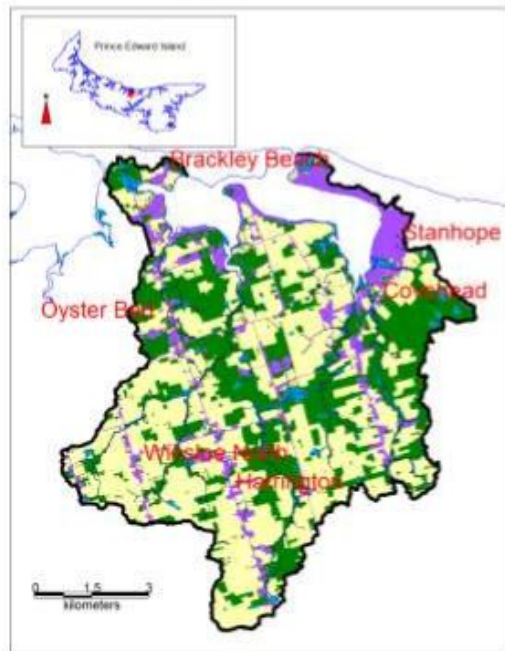
# Key Important Takeaways

The majority of those interviewed commented on:

- **Water Health** (Sea lettuce, algae blooms, water depth, anoxia, etc.)
- **Stanhope Wharf Development** (Opportunity/Safety)
- **Dredging** (water depth is an important safety/usage concern)
- **Usage - Shared for all** (Marine Use Planning/Policy)
- **Planning - Climate Change, Buffer zones etc.**

# Covehead Bay /Brackley Bay

## Map

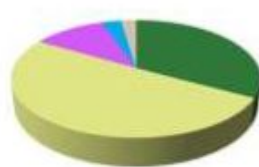


## Water Quality Score



## Land Use

**Watershed Area**  
76.78 km<sup>2</sup>



- Forestry
- Agriculture
- Development
- Wetland
- Sand Dune

## Status

The Covehead/Brackley Bay watershed has fair water quality. Watershed nitrate loads are in the medium range. Both bays have had anoxic events reported in four of the last five years. Sediment-laden run-off (red water) events are frequent in the watershed. No run-off related fish kills have been reported in the watershed in the last 10 years.

# Water Health



## BAY HEALTH WHAT TO THINK ABOUT?

### Need a Scientific Study

What we do know!

#### **ANOXIA**

NO OXYGEN! NO LIFE!



#### **SANDBARS/BERM**

RUNOFF - CLIMATE

#### **EELGRASS**

GOOD FISH HABITAT  
OXYGEN PRODUCER



#### **SEA LETTUCE**

CREATES ANOXIA  
RUINS RECREATIONAL ACTIVITIES  
PREVENTS SHELLFISH CROWING

#### **WATER DEPTH**

NEEDED FOR ALL ACTIVITIES



#### **GREEN CRABS**

EAT SHELLFISH  
DESTROY EELGRASS HABITAT

#### **AGAL BLOOMS**

Toxic - Humans & Wildlife



# Stanhope

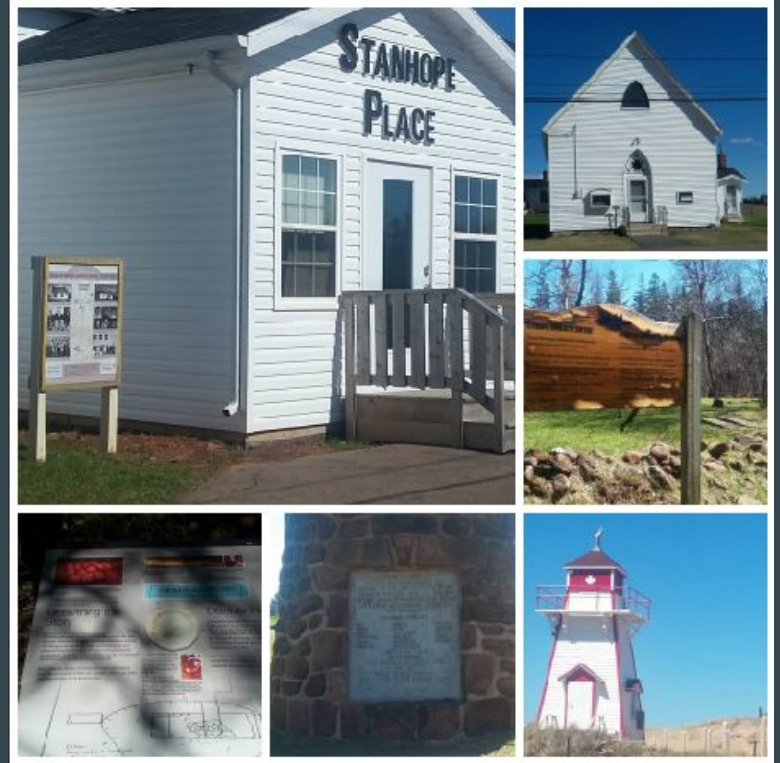
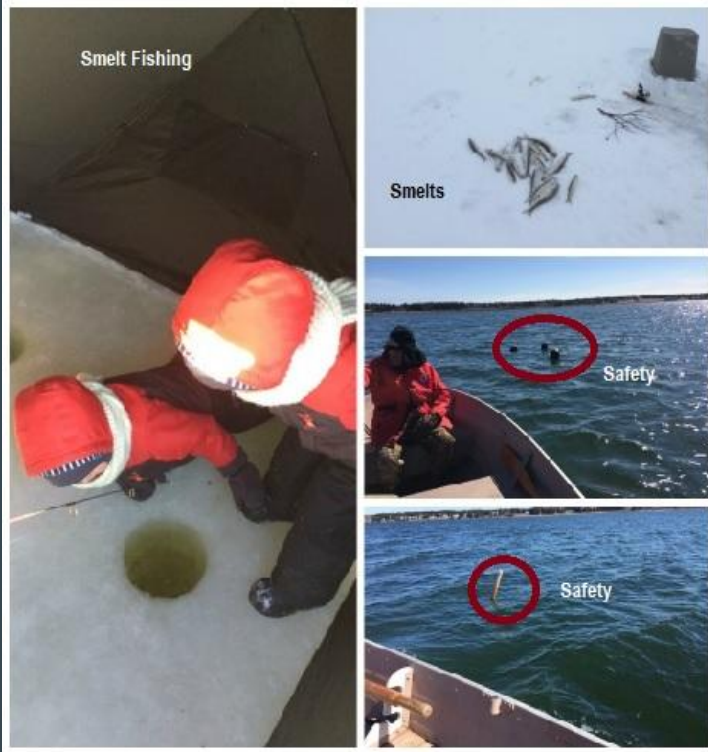




# Water Depth



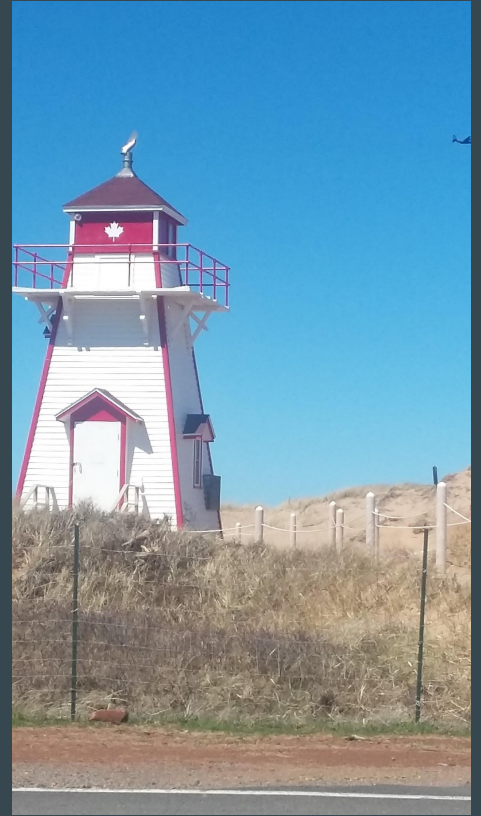
# Users



# Users



# Users



# Recommendations for Council to Consider

## Environmental Health

- **Scientific Study for Bay Health** in partnership with FCBB
- **Sea Lettuce Project**  
(Aquaculture/UPEI/FCBB/Municipality)
- **Educational Campaign** (Healthy Community. Let's all do our part!)
- **Green Crab Project**  
(Aquaculture/FCBB/Municipality) Tourism, culinary, etc.

## Policy - ByLaws

- Create Policy of adding buffer zone regulations be added to applicable building permits.
- Recommendation on policies to Prov/Fed government to allow for multi-use, safety, environment etc.
- Cosmetic Pesticide By-law for the protection of groundwater (drinking water) and watersheds

# Recommendations

## Infrastructure

- MOU with Province and Federal Departments, Golf Course to outline Municipality's role.
- Explore Infrastructure funding for wharf, if obtained in future.
- Explore Dredging (Project, Non-Profit Corporation, etc.)
- Property Tax (Optional to fund Wharf, dredging etc.).
- Explore Rural Growth Funding

## Planning

- Review of Official Plan to account for environmental buffer zones in building permits
- Consider adding watershed health, erosion, vertical setbacks, flood risk and climate change, etc.
- Recommend to DFO/Federal Department - Marine Use Planning (Zoning for multi-users)
- Leasing water for recreational use

**Questions? Your Input?**  
**Thank you**

## Appendix B

**REVENUE****Revenue**

Prov of PEI - Property tax	42,898.96
Building Permits	2,173.80
Income - Bar - NSCC	899.05
Income - Community Activity - NSCC	343.30
Income - Rentals - NSCC	6,456.00
Friends of Covehead - Stanhope	1,750.00
Other Income - Stanhope	880.00
<b>Total Revenue</b>	<u>55,401.11</u>

**TOTAL REVENUE** 55,401.11

**EXPENSE****North Shore Community Centre**

Bank Charges and interest	162.78
<b>Total North Shore Community Centre</b>	<u>162.78</u>

**Adminstration Expenses**

Advertising	474.32
Bookkeeping	515.00
Casual Labor	101.00
Wages	27,968.39
CPP expense	1,160.68
EI Expense	638.92
Health Insurance Benefits	612.33
<b>Total Wages &amp; levies</b>	<u>30,380.32</u>
Adminstrator Mileage	36.00
Councillor Mileage	25.00
Telephone & Internet	464.86
Bar Purchases	158.53
Bar Supplies	115.93
Community Events	2,124.73
Environmental Committee Expenses	388.46
Federation of Municipalities	2,984.65
Office and miscellaneous	518.54
Conference Registrations	35.00
Heat	3,776.50
Electricity	2,851.32
Repairs & Maintenance	5,210.53
Supplies	56.99
Garbage	20.00
Printing, postage and stationary	1,107.92
Professional fees	3,247.96
Activities Supplies	-571.60
Stanhope Historical Society	2,100.00
Capital Expenditures	2,200.00
<b>Total Admin Expenditures</b>	<u>58,321.96</u>

**TOTAL EXPENSE** 58,484.74

**NET INCOME** -3,083.63



**Community of North Shore**  
**Balance Sheet As at 05/09/2018**

**ASSET**

<b>Current Assets</b>		
Bank - Community	31,994.64	
Can-PEI Infrastructure (Gas Tax)	44,991.19	
Rest Cash - Green Space/Rec - Comm	5,840.00	
Official Plan/Greenspace GIC - Comm	19,543.74	
GIC - Community	5,399.27	
GIC - Reserve Fund	50,710.88	
Total Cash		158,479.72
Accounts Receivable	12,036.45	
GST/HST Recievable	1,301.79	
Total Receivables		13,338.24
Inventory - Bar - NSCC	921.62	
Total Inventory		921.62
Prepaid Expenses		8,550.78
<b>Total Current Assets</b>		<b>181,290.36</b>
<b>Capital Assets</b>		
Accum Amort Computer	-97.00	
Computer	965.03	
Land	10,000.00	
Building	915,778.85	
Acc Amort - Building	-330,335.45	
Land Improvements	39,348.57	
Accum Amort - Land Improvements	-6,856.00	
Promenade	799,177.88	
Acc Amort - Promenade	-317,558.74	
Equipment	76,621.15	
Acc Amort - Equipement	-57,114.57	
<b>Total Capital Assets</b>		<b>1,129,929.72</b>
<b>TOTAL ASSET</b>		<b>1,311,220.08</b>

**LIABILITY**

<b>Current Liabilities</b>		
Accounts payable - trade	1,099.65	
BMO MasterCard	-2.45	
Accrued Liabilities - Community	-0.22	
Accrued Accounting	5,499.79	
GST/HST Payable	-105.00	
CPP Payable	1,062.62	
EI Payable	475.88	
Income tax payable	2,533.71	
Vacation Pay Payable	677.40	
PST Payable	-66.46	
Total Accounts payable & accruals		11,174.92
Deferred Revenue Official Plan		1,022.43
Deferred Revenue - Green Space/Rec		25,083.44
Deferred Revenue - Gas Tax		60,544.00
<b>Total Current Liabilities</b>		<b>97,824.79</b>
<b>TOTAL LIABILITY</b>		<b>97,824.79</b>

**EQUITY**

<b>Surplus</b>		
Operating Fund	1,216,478.92	
Current Earnings	-3,083.63	
<b>Total Operating Fund</b>		<b>1,213,395.29</b>
<b>TOTAL EQUITY</b>		<b>1,213,395.29</b>
<b>LIABILITIES AND EQUITY</b>		<b>1,311,220.08</b>



The committee was busy with HR functions in the hiring process of the new Administrator over the past month. The Children's Christmas party was held on December 6<sup>th</sup> with approximately 50 kids plus families in attendance. There was crafts, cookies, music and a visit from Santa. Michael Hewitt took pictures. It was a very successful event. Overall, the general consensus is that the youth of the community are being looked after now, there are a lot of birthday parties being held here and it is seen as a good place to come.

## **5.5 PLANNING BOARD – COUNCILLOR ELLSWORTH**

In regards to the rezoning of Jack's Way, Councillor Ellsworth reported that in fairness to Council and the developer, Cecil MacLauchlan, the Planning Board felt it best to hold off on phase 2. There have been changes to the developer's plans and to Council's official plan since the beginning of this development. Phase 1 was approved but never went to second reading. There are many issues with the development to be discussed including road levels and greenspace. Chair Gordon Ellis will be asking Mr. MacLauchlan to meet in January.

**ACTION – CAO & Council Chair:** It was agreed that a letter should be written to Cecil MacLauchlan regarding the lack of action being taken on this project and that the Planning Board will be requesting a meeting with Mr. MacLauchlan on Phase 2.

### **Second Reading**

**Jack's Way Phase 1 BY-10-2015-02**

**Whereas** an application has been received to amend the Zoning Map of the Official Plan/Land Use Bylaw for the Community of North Shore to rezone Jack's Way Subdivision Phase 1 Pid No.s 1036268, 1062488, 1056530, 1056548, 1062462, 1062470, 1047703, 1047729, 1036367 and 1043348, Jack's Way Subdivision, West Covehead from residential (R) to resort commercial (RC);

**And whereas** in accordance with Section 18(2) of the *Planning Act* the Official Plan/Land use Bylaw for the Community of North Shore Council may amend the Official Plan/Land Use Bylaw to ensure the continued responsiveness of the Official Plan/Land Use Bylaw to the development goals of the municipality;

**And whereas** Section 16 of the Planning Act allows municipalities to adopt bylaws to implement their official Plan/Bylaw;

**And whereas** in accordance with Section 2.12 of the Land Use Bylaw for the Community of North Shore Council may amend the Bylaw;

**And whereas** a public meeting was duly advertised and held on October 7<sup>th</sup>, 2015;

**And whereas** approval of the application has been recommended by Planning Board on October 13<sup>th</sup>, 2015;

**And whereas** Council has complied with the process established in section 18 of the Planning Act and with EC 640/97 - Planning Act Minimum requirements for Municipal Official Plan/Land Use Bylaw;

**And whereas** the recommendation from the Professional Planner Derek French, a provision to be on record re: land owner to the south, Ewen Stewart had some concerns with the storm water running off one of the streets of Jacks Way Subdivision onto his land, that this issue being rectified prior to any further development (i.e.: new street construction). The undeveloped lots will be subject to review by the Province for septic, potable water, storm water, access and environmental issues.

**Be it resolved that** zoning bylaw amendment BY-10-2015-02, a bylaw to amend the Bylaw for the Community

*Unapproved Council Meetings, Wednesday, December 9, 2015*

of North Shore, be hereby read a second time.

**Discussion:** It was confirmed that Derek French had someone out to look at the complaint area and that it was recommended to be fixed. It was noted that the present roads are below field level which will need correction. It was agreed that the rezoning to Resort Commercial fits what is there presently.

I so move that the application to amend the zoning map of the Official Plan/Land Use Bylaw for the Community of North Shore to rezone Jack's Way Phase 1 from Residential (R) to Resort Commercial (RC) be accepted as presented in Second Reading to the Council at the December 9<sup>th</sup>, 2015 monthly meeting.

**Moved by Councillor Ellsworth  
Seconded by Councillor Gay**

**(2015-12-98)  
-CARRIED- (7-0)  
Nay – 1; Abstained - 1**

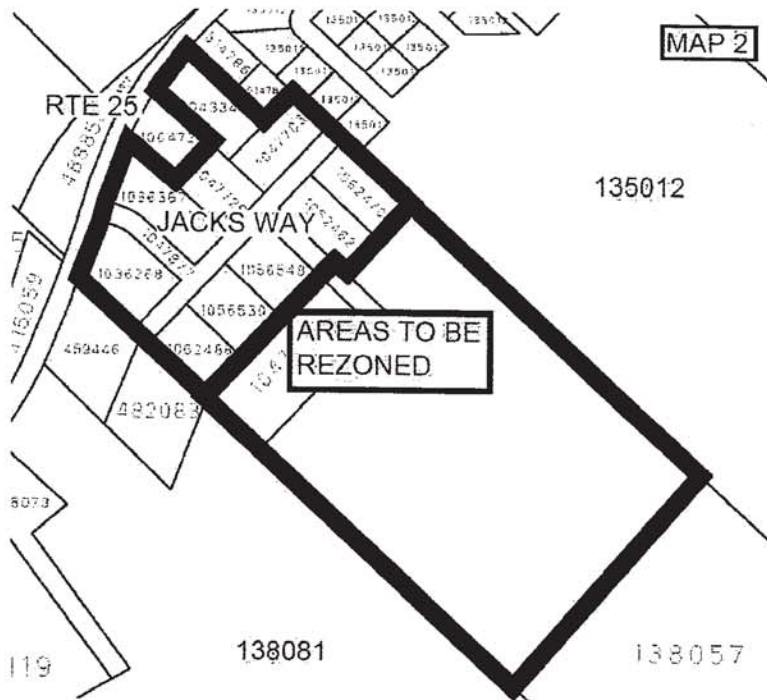
**Schedule A  
Community of North Shore**

**Official Plan/Bylaw Amendment OPA-10-2015-02  
BY-10-2015-02**

**To amend the Community of North Shore Official Plan/Bylaw**

The council of the Community of North Shore under authority vested in it by Section 18 of the *Planning Act* R.S.P.E.I 1988 Cap. P-8 hereby enacts as follows:

1. The future land use designation of Pid No.s 1036268, 1062488, 1056530, 1056548, 1062462, 1062470, 1047703, 1047729, 1036367 and 1043348, Jack's Way Subdivision, West Covehead from residential (R) to resort commercial (RC); as shown on Map "Existing Land Use", of the Official Plan/Land Use Bylaw for the Community of North Shore, is designated as Resort Commercial Development, hereby excluding it from its former designation of Residential.



**ACTION – CAO & Council Chair:** An official letter to the Minister to request the zoning change.

**Jacks Way Phase One Official Plan Zoning**

**Whereas** an application was received for PID Nos 1036268, 1056530, 1056548, 1062462, 1062470, 1047703, 1047729, 1036367 and 1043348, Jack’s Way Subdivision, West Covehead for a zoning amendment from the Residential (R) Zone to the proposed Resort Commercial (RC) zone in the Rural Municipality of North Shore 2014 Land Use Bylaw,

**And whereas** a concurrent amendment to the Rural Municipality of North Shore 2014 Official Plan General Future Land Use Map (Map 5) and Current Land Use Map (Map 2), to change the designated land use for PID Nos 1036268, 1056530, 1056548, 1062462, 1062470, 1047703, 1047729, 1036367 and 1043348, Jack’s Way Subdivision, West Covehead from the existing Residential to the proposed new designation of Commercial would be required to ensure consistency between the Plan and Bylaw.

**Be it resolved** that OPA-10-2015-02 be approved.

***Moved by Councillor Ellsworth, seconded by Councillor Sheehan***

**7-1**

***MOTION CARRIED 2018-05-44***

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Mayor, Gordon Ellis

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CAO Jonathan MacLean

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Minister of Communities, Land and Environment, Richard Brown

**Jack Way Phase One Bylaw Zoning**

**Whereas** an application was received for PID Nos 1036268, 1056530, 1056548, 1062462, 1062470, 1047703, 1047729, 1036367 and 1043348, Jack's Way Subdivision, West Covehead for a zoning amendment from the Residential (R) zone to the proposed Resort Commercial (RC) zone in the Zoning Map (Schedule A) of the Rural Municipality of North Shore 2014 Land Use Bylaw,

**And whereas** an amendment to the Rural Municipality of North Shore 2014 Official Plan has been approved by Council to ensure consistency between the Official Plan and Land Use Bylaw,

**And whereas** first and second readings of the amendment to the Zoning Bylaw were completed at the time of application in 2015,

**Be it resolved** that BY 10-2015-02 a bylaw to amend the Rural Municipality of North Shore 2014 Land Use Bylaw first and second readings be hereby approved and the Bylaw be hereby formally adopted.

***Moved by Councillor Ellsworth, seconded by Councillor Sheehan***

**7-1**

***MOTION CARRIED 2018-05-45***

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Mayor, Gordon Ellis

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CAO Jonathan MacLean

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Minister of Communities, Land and Environment, Richard Brown

**RESOLUTION FOR ADOPTION OF OFFICIAL PLAN AMENDMENT OP-05-2018-09**

Date: May 9, 2018

Moved by Councillor: Ellsworth

Seconded by Councillor Rea

**“WHEREAS** an application was received to rezone a 2 acre portion of PID# 138560, located at 808 MacMillan Point Road, West Covehead and the proposed rezoning requires an amendment to the General Future Land Use Map – Map 5 of the Rural Municipality of North Shore Official Plan from Residential (R) land use to Agricultural (A) land use for the purpose of resource use relating to a fishing operation.

**AND WHEREAS** a public meeting was held on May 2, 2018 in accordance with the PEI Planning Act and the Municipality's Land Use Bylaw;

**AND WHEREAS** the municipality's Planning Board has evaluated the application and is recommending that Council proceed with the Official Plan amendment [Schedule A – as attached];

**BE IT RESOLVED THAT** an amendment to the Rural Municipality of North Shore 2014 Official Plan, [Schedule A - as attached] be formally adopted.

**8-0**

***MOTION CARRIED 2018-05-46***

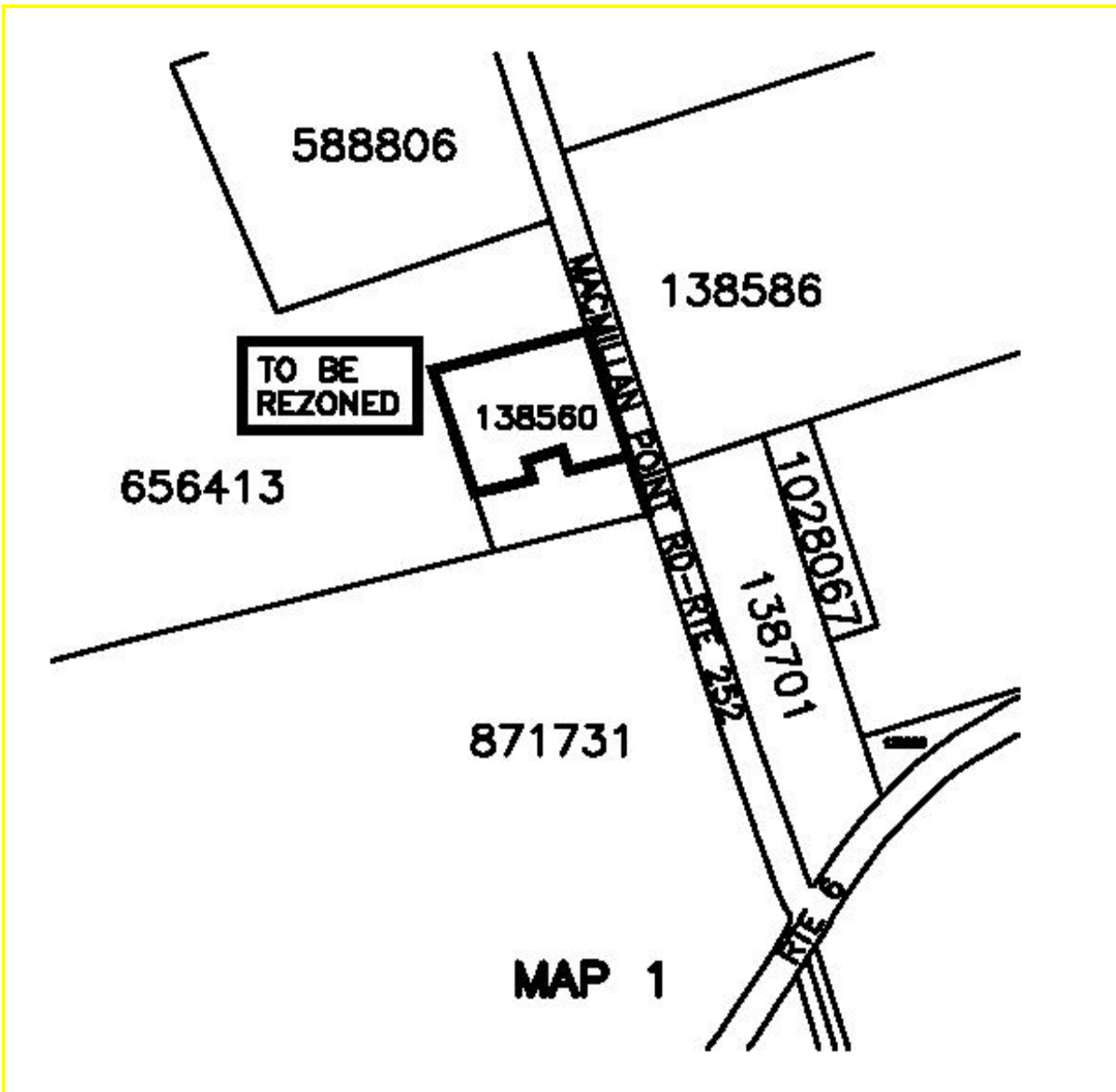
**Schedule A is attached**

Schedule A

**Official Plan Amendment OP-05-2018-09  
To Amend the Rural Municipality of North Shore 2014 Official Plan**

The council of the Rural Municipality of North Shore under authority vested in it by Section 18 of the *Planning Act R.S.P.E.I 1988 Cap. P-8* hereby enacts as follows:

The land use for a 2 acre portion of PID# 138560, located at 808 MacMillan Point Road, West Covehead as shown on Map 5 – General Future Land Use Map of the Rural Municipality of North Shore 2014 Official Plan, is designated as Agricultural (A), hereby excluding it from its former designation of Residential (R) land use.





**RESOLUTION FOR 1<sup>ST</sup> READING OF BY-05-2018-05**

Date: May 9, 2018

Moved by Councillor: Ellsworth

Seconded by Councillor: Sheehan

**"WHEREAS** an application was received to rezone a 2 acre portion of PID# 138560, located at 808 MacMillan Point Road, West Covehead, from Residential (R) to Agricultural (A) for the purpose of a resource use related to a fishing operation;

**AND WHEREAS** a public meeting was held on May 2, 2018 in accordance with the PEI Planning Act and the Municipality's Land Use Bylaw;

**AND WHEREAS** the municipality's Planning Board has evaluated the application and is recommending that Council proceed with the Land Use Bylaw amendment BY-05-2018-05 [Schedule B – as attached];

**AND WHEREAS**, and the Official Plan was amended to support the application at this meeting;

**BE IT RESOLVED THAT** Bylaw BY-05-2018-05 [Schedule B – as attached], a Bylaw to amend the Rural Municipality of North Shore 2014 Land Use Bylaw be hereby read a first time.

**8-0**

***MOTION CARRIED 2018-05-47***

**Schedule B is attached**

## **RESOLUTION FOR APPROVAL OF 1<sup>ST</sup> READING OF BY-05-2018-05**

Date: May 9, 2018

Moved by Councillor: Ellsworth

Seconded by Councillor: Egan

**"WHEREAS** an application was received to rezone a 2 acre portion of PID# 138560, located at 808 MacMillan Point Road, West Covehead, from Residential (R) to Agricultural (A) for the purpose of a resource use related to a fishing operation;

**AND WHEREAS** a public meeting was held on May 2, 2018 in accordance with the PEI Planning Act and the Municipality's Land Use Bylaw;

**AND WHEREAS** the municipality's Planning Board has evaluated the application and is recommending that Council proceed with the Land Use Bylaw amendment BY-05-2018-05 [Schedule B – as attached];

**AND WHEREAS**, and the Official Plan was amended to support the application at this meeting;

**AND WHEREAS** the bylaw was read a first time at this meeting;

**BE IT RESOLVED THAT** the first reading of Bylaw BY-05-2018-05 [Schedule B – as attached], a Bylaw to amend the Rural Municipality of North Shore 2014 Land Use Bylaw be hereby approved.

**8-0**

***MOTION CARRIED 2018-05-48***

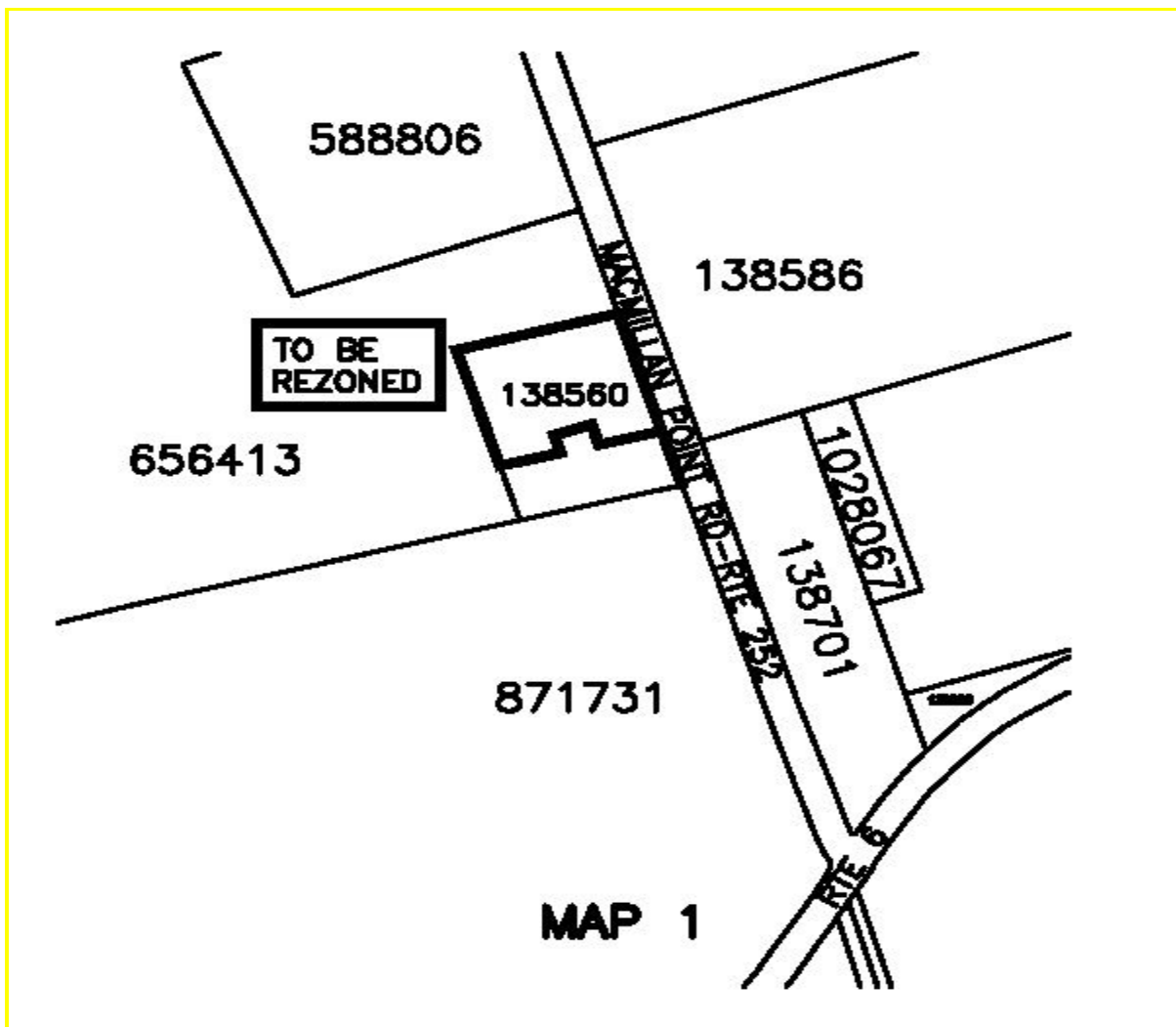
**Schedule B is attached**

**Schedule B**

**Zoning Bylaw Amendment - BY-05-2018-05  
A Bylaw to Amend the Rural Municipality of North Shore 2014 Land Use Bylaw**

The council of the Rural Municipality of North Shore under authority vested in it by Section 18 and Section 19 of the *Planning Act R.S.P.E.I 1988 Cap. P-8* hereby enacts as follows:

The zoning of a 2 acre portion of PID# 138560, located at 808 MacMillan Point Road, West Covehead as shown on Schedule A – Zoning Map of the Rural Municipality of North Shore 2014 Land Use Bylaw, is zoned Agricultural (A), hereby excluding it from its former zone of Residential (R).



**Effective Date**

The effective date of this Bylaw is the date as signed by the Minister of Communities, Land and Environment.

Appendix D

Date: 2018-07-05

To: North Shore Community Council

From: Stanhope Golf and Country Club (Junior Golf)

Re: Application for Community Grant

Stanhope Golf and Country Club opened in 1970. And ever since then, we have offered the kids of the community free junior golf lessons. I believe that this has greatly benefitted the kids and families of both the community and our visitors to enriching their summer activities. Twice a week, starting from July 1<sup>st</sup> to the end of August, we offer free instruction to kids from ages 7-18. This introduces to anyone who wants to attend an introduction to a great game. However, they learn a lot more than just how to play a game. The game of golf teaches great values including respect, etiquette, honesty, and work ethic just to name a few.

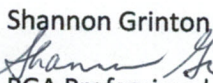
As you know there are some expenses that the Golf Course incurs to deliver such a great program. They include the instructors, golf clubs, golf balls, range time, practise green, tees, and refreshments. We also have an end of the year tournament for them which we give out various tee gifts to enhance all participants' experiences.

The Stanhope Junior Golf is requesting a grant of \$500 to offset some of the costs of delivering this great program. With this donation we could upgrade our golf equipment (ie. New clubs, cut down and re-grip other golf clubs) so that each child has a properly fitted club so they can learn a proper swing. We will also be able to purchase some teaching aids which will allow us to deliver The Program in a safe and educational environment.

As far as I know, Stanhope is the only golf course that offers this program free of charge.

We would appreciate your support and thank you for your time in considering us for this community grant.

Sincerely

Shannon Grinton  
  
PGA Professional

(902)-672-2842

sdgrinton@hotmail.com



May 7, 2018

Rural Municipality of North Shore  
2120 Covehead Road  
York, PE  
C0A 1P0

Attn Council:

The Harbour Authority of Covehead is a non-profit entity that manages the Covehead Wharf and small wharf located on Covehead Bay beside the golf course. The Harbour Authority is responsible for maintaining both wharves and collects dues from the users of the wharves as well as receives some maintenance funding from the Department of Fisheries and Oceans.

The two wharves are a vital part of the Rural Municipality of North Shore for their use in the commercial fishery, recreational boating and tourism. The facilities get great use from both residents and tourists alike.

The Harbour Authority is requesting a grant in the amount of \$500 from the Rural Municipality of North Shore. This grant would be used to enhance access and parking for residents of North Shore at the small wharf located on Covehead Bay.

Sincerely

Marc Campbell  
Director  
Harbour Authority of Covehead  
PO Box 9001  
Stanhope, PE  
C0A 1P0