

APPROVED MINUTES

Public Meeting – Rural Municipality of North Shore

7:00 pm Monday May 9, 2022

@ North Shore Community Centre

PRESENT:

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

Planning Board Members- Janet Ellis, Melissa Paquet, Charlotte Vriends and Development Officer Mirko Terrazas

Regrets- Krista Shaw and Bob Doyle

27 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 Peter Vriends, seconded by Councilor Wanson Hemphill

4-0

MOTION CARRIED

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

Councilor Krista Shaw declared a conflict of interest with respect to item 3.2 and is seated with the Public to exercise her right to hear only

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

3.1. Review of Application for Rezoning for PID 1082056

Development Officer Mirko Terrazas made a presentation on the application for rezoning for PID 1082056. Mirko opened the floor for Public comments, none were received.

3.2. Review of Application for Rezoning for PID 575910

Development Officer Mirko Terrazas made a presentation on the application for rezoning for PID 575910. Mirko opened the floor for Public comments.

Developer Steven Shaw- This is a proposal stage only for the rezoning, there has been no discussions on street lights. Future development past the 16 lots is not decided yet. The statement of the entrance way interfering with the fire dept will be reviewed by transportation, they will have to approve the road and the location of both entrances. The dwellings that will be there all have to be approved by the municipality when a development permit is put in. The proposal is to subdivide and sell the lots not to

build homes, it would be the purchasers of the lots that would be building the homes but we plan to have covenants to ensure that what is built goes with what is already around the area.

Janet Ellis-Planning Board- It is important to keep in mind that currently only the rezoning from Agricultural to Residential is what is being decided on. If the property is rezoned then the developer must submit the information regarding the sub-division that will then go to Planning Board and Council again for decision.

Developer- It is important to note as well that although the total property is 76 acres, approximately half of it is undevelopable, with the stream and wet areas. The proposed subdivision will take up most of the useable land.

Residents 1 & 2- Why do you want to place two accesses to the subdivision, one at Normandy Lane and one at Rte 25 beside the fire dept? The Development Officer said 16 or more lots, how many more? Why is there a second proposed entryway to the property on Normandy Lane? What are your plans for the rest of the property and the area to the right of the fire dept? We moved here because we wanted to live in the countryside, out of the town and they want to move the town here.

Developer- We wanted to have an access out to the paved road to start with. The entrance beside the fire dept already exists, has been approved for over ten years. The road entrance at Normandy Lane is just to make it nicer, to have two entrances. The reason for the second entrance on Normandy Lane is to have access to the remainder of the property. Most of the remaining property is not developable, the area beside the fire dept may be developed in the future, there would only be space for 2-3 lots in that area.

Resident 3- I strongly oppose. You say we are only deciding on rezoning right now, but it is being rezoned for a sub division so at the end of the day I am not OK with rezoning because it is for a subdivision. I am not opposed to having a few more neighbours here and there but we didn't purchase these lots and move out here to then just be in Stratford or Cornwall. The joy and spark of this community is the quiet ambiance of nature, water, walkways, not heavily trafficked streets. We already have many adults and children that come onto our property because we share a side with the community centre. I am not saying that is a problem, because they don't cause damage or anything, but if we add 16 more homes with potentially 4 people per home, plus, the congestion of the area is just going to become massive. And it will ruin why we purchased in the community, why we made our home here.

Resident 4- We moved out here for family living. Why would we want to live somewhere that is turning into Hillsborough Development. Country living means you can raise your family and have space and fresh air, now its going to be the Hillsborough Development, exactly what this is going to be, and there will be lots of problems come from it. I oppose, but what am I going to do? You guys have all kinds of plans, there's going to be more plans and more plans and it is just going to turn into downtown, there is nothing I can do or say about it.

Resident 5- I have concerns regarding the access road to Rte 25, it will be right outside my kitchen window, that will be my view. There are trees there that are 75ft from my well, the access road will need 66ft so that road will only be 9ft from my well. That is very close. That is my concern, but I can always move, I just rent. I use that access road currently (for a driveway)and when I come out at 7am

there is quite a pile of snow that blocks my view from the left. Also when the fire hall meetings are happening the trucks in the parking lot blocks the view to the left. This is a visibility issue that I just wanted to raise.

Resident 1 & 2- How many extra houses can the Fire Dept handle?

Developer Norman Shaw- There are extra houses being built all over the municipality everyday, but ones being built right beside it (fire dept) should be pretty safe. The fire dept is currently in the process of expanding.

Resident- Donnie Youland- I grew up across from the fire dept. At that time there was a home right on the corner (Art Birt) and the Deakins lived back on Normandy Lane. There were only those three homes. Looking at it now there are many more homes in the area, and that is not a bad thing. In order to support a Fire Dept, the Community Centre, the senior citizens in Stanhope, we need people. Many people in the area, even many in this room, are not going to be volunteer firefighters, are not going to be running the Community Centre. To do these things you need people. The school bus driver in the area picks up 32 kids, there is not alot of young people coming into the community that are going to do those important community volunteer jobs in the future. If the attitude of my parents and 2 neighbours back then was that they didn't want any new neighbours then that would have been it, done, no new neighbours. But that is not the way life is, you need growth in a Community, you need people, you need kids to go on the bus, its the further development that supports all this stuff.

Resident- Jamie Lewis- I am in favor of the development. I did not grow up in Stanhope but I was fortunate to be able to move here and I think alot of people in this room feel the same way. I heard comments from people that they had moved out here to this area to enjoy the country life but now they say ' we are here, let's shut off anyone else being able to move here' I don't think that is very fair to other families that would like to come out here and enjoy the country life. I heard comments that it is like Hillsborough Development or downtown, I think we are a long way off from that. With 16 homes, thats 16 families that you will have in the community that will support it and I think that we need to think about the people that want to move here and consider them in these discussions.

Developer- Steven Shaw- In speaking with the Councilors, Mayor and CAO, that there is a need for more green space in the community and playgrounds and that sort of thing. If this goes through we are willing to work with the community to try to come to an agreement on a usable green space. I am not trying to point fingers or name names but there have been times when a subdivision has gone through and the green space was in a swamp where no one could use it. We are willing to work to make sure that there is a good usable green space right beside the community centre if the community would be interested in that.

Resident- Rob Francis- I wonder if there is a different parcel of land that we could put a new sub division on because it feels to me like putting this type of subdivision in this area will change it considerably. It would change the quality of life for the neighbours around the area. If you want to build a new sub division, can't we find a new piece of land that isn't affecting any of the existing neighbours? This is a new subdivision which changes the density of the area. We are not opposed to having a few extra neighbours. The first application that was shown at the first of the meeting was for an addition to an existing sub division and you notice there were no comments. This one is just the wrong application for this particular area.

Developer- Norman Shaw- I don't think that a lot of people realise that the new lots have to be one acre. All the lots currently along the side of Rte 25 are not even close to one acre and they have lots of space. The rules say that you have to have a one acre lot now, which is pretty large. Look at that compared to the lots that are there now, there is no one on top of each other.

Resident 3- I think that we all know how big an acre is and I think we are all aware what our lot size is. I don't think anyone is opposed to bringing new people to the community, we understand the community has to grow and have opportunities but to go from nothing to 16 plus lots. There is obviously being land cleared back on the other side of the fire hall too. And I know we are not talking about the subdivision, that we are talking about the rezoning, but as soon as the rezoning is done, it's a trickle down effect, it's going to all start, and to Donnie's point I agree we do need more people but it's just the shock of the 16 plus, rather than like 8. The 16 plus is the scary part of the plan. Is there not a reason behind why it is this land, because you haven't been full-on farming this land for a while, like when we first moved here it was a full potato field, but now it seems more like a tester or practice field because it's all grown up and it's not even being harvested. So are you not allowed to use that land anymore because it is adjacent to a waterway?

Developer- Norman Shaw- This is a long term plan, instead of just doing a couple of lots on the side of the road, we applied to do the whole thing so we don't shoot ourselves in the foot for the future. We don't know how far down the road but it's not like next year you will suddenly have a whole bunch of neighbours. The reason we are looking to sub divide this property is because it already is residential in nature, already has a bunch of neighbours, we are farming around neighbours. All our other farmland is away from neighbours. We are fully allowed to farm that land, but we now have land that we have fully stopped growing potatoes on because of the neighbours around us. We have had comments after comments from neighbours about farming that close to their houses, that they don't like chemicals and fertilizer, so we thought maybe we would try this instead but apparently that is not what is wanted either. I just want to know what is right? If this is the wrong area, what is the right area? Is it wrong just because it is beside you? Everyone of the neighbours that is here is on what was at one time farmland. How did they get there?

Resident 3- We are well aware of that (that this was all farmland) but it's not a sub division. That's the issue, what we are saying is this is not development, it's not building homes, it's a subdivision. We bought here because we want urban sprawl.

Developer- Steven Shaw- What the community and the Dept of Transportation are trying to strive for, they don't want the urban sprawl, they want a street going in with all the houses on it. They don't want one house in each corner of each field. Some of the driveways are even shared driveways because they don't want all these driveways onto the road.

Mayor Gerard Watts- Some developers will decide to maybe only sell 3 lots for one year and maybe 3 the next year. Do you have a plan like that?

Developer Norman Shaw- There is no plan in place but it is definitely not going to be 16 houses next year, it will be spread out over years.

Resident 6- I just want to say I support this project. I keep hearing the comment that at 16 lots the quality of life will go down. I live in MacMillan Point where I would guess there are 600-800 lots and the quality of life up there is pretty good. Most of those lots were probably purchased from your farm. I think its a good fit for the community. As for quality of life, they are big lots and there are not too many lots left available in the community. We want our community to grow, I don't think we are going to be Hillsborough Development by no means. There is still lots of farming and fishing in the community, lots of farmland. Its probably the right fit. I don't live in front of the fire hall along that strip of road but I understand you can't just go up the dirt road and create a subdivision. These homes were bought or built and then you move in next to the farmer. If the farmer behind me wanted to create a 100 acre sub division, there's not much I can do about it, I wouldn't oppose it, its his land and we need more people out here. Its nice seeing these big lots and we need to have the diversity in our community. MacMillan Point its a different crowd and when you go into Wild Duck Cove its more children, more families. MacMillan Point is more seniors. There is probably more plans for future development in MacMillan Point. It seems to be positive. Development is good if its done the right way. By looking at this it will be done pretty proper. I just want to say I support it.

At this point there was cross talk with another resident that was not conducive to the Public forum. The resident remained seated and most of the conversation was not able to be heard by Council or Planning Board.

Resident 1& 2- I am concerned, they said the road was already there next to the fire station, I live across from the fire station and I always have to make a full stop to make a turn into my driveway. This intersection, beside the fire hall will be extremely dangerous because when turning out they cannot see. It is very dangerous.

CAO Stephanie Moase- The concept drawing shown is what the developer is proposing only, it has not be reviewed by the decision makers. The road for this proposal will have to be a public road, our municipality no longer allows new private roads, which means it will have to be built to provincial standards, designed by engineers and approved by the Dept of Transportation. If the proposal moves forward the information and concerns brought to us will be provided to Transportation. I do not know the answers to your concerns, the Dept of Transportation will review and make changes if necessary. This is not a conversion that can be decided tonight as the proposal has yet to be seen by the Dept with jurisdiction. This proposal is just that, a proposal, it may not even be allowed. Teh Dept of Transportation will make the determination if the current access will be suitable for a road.

Mayor Gerard Watts- All your comments and input are being documented and will be provided to Planning Board to be taken into consideration.

Resident 1& 2- When there is a fire call the trucks come out of there very fast onto the road and with a new sub division there will be at least two cars or more per house and with the access being right beside the fire hall all these cars coming out there could be an accident because the fire trucks are coming fast and they don't have time to wait if someone wants to make a turn onto that road. Perhaps they need to build a roundabout or something there. It is not safe.

Resident 7- The access you are talking about isn't it already an approved access that has been there for years? An approved legal access?

Developer Steven Shaw- Yes it is. There are two driveways that use it for access to the main highway. It was said tonight that we need more room for families to move into the community. I did an MLS search yesterday and there are 3 available lots for sale in the whole municipality with the prices ranging from \$64,000 to \$164,000. There are only 3 and not very economical for a new family to start on, at \$160,000.

Mayor Gerard Watts- You may continue to provide comments to this process until Friday at 4pm. The next regular Council meeting is Wednesday May 11, 2022 6:30pm North Shore Community Centre

4. ADJOURNMENT

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

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

Moved by Councilor Peter Vriends, seconded by Councilor Derek Cook

SIGNED: Gerard Watts, Mayor

DATE:

SIGNED: Stephanie Moase, CAO

DATE: