

APPROVED MINUTES
Regular Council Meeting – Rural Municipality of North Shore
6:30 pm Tuesday November 15th, 2022
@ North Shore Community Centre

PRESENT:

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

2 members of the public

1. CALL TO ORDER: 6:30 pm by Mayor Gerard Watts

2. APPROVAL OF THE AGENDA:

It was duly moved and seconded that the agenda be approved with the addition of item 6.8 Mighty Oaks Contract

Moved by Councilor Krista Shaw, seconded by Councilor Derek Cook

All in favor

MOTION CARRIED

2022-11-155

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

Councilor Bob Doyle declared a conflict with item 6.3 and Councilor Krista Shaw declared a conflict with item 6.4.

3. APPROVAL OF MINUTES:

It was duly moved and seconded that the minutes of the Regular Monthly Council Meeting of October 12th, 2022 @ 6:30 pm be approved as presented.

Moved by Councilor Bob Doyle, seconded by Councilor Wanson Hemphill

All in favor

MOTION CARRIED

2022-11-156

It was duly moved and seconded that the minutes of the Public Meeting of October 13th, 2022 @ 7:00 pm be approved as presented.

Moved by Councilor Wanson Hemphill, seconded by Councilor Nancy MacKinnon

All in favor

MOTION CARRIED

2022-11-157

It was duly moved and seconded that the minutes of the Special Council Meeting of October 27th, 2022 @ 6:00 pm be approved as presented.

Moved by Councilor Derek Cook, seconded by Councilor Peter Vriends

All in favor

MOTION CARRIED

2022-11-158

3.1. Business Arising From the Minutes

A Councilor asked about the seaweed cleanup at Stanhope Wharf. CAO is awaiting a quote from a contractor for that clean up and is also awaiting the Province to inspect the area to provide a Watercourse and Wetland Buffer Zone Activity permit as any machinery used for the cleanup within the buffer zone requires a permit.

4. DELEGATIONS, SPECIAL SPEAKERS AND PUBLIC INPUT: There were none

5. REPORTS

5.1. EMO Committee Report

CAO passed around a written report from EMO Chair Derek Cook. Derek reviewed the Executive Summary for the last 4 years and thanked all committee members.

5.2. Water and Environment Committee Report

Council reviewed the Executive Summary from the committee.

5.3. Recreation and Engagement Committee Report

Chair Bob Doyle stated they have not had a meeting since the last Council meeting. He did not have an opportunity to do an executive summary but is requesting all of Council to reach out and give feedback on the Master Recreation Plan.

5.4. Covehead and Tracadie Bay Enhancement Committee Report

No meeting this month. Waiting on a report from Co-Chair Sarah Stewart-Clark on her work at the Tracadie Harbour this past summer.

5.5. Stanhope Peninsula Potable Water Research Committee Report

No meeting this month. Final water report has been received from CBCL with updates from Council and the Committee. Will be discussing later in the agenda.

5.6. CAO Report

Mayor referred Council to the written report. Councilor asked what the interim plan was for when CAO Stephanie Moase leaves. Mayor Gerard Watts stated there have been a few resumes come in that they will want to conduct interviews. It was suggested that it could take up to six weeks for someone new to start the position. Patsy MacKinnon will be helping out in the interim and Stephanie will continue to come in once a week to assist in the transition. Mayor stated he would like to wait for the new Council to come into office before doing interviews as some would like to be involved in the hiring of the new CAO. Councilor Krista Shaw stated she has a lot of HR experience and is willing to assist with the hiring. CAO stated that she was a little worried that nothing would be done until after Dec 7 when the new Council officially takes office, much work can be done prior as the new Councilors do not have to be in office to assist with the interviews, the official appointment of the CAO by new Council would have to be done on or after Dec 7.

A Councilor asked where we were on the EV Charger, CAO stated quotes that she received were much higher than expected, more than \$20,000 but Efficiency PEI will only pay up to \$7500. Looking for lower quotes.

Councilor asked if there was any updates on a generator for Grand Tracadie warming centre. CAO stated that there have been no other funding streams available as of yet for generators. There was discussion on what agreements would have to be put in place as the daycare would not be able to run if the Grand Tracadie School Centre was required to open as a warming centre. More discussion is required with the daycare on that.

A councilor asked if a snowblower had been purchased for clearing the rink. The CAO stated it has been ordered and we are waiting for it to be shipped.

5.7. Finance and Infrastructure Report

Chair Peter Vriends presented the report. Parking lot in Grand Tracadie should be starting after the asphalt plant closes. CAO mentioned that the sign on Grand Tracadie School Centre should now be complete. There was no summary completed as there is the ongoing Capital and Maintenance project list that is updated every month. Council reviewed the second quarter update which takes the budget to the end of September. A Councilor asked what funding we had for the costs incurred from Hurricane Fiona. Union Rd and York will be invoiced for members from their communities. The costs for food and tree clean-up will be submitted to the Provincial Disaster Assistance Fund. Infrastructure costs like fencing and backstop will be put through insurance. There appears to be a piece of ridge vent missing from NSCC roof. The medical lift has been ordered and should arrive in 6-8weeks, a second tender will go out for the construction portion.

5.8. Planning Board and Development Permit Report

Chair Nancy MacKinnon stated that development has slowed down, there are fewer permits issued but there are still some sub divisions and rezonings that are being reviewed. There were 3 resignations from the Planning Board, Janet Ellis, Joe Doran and Charlotte Vriends. Planning Board does not dissolve at the end of the 4 year term like other committees. A Councilor asked if the Province has sent information regarding development permits that were incomplete from Grand Tracadie and Pleasant Grove. CAO stated that the Province stated they would only send the information to North Shore if requested in writing by the applicant. As of yet we have not received anything. A Councilor suggested that there seems to be some activity in the Pleasant Grove area but has not seen any permits issued. A Councilor asked if additional Council members should be appointed to Planning Board. CAO suggested that a letter be sent to members that have not attended multiple meetings to ask them to resign.

It was duly moved and seconded that all reports be approved as presented.

Moved by Councilor Nancy MacKinnon, seconded by Councilor Derek Cook

All in favor

MOTION CARRIED

2022-11-159

6. NEW BUSINESS (REQUESTS FOR DECISION):

6.1. RFD-2022-035 Second Reading of Bylaw # 2022-01 Procedural Bylaw

Mayor Gerard Watts introduced the RFD. Council discussed the RFD.

Whereas Subsection 86(2)(e) of the *Municipal Government Act* R.S.P.E.I. 1988, Cap. M-12.1., provides that a council must establish a procedural bylaw to regulate its proceedings in accordance with the Act; **And whereas** Procedural Bylaw 2022-01 was written to update and repeal Procedural Bylaw 2019-07; **And whereas** Procedural Bylaw 2022-01 includes updates made by Municipal Affairs to their Bylaw Template;

And whereas Council gave notice of the Procedural Bylaw update as per MGA Section 86(3) at the Regular Council meeting held Sept 14, 2022;

And whereas the Procedural Bylaw 2022-01 was read and approved for a first time at the Oct 12, 2022 Council meeting;

Be it resolved that Procedural Bylaw 2022-01 be hereby read a second time.

Moved by Councilor Nancy MacKinnon, seconded by Councilor Krista Shaw

All in favor

MOTION CARRIED

2022-11-160

Whereas the Procedural Bylaw 2022-01 was read and approved for a first time at the Oct 12, 2022 Council meeting and read a second time at the Nov 15, 2022 Council meeting;

Be it resolved that the second reading of Procedural Bylaw 2022-01 be hereby approved.

Moved by Councilor Derek Cook, seconded by Councilor Bob Doyle

All in favor

MOTION CARRIED

2022-11-161

Whereas the Procedural Bylaw 2022-01 was read and approved for a first time at the Oct 12, 2022 Council meeting and a second time at the Nov 15, 2022 Council meeting;

Be it resolved that the Procedural Bylaw 2022-01 be hereby formally approved and adopted.

Moved by Councilor Bob Doyle, seconded by Councilor Peter Vriends.

All in favor.

MOTION CARRIED

2022-11-162

6.2. RFD-2022-041 Rezoning Request NS-22-071RZ PID 464271 Dale Holmes

Mayor Gerard Watts introduced the RFD. Planning Board Chair Nancy MacKinnon discussed the issue of water runoff heard from the comments at the Public Meeting. The proposed subdivision would include Public roads with an engineered storm water plan which is expected to address and improve the issues that nearby residents have been having in the past. A Councilor asked what the recourse would be if the problem with run off was not addressed. CAO stated that at that point Council would go back to the engineer who signed off to address the issue as the development would have been signed off stating no run off would be permitted onto other lands.

Whereas an application has been received from Dale Holmes for PID # 464271 to amend the Rural Municipality of North Shore 2021 Official Plan “Future Land Use Map” from Agriculture (A) designation to Residential (R) designation;

And whereas in accordance with Section 18(2) of the *Planning Act*, the Rural Municipality of North Shore Council may amend the Rural Municipality of North Shore 2021 Official Plan to ensure the continued responsiveness of the Official Plan to the development goals of the municipality;

And whereas approval of the application has been recommended by Planning Board;

Be it resolved that Official Plan amendment OPA-03-2022 to amend the Rural Municipality of North Shore 2021 Official Plan “Future Land Use Map” be hereby formally adopted and declared passed.

Moved by Councilor Nancy MacKinnon, seconded by Councilor Bob Doyle

All in favor

MOTION CARRIED

2022-11-163

Whereas an application has been received from Dale Holmes for PID # 464271 to amend the Rural Municipality of North Shore 2021-02 Land Use Bylaw “Zoning Map” from Agriculture (A) designation to Residential (R) designation;

And whereas in accordance with Section 3.10 of the Rural Municipality of North Shore 2021-02 Land Use Bylaw, the Rural Municipality of North Shore Council may amend the Rural Municipality of North Shore 2021-02 Land Use Bylaw to ensure conformity with the Official Plan;

And whereas approval of the amendment has been recommended by Planning Board;

Be it resolved that the zoning bylaw amendment BY-03-2022, a bylaw to amend the Rural Municipality of North Shore 2021-02 Land Use Bylaw Zoning Map, be hereby read a first time.

Moved by Councilor Krista Shaw, seconded by Councilor Nancy MacKinnon

All in favor

MOTION CARRIED

2022-11-164

Whereas an application has been received from Dale Holmes for PID # 464271 to amend the Rural Municipality of North Shore 2021-02 Land Use Bylaw “Zoning Map” from Agriculture (A) designation to Residential (R) designation;

And whereas in accordance with Section 3.10 of the Rural Municipality of North Shore 2021-02 Land Use Bylaw, the Rural Municipality of North Shore Council may amend the Rural Municipality of North Shore 2021-02 Land Use Bylaw to ensure conformity with the Official Plan;

And whereas approval of the amendment has been recommended by Planning Board;

And whereas bylaw amendment BY-03-2022, a bylaw to amend the Rural Municipality of North Shore 2021-02 Land Use Bylaw Zoning Map, was read for a first time at this Council meeting;

Be it resolved that the first reading of bylaw amendment BY-03-2022, a bylaw to amend the Rural Municipality of North Shore 2021-02 Land Use Bylaw Zoning Map, be hereby approved.

Moved by Councilor Derek Cook, seconded by Councilor Peter Vriends

All in favor

MOTION CARRIED

2022-11-165

Councilor Bob Doyle left the room at 7:27pm

6.3. RFD-2022-042 Subdivision Preliminary Approval NS-22-044SD PID's 1082056 & 140905 Doyle Feehan

Mayor introduced the RFD. CAO explained the following timeline:

Dev Officer received a rezoning application for PID 1082056 for the purpose of a residential subdivision July 2021. Rezoning was approved by Council Nov 2021 and signed off by the minister on May 25, 2022. Review of the subdivision request has been ongoing. Transportation signed a roads development agreement Aug 31, 2022. Dept of Environment replied to a request for a review of the property sent May 2022 on Oct 12 2022, revealing an unmapped wetland requiring an update to the drawings. New drawings were submitted Oct 31, 2022. Planning Board met on Nov 8, 2022 and recommends Preliminary Approval with conditions for Final Approval.

Council discussed the proposed Green space. It includes a wetland and buffer zones and an area for walking trails but are unsure at this time of the feasibility of park equipment in that area.

It was duly moved and seconded that Council grant preliminary approval with final approval to be granted upon the following conditions:

1. An overall water drainage plan is required for the lots prior to final approval as per the 2021-02 Land Use Bylaw section 16.13 (3) showing proposed general location and top of foundation elevation for the main buildings to be erected on each lot.
2. Completion of a signed subdivision agreement between the Applicant and the Municipality
3. The approved Green Space to be deeded to the Municipality.
4. 7 copies of final drawings certified by the surveyor submitted to the Development Officer
5. No development permits to be issued until the Province deems the roads to be Public. Note that the Province has agreed to allow the developer to complete the roads in two phases, development permits will only be issued on approved lots where the road has been completed and deemed public by the Province.

Moved by Councilor Wanson Hemphill, seconded by Councilor Peter Vriends

All in favor

MOTION CARRIED

2022-11-166

Councilor Bob Doyle re-entered the room at 7:41pm

Councilor Krista Shaw left the room at 7:42pm

6.4. RFD-2022-043 Rezoning Request NS-22-022RZ PID 575910 Norman & Steven Shaw

Mayor introduced the RFD. CAO explained that in response to comments heard at the Public meeting regarding the size of the property being rezoned in comparison to the area proposed to be subdivided, the applicant proposed to modify the application to reduce the portion of the property to be rezoned to better reflect the actual developable area. The CAO advised that after speaking with the consultant and Municipal Affairs that a second Public meeting should be held to inform the Public of the change in the application.

It was duly moved and seconded that Council hold a second Public meeting for the updated application.

Moved by Councilor Wanson Hemphill, seconded by Councilor Nancy MacKinnon

3-2 Councilors Bob Doyle and Derek Cook were opposed

MOTION CARRIED

2022-11 167

November 15th, 2022 Approved Regular Meeting Minutes, Rural Municipality of North Shore

It was duly moved and seconded that the cost of the second Public meeting be borne by the Municipality.

Moved by Councilor Peter Vriends, seconded by Councilor Wanson Hemphill

All in favor

MOTION CARRIED

2022-11 168

It was duly moved and seconded that the Public meeting for the updated application for rezoning a portion of PID 575910 be held Dec 12, 2022 at 7pm.

Moved by Councilor Derek Cook, seconded by Councilor Bob Doyle

All in favor

MOTION CARRIED

2022-11 169

Councilor Krista Shaw re-entered the room at 8:03pm

6.5. RFD-2022-044 Development Application for additional RV campsites

Mayor Gerard Watts introduced the RFD. CAO explained that as the property is zoned Tourism Establishment and is greater than 600 square meters, Council must approve the application. Planning Board recommended approval.

It was duly moved and seconded that Council approve the development permit application to add 16 additional rv lots and a new septic for PID 142042, a currently established campground.

Moved by Councilor Nancy MacKinnon, seconded by Councilor Derek Cook

All in favor

MOTION CARRIED

2022-11 170

6.6. RFD-2022-045 Stanhope Peninsula Water System Conceptual Design Final Report

Mayor Gerard Watts introduced the RFD. Council reviewed the updated Draft Report. There was much discussion on the whether the Council requested that the note under Section 6.24 be bold and clear that it is not a recommended option.

It was duly moved and seconded that Council approve the Final Draft with the requested change to Section 6.24 of the Stanhope Peninsula Water System Conceptual Design Final Report from CBCL.

Moved by Councilor Bob Doyle, seconded by Councilor Krista Shaw

4-1 Councilor Peter Vriends opposed

MOTION CARRIED

2022-11-171

6.7. RFD-2022-046 Criminal Record Check Policy

Mayor Gerard Watts introduced the RFD. Council reviewed the current policy, it is for staff and volunteers and does not include elected officials. Council received a request to add Council members to that policy. The Province nor the Federal governments require criminal record checks to run, however the political parties that back the candidates do require those disclosures prior to endorsing a candidate for that party. As Municipal governments do not have parties (candidates all run as

November 15th, 2022 Approved Regular Meeting Minutes, Rural Municipality of North Shore

independants) it would be either the Province to require the criminal check or the individual Municipalities. Council had discussion on what policy would govern candidates that were not yet elected officials. It was deemed that it would actually have to be part of the election bylaw not a council policy. As the new Council has already been elected under the current election bylaw, and this was the last meeting of the current Council, they felt it best the new Council decide on the changes to the election bylaw. CAO should look to see if any other PEI Municipalities

6.8. Mighty Oaks Contract

Finance Chair Peter Vriends discussed the past year financials for maintaining the Grand Tracadie School Centre. The committee recommends Council to increase the annual rent for Mighty Oaks to \$25,000 per year to cover the expenses and have some leftover to save for upcoming capital expenditures.

It was duly moved and seconded that the Council approve the contract for Mighty Oaks to be \$25,000 per year and amending the contract to state the heat pumps are to be used as the primary heating source.

Moved by Councilor Peter Vriends, seconded by Councilor Bob Doyle.

All in favor

MOTION CARRIED

2022-11-172

7. CORRESPONDENCE

8. APPOINTMENTS TO COMMITTEES-

Councilors Bob Doyle and Derek Cook have been appointed to the Planning Board.

10. NEXT MEETING:

December 14, 2022 @ 6:30 at Grand Tracadie School Centre.

11. ADJOURNMENT:

There being no further business, the meeting adjourned at 8:50 pm.

Moved by Councilor Krista Shaw, seconded by Councilor Nancy MacKinnon

All in favor

MOTION CARRIED

2022-11-173

SIGNED: Gerard Watts, Mayor

DATE:

SIGNED: CAO

DATE: