

APPROVED MINUTES

Public Meeting – Rural Municipality of North Shore

7:00 pm Thursday, October 13, 2022

@ North Shore Community Centre

PRESENT:

Mayor Gerard Watts, Councilors - Bob Doyle and Nancy MacKinnon, CAO Stephanie Moase.
Committee Members - Melissa Paquet and Janet Ellis

13 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.

Moved by Councilor Nancy MacKinnon, seconded by Councilor Bob Doyle

MOTION CARRIED

2022-10-152

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

None

3. NEW BUSINESS

3.1. Rezoning Request PID 464271 Dale Holmes from Agricultural to Residential for the purpose of a Residential Subdivision.

Development Officer Mirko Terrazas gave a presentation on the request for rezoning and the steps taken by the Municipality to this point. After his presentation Mirko introduced the applicant Dale Holmes and his colleague Chris Fournier and opened the floor to comments from the Public.

Chris Fournier: Thanked Council and Planning Board for listening to the proposal. It is a 53 acre parcel that is currently a shale pit that JVI has been using for training, there are some piles of top soil around the property. Dale is just looking to see what else could be done with the property, to make it a little bit better.

Jerry Villet: We have property just to the south of this, the big problem I have is there is a lot of water that runs off that property. It wasn't so bad until it was cleared. I put a berm on the back part of my property and it washes away every year., so I had to dig a huge ditch but that just creates water running onto someone else's property. It just isn't being dealt with, I am still having problems on the other side of the property where the water just comes in a torrent and we have to keep an eye on it all the time to make sure it hasn't washed out parts of my fields. Right now it is a big problem. I would like to know what you are going to do about the drainage onto my property.

Chris Fournier: So you own land to the south, and the water all drains to the south. One thing that we would have to do is have an engineered plan for the subdivision with the government. But we can't even get into that process yet until the land gets rezoned. One thing they would look at would be drainage, the

drainage plan of the subdivision. We would have to put some swales in, as well as every individual building permit as well would have drainage. That is a great concern to bring to the table. It is also going to be a public road, because if this ever did go ahead, anything over 4 lots is a 66ft expensive road to put in. That involves engineers, and a water drainage plan. The Province basically signs off on it.

Robert Morrison: My wife and I own the rest of the property to the south. Run-off from that property it really destroyed a lot of the woods, there were three large areas of lady slippers that are now gone. This darning has changed the structure of the whole wooded area. So there is a lot of water and it has nowhere to go so it is causing a lot of environmental damage. Basically every all the properties around it are being affected, all the water drains into those woods. Previously there used to be woods there...definitely has to be something done there.

Chris Fournier: Yes for sure, the shale pit that is there now I can certainly see how the water would run, but if you have the topsoil back it would absorb some, but with the shale that is there now, it would definitely go to the lowest point. I certainly do see your concern with that. It would be an engineer to make a plan to address any run off. Right now we are just here for the rezoning to see if it is even an option to change it into residential. Then we would deal with engineers and the government to get a plan for the area.

Robert Morrison: On Jerry's side of the border you are probably going to have to have a large swale. Just keep in mind for those lots, that is what they would be dealing with.

Chris Fournier: Other projects I have been involved in lately they have done more of the lagoon stuff or small area catch basin. It seems to be very popular. I just completed one in Stratford and that is what we had to do for that one.

Robert Morrison: There is no room on your plan for a catch basin.

Chris Fournier: That is just a rough sketch, wherever the lowest point is, chances are there may have to be a small catch basin there.

CAO Stephanie Moase: Just for clarity, the proposal shows 30 lots, however there can only be 20 Lots approved per phase, so they would not even be able to have all 30 at once so when they are doing the storm water management plan, some of those may turn into open areas for storm water or catch basins

Margaret Morrison: A general comment, not specific to this development, that the Community not allow clear cutting like that. It is horrible. Our land and Jerry's previously were dry, there was no run off, we would walk through those woods and it was dry. The problem with water began when they clear cut and it was aggravated further by JVI moving soil around as they were practicing, it would get worse at certain points. I contacted Forestry with the government and they did go out and JVI took some measures to reduce the run off but when you have standing water in that area and it really damaged that area. We lost a lot of wood land in this area already and not just along our property. I just think it is very important that we do this right, and if you are going to have a development here you need to make sure there is no water run-off.

Robert Vail: Is that red spot on the sketch Green Space? Why wouldn't the Green Space be in the centre?

Chris Fournier: It may end up being in a different spot, this is just a preliminary sketch.

Robert Vail: Well who did the drawing, did they just do it themselves? Excuse my layman's knowledge but there will have to be a swale go in there, why wouldn't you just look at that lot and say we can put the swale at the North end and develop it with like a parkland in the middle. Any community I have ever lived

in or town or city, parks has always been an important part of development. You are putting people in there, its not just a number of properties. Why would the person that is doing the development not put a park in the middle of it?

Chris Fournier: As stated this is just a preliminary sketch for the purpose of rezoning. That could possibly happen, we would have to put forward a final plan.

Robert Vail: But if you are doing the developing why wouldn't you say I want to develop a nice place for people to live? With a nice park in the middle of our community. And I know there are environmental concerns on account of a swale and such but instead of putting it on the south side, why not put it on the north. Put the swale up north, all your water stuff to the north of the property. I don't have any formal training but I know what's going on, retaining ponds are in, they have been in for a couple of years now. Most new developments around here are putting retaining ponds in. But whoever drew this for you didn't do you any service by not putting in a retaining pond right away. And in this community they don't have a good reputation for parks, like the one here at the community centre is so far away from some people and this is going to be another drive to another park. I think you should have right in the centre there, should be a little park, so people can go outside and enjoy themselves and your citizens can sit on a bench and watch the birds. I really do think it will help.

Chris Fournier: Once again, that is why we are here tonight, to get feedback. However, the north side, that is the highest point of the property, the south is the low lying area.

CAO Stephanie Moase: Park land can be proposed by the developer but the final decision on park land is a Council decision.

Robert Vail: I am just saying that the developments that are around right now, there are no parks for people to play in. That is my concern, that parks be a priority in a new development. I am not even sure where this property is located, can you fill me in on where it is? – It is just off Union Rd. So it is quite far away from any other recreation. Parks are not just for kids, they are for seniors and disabled, single people and for walking the dog. It is in the spirit of good building.

Chris Fournier: Thank you for your comments

Grace Duggan: We have a property abutting this development. Concerned about flooding, need flood control in place. With the amount of proposed housing, is there a concern about sewage? That is a lot of sewage in a small area.

Chris Fournier: We will be required to provide perc tests to determine the category of soil which determines the size of the septic circle required, Cat 1 is 125' Cat 2 is 150'. So that is all controlled by the Province how much land is required for each lot.

CAO Stephanie Moase: In addition to that requirement, all lots must be a minimum of 1acre.

Grace Duggan: Is there any specific type of housing going there, it's not going to be like a trailer park. There are already a couple of them up there.

Chris Fournier: At this time we are just looking to get the land rezoned and then we would have to set up covenants and bring it back to the board what we want to do, get engineers in place to design the road system, look at parkland, retaining ponds and stuff like that. This is just the first step, really it could be at least 2 years before you could ever see a house there. There would be covenants in place. Every new sub division would have covenants.

Brian Wilson: Will there be a round-about?

Chris Fournier: No round- about.

Mayor Gerard Watts requested CAO explain the process moving forward.

CAO Stephanie Moase: After this meeting there will be a 14 day where people can still contact the municipality, either myself or the development officer with any comments or questions. Once that closes the Planning Board will meet, review any comments, and discuss and make their recommendation to Council. Council will review the information and vote on whether or not the rezoning would take place. While the rezoning is being reviewed the Development Officer is working in the background to submit information to the Provincial Depts of Transportation and Environment for comments. The subdivision application cannot move forward until after the rezoning has been decided. It can often take a few months to get responses back from those departments. This is a long process, you won't just see 30 houses show up overnight, these are 2 to 3 year projects. With our new 2021 Land use Bylaws there are quite a few rules that help protect land and ensure that new developments are more palatable for those around them, being they have to be 1 acre lots, and a new requirement for no new private roads. So all the roads now being put in will be Public roads so now the people living on the public roads are not responsible for taking care of the roads like on private roads. Often the older private roads have had a decline in the upkeep and they have issues. I also want to say I am sorry to hear about the issue of flooding on those southern properties, I was unaware of the situation. I hope that the next steps help to remedy your situation. If this proposal does go through there will be storm water management plan required for the roads as well as a water drainage plan for each lot.

Unknown: It was brought to Council back in 2010 when the first lots were subdivided.

4. NEXT MEETING:

Regular Council Meeting Tuesday, November 15, 2022 @ 6:30 PM at North Shore Community Centre.

5. ADJOURNMENT:

There being no further business, the meeting adjourned at 7:32 PM.

Moved by Councilor Nancy MacKinnon, seconded by Janet Ellis

4-0

MOTION CARRIED

2022-10-153

SIGNED: Gerard Watts, Mayor

DATE:

SIGNED: Stephanie Moase, CAO

DATE: