

WELCOME

Rural Municipality of North Shore

PUBLIC MEETING

Jan 25, 2024



Meeting Agenda

- Development officer will make a presentation on three proposed developments.
- You are welcome to make verbal comments after the presentation.
- The Planning Board / Council will review your comments and all written comments by nearby landowners prior to final decision.

Rezoning Process

- Planning Board recommended holding this public meeting.
- Letters to surrounding landowners/residents (approx. 29) within 150 m (492 ft) of the boundary of the subject property to provide opportunity for them to comment regarding the rezoning applications

Rezoning Process

- Ads in the paper. One ad 7 clear days (Jan 16, 2024 before the public meeting date.
- Hold public meeting. **Jan 25, 2024**
- Planning Board will review information and comments from this meeting and those submitted within the following week, then makes a recommendation to Council.



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 Thursday January 25th, 2024, at 6 pm at the North Shore Community Centre located at 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 applications to amend the 2021-02 Land Use Bylaw Zoning Map to rezone the following parcels:
 - Parcel #141382 (Tracey's Lane, off Friston Rd - Rte. 222) from Agricultural (A) to Residential (R) zone. See map 1.
 - Parcel #142315 (14 Wild Grouse Ln, off Queens Point Road) from Agricultural (A) to Tourism Establishment (TE) zone. See map 2.
 - A portion of Parcel #490417 (MacLauchlan Rd - Rte. 252, West Covehead) from Agricultural (A) to Residential (R) zone. See map 3.
- To amend the Official Plan – Future Land Use Map, in order to accommodate the above noted proposed changes.

Map 1



Map 2



Map 3



Comments can be submitted by Friday Feb 2, 2024, at 4pm. Send by email to administrator@northshorepei.ca or mail/delivery to 2120 Rte. 25, West Covehead, PE C0A 1P0.

See stanhocovehead.pe.ca for further information, or call 902-672-2600.

Newspaper Ad

Sample Letter to Neighbors

Rural Municipality of North Shore

West Covehead Covehead Road Stanhope
Pleasant Grove Grand Tracade
2120 Covehead Road, Rte. 25
York, PE C0A 1P0
(902) 672-2800
administrator@northshorepei.ca



Dear Sir or Madam:

Application #NS-23-027RZ—Edmund & Betty Corrigan

I am writing to notify you that the Rural Municipality of North Shore received an application to rezone Parcel #141382 from Agricultural (A) to Residential (R) zone. The property is located at Pleasant Grove Road, Tracey's Lane.

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 7 days of the date of the notice. We believe you are one of those owners.

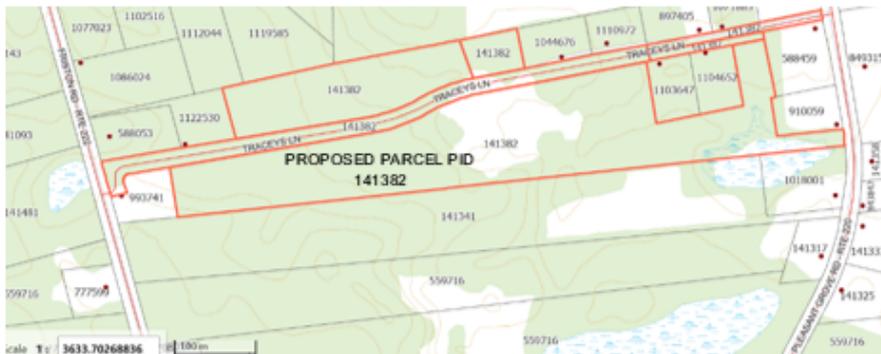
The Applicant formally applied to rezone his property from Agricultural (A) to Residential (R) zone to subdivide the parcel into seventeen (17) residential lots. The owner intends to build single family homes in each of the lots. The Land Use bylaw does not permit such subdivision of lots in the Agricultural zone. Section 16.8(1) of the Land Use Bylaw, restricts subdivision of an existing parcel of Land in the Agricultural (A) zone to "no more than four (4) lots". However, according to Subsection 3.10.1 of the Land Use Bylaw, residents and landowners can apply for bylaw amendment and rezoning.

You are hereby offered the opportunity to provide any comment or reservation you may have with regards to PID 141382 application for rezoning. 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.

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 on Thursday January 25th, 2024, at 6 pm at North Shore Community Centre 2120 Covehead Rd, Rte. 25, West Covehead.

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 Feb 2, 2024, 2023, 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

Map 2, PROPERTY 2 Parcel # 142315, Queens Point Rd.

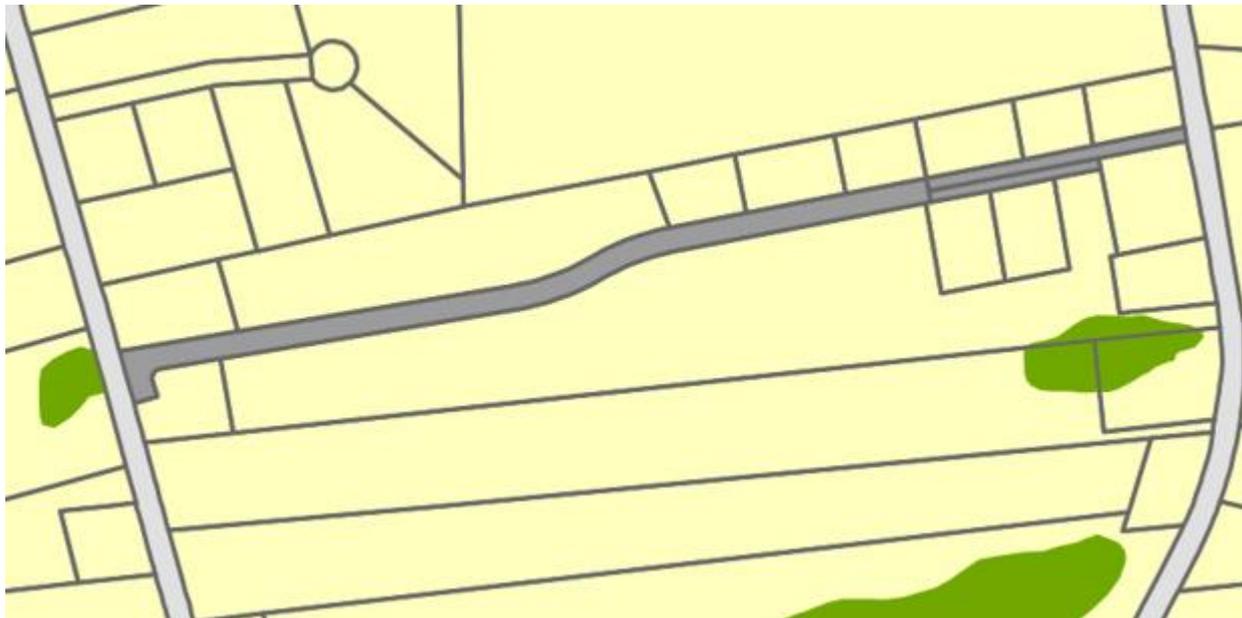


Rural Municipality of North Shore

Future Land Use Map (March 2022)

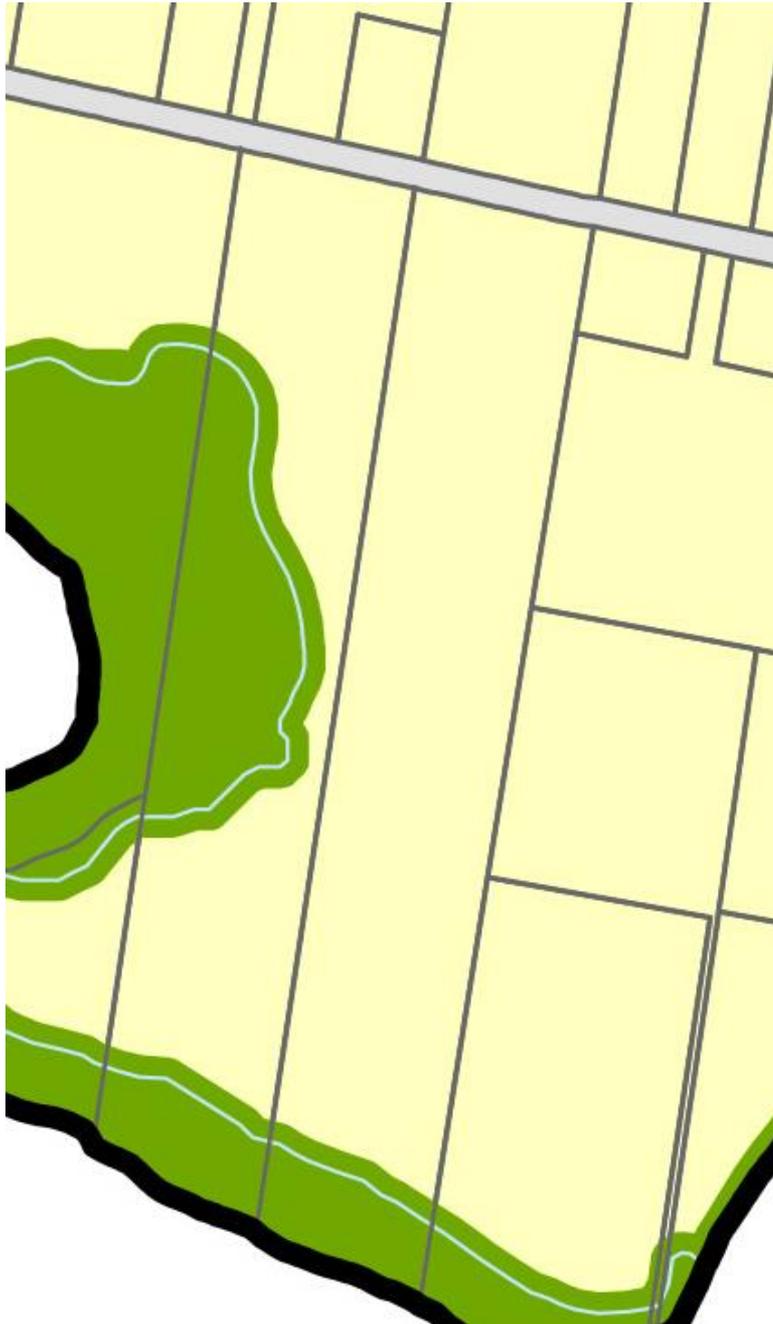
PROPERTY 1:
CURRENT ZONING
Agriculture
PID 141382

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



Rural Municipality of North Shore

Future Land Use Map (March 2022)



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



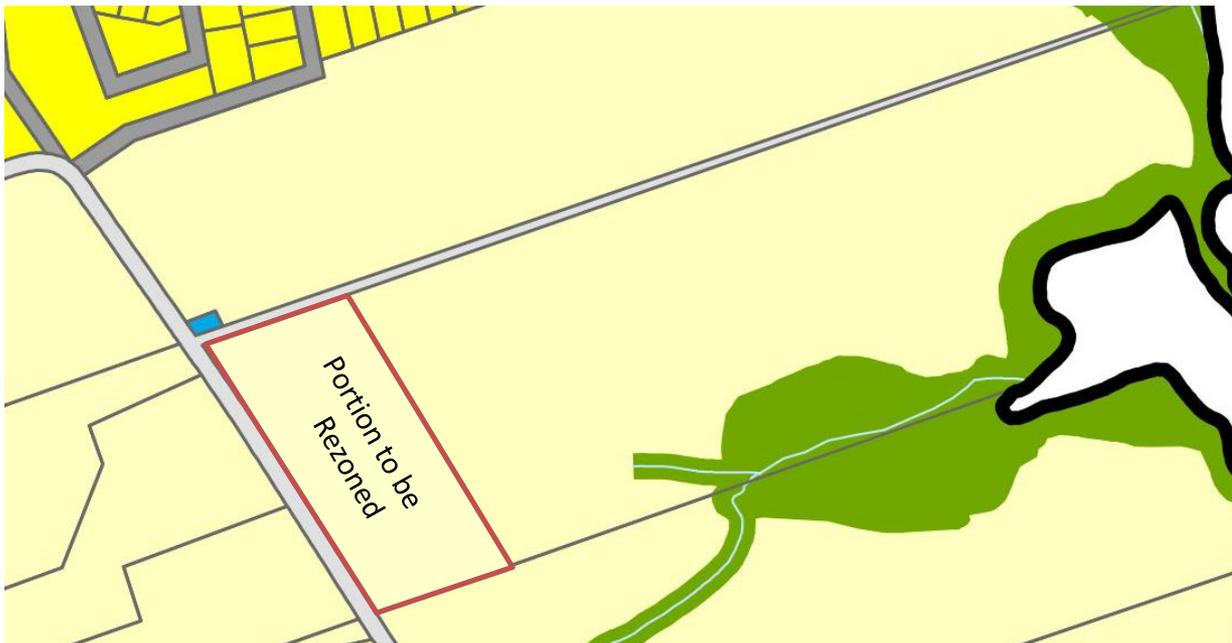
PROPERTY 2:
CURRENT ZONING
Agriculture
PID 142315

Rural Municipality of North Shore

Future Land Use Map (March 2022)

PROPERTY 3:
CURRENT ZONING
Agriculture
PID 490417

-  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 (continued)

- 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

TOURISM ESTABLISHMENT (TE)

PERMITTED USES

- a) Single detached dwelling
- b) Semi-detached dwelling
- c) Duplex dwelling
- d) Home Occupation
- e) Tourism establishment
- f) Restaurant, accessory to a tourism establishment.
- g) Retail store, accessory to a tourism establishment.
- h) Business or professional office, accessory to a tourism establishment.
- i) Personal services, accessory to tourism establishment.
- j) Active recreational uses, accessory to the tourism establishment.
- k) Secondary suite.
- l) Accessory building
- m) Dwelling above commercial use that is accessory to a tourism establishment
- n) Parks

Proposed Plan for Property #1



To Rezone PID# 141382 (26.84 Acres) from Agriculture to Residential Zone

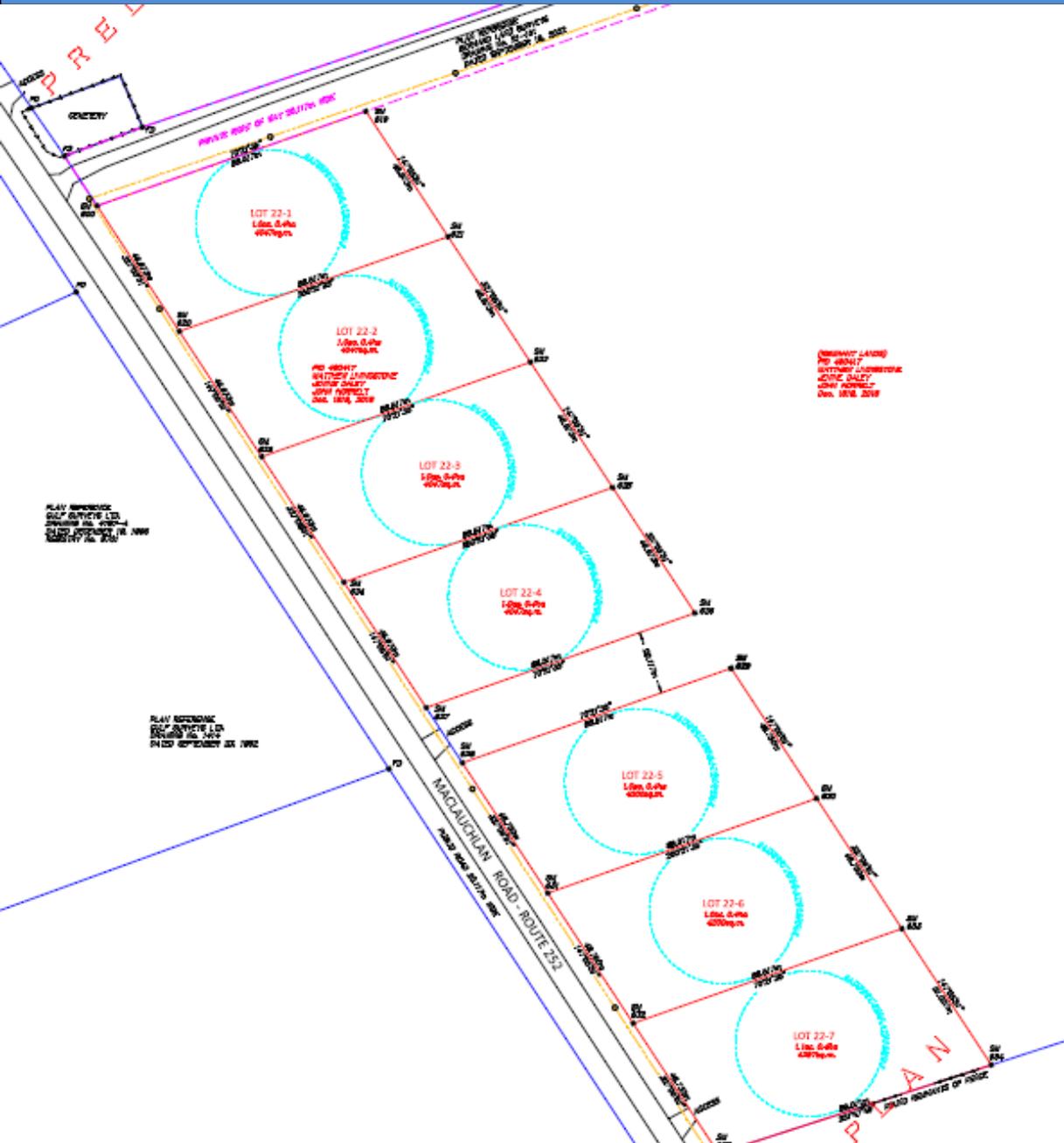
Then Subdivide 17 Lots of 1 Acre, for Single Detached Dwellings

Proposed Plan for Property #2



To Rezone PID# 142315 (12.94 Acres) from Agriculture to Tourism Establishment to build some rental and private use cottages

Proposed Plan for Property #3



Rezone a Portion of PID# 490417 (7.5 acres of 48.2 acres total) from Agriculture to Residential Zone

Then subdivide 7 Lots of 1 Acre, for single detached dwellings

End of presentation

Beginning of
Questions and Comments
Session

You may also submit written submissions to the CAO until Friday Feb 02,2024 at 4 pm by email to administrator@northshorepei.ca or sending a document to 2120 Rte 25, West Covehead PE C0A 1P0