

WELCOME

PUBLIC MEETING

June 10, 2024

6:30 pm



Meeting Agenda

- Information will be presented about the general rezoning process and each of the proposed developments:
 - PID #818906
 - PID #575910
- Public can provide verbal comments after each presentation segment.
- The comments from this meeting, and written feedback, will be considered by Planning Board and council when deciding on each file.

Rezoning Process

1. Applications received for rezoning from Agricultural (A) to Residential (R) for 2 areas:
 - PID # 818906 on Pleasant Grove Rd
 - PID # 575910 on Normandy Lane & Rte. 25
2. Based on Planning Board's recommendation, Council approved moving to the public meeting stage.

Rezoning Process

3. Letters were sent to surrounding landowners within 150 m (492 ft) of the boundaries of the subject properties, to allow owners to provide comments on the adjacent rezoning application
 - PID # 818906= 7 letters
 - PID # 575910 = 26 letters
4. Two ads placed in the newspaper. One of the ads must be at least 7 clear days before the public meeting date.
 - Ad 1: May 30, 2024
 - Ad 2: June 5, 2024

Newspaper Ad



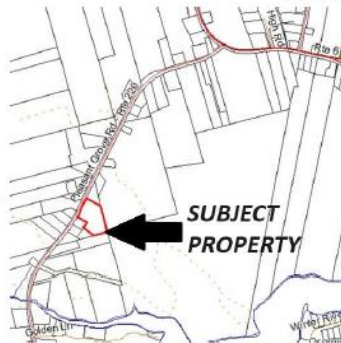
NOTICE OF PUBLIC MEETING

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 June 10, 2024 at 6:30 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 others 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 from Agricultural (A) to Residential (R):
 - Parcel # 818906, Pleasant Grove Rd. See map 1
 - Parcel # 575910 Normandy Lane and Rte 25. See map 2
- To amend the Official Plan – Future Land Use Map, to accommodate the above noted proposed changes.

Map 1



Map 2



Comments can be submitted by June 13, 2024 by 4:00 pm to development@northshorepei.ca or mail/delivery to 2120 Rte. 25, West Covehead, PE COA 1P0.

See northshorepei.ca for further information or call 902-672-2600.

Sample Letter to Neighbors



Rural Municipality of North Shore

West Covehead Covehead Stanhope
Pleasant Grove Grand Tracadie

2120 RTE 25, West Covehead PE COA 1P0
(902) 672-2600

administrator@northshorepei.ca
www.northshorepei.ca

Application #NS-22-022RZ

May 28, 2024

Dear Neighbour:

I am writing to notify you that the Rural Municipality of North Shore received an application to rezone land from Agricultural (A) to Residential (R). Parcel #575910, located at 100 Normandy Ln in West Covehead, is shown below.



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 ft) of the boundary of the subject property and give them the opportunity to comment on the application. We believe you are one of those owners.

The Applicant applied to rezone this property from Agricultural (A) to Residential (R), and later to subdivide the parcel into sixteen (16) or more residential lots. The owner intends to build single family homes in each of the lots. The Land Use Bylaw does not permit the subdivision of this number of lots in the Agricultural zone. However, Subsection 3.10.1 of the Land Use Bylaw, outlines that residents and landowners can apply for bylaw amendment and rezoning. This type of subdivision would be allowed in the Residential zone.

You are hereby offered the opportunity to provide feedback regarding this application for rezoning. The Development Officer and Planning Board will review the comments from landowners and consider this information when making a recommendation to the Council regarding the rezoning. Please send any written submission to the municipal office by email at development@northshorepei.ca or by regular mail to 2120 Rte. 25, West Covehead PEI COA 1P0 before June 13, 2024 by 4:00 PM.

Jun 10, 2024 at 6:30 pm at the North Shore Community Center

More information about the municipal planning, and Land Use bylaw are available online at www.northshorepei.ca.

Sincerely,

Mirko Terrazas
Development Officer

Rezoning Process

5. Hold a public meeting > *this meeting*
6. Following the public meeting, Planning Board and the council shall consider the feedback received from the public, by way of written responses and comments made at the public meeting.

Rezoning Process

7. If council recommends moving forward, in order for the proposed application to proceed, two important documents would need to be amended :

Document	Map	Current	New
RMNS 2021 Land Use Bylaw	Appendix A: Zoning Map	Agricultural	Residential
RMNS 2021 Official Plan	Appendix A: Future Land Use Map	Agricultural	Residential

NOTE:

A rezoning application like this looks at the *suitability* of residential development on the parcel, **not** lot sizes, configuration, etc. Those would be discussed at the subdivision application stage, which is a separate process.

Preliminary subdivision plans are to inform the public on what is planned, but this rezoning process will not bind the landowner to that subdivision plan.

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
- 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)

Section 16.8 (1) of our Land Use Bylaw states:

“Within the Agricultural (A) Zone, no person shall be permitted to subdivide from an existing lot more than (4) lots.”

Due to the rule above, and the fact that each applicant has already subdivided the max 4 lots, they each applied to change the zone to allow the creation of more lots.

Section 3.10 (1) of our Land Use Bylaw states:

“An application to change the text of the Bylaw or the Zoning Map shall be considered a Bylaw amendment.”

Changing the zoning map is not simple, because we need to complete the process of a bylaw amendment.

RESIDENTIAL ZONE (R)

PERMITTED USES

- a) Single detached dwelling
- b) Home occupation
- c) Secondary suite
- d) Accessory building
- e) Parks

PID 818906

Ag > Residential

Legend

141002

Property A

PID # 818906

Location: Pleasant
Grove Rd Rte. 220
Pleasant Grove

Acreage: 4.23

The application is for a change in future land use designation and zoning to permit the subdivision of residential lots beyond the number permitted in the agricultural zone

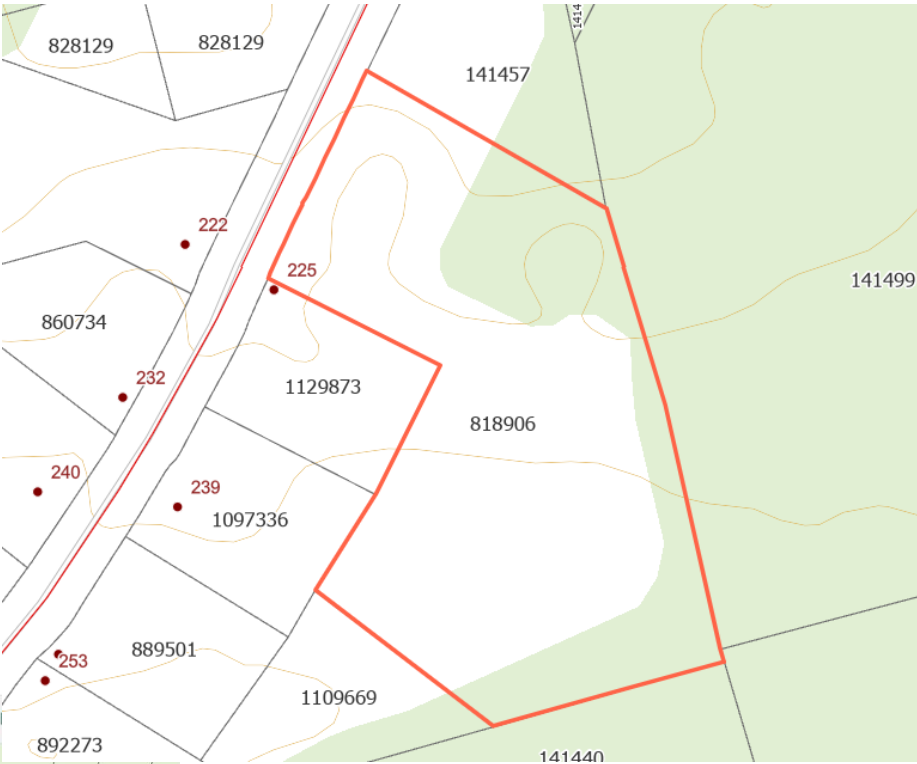
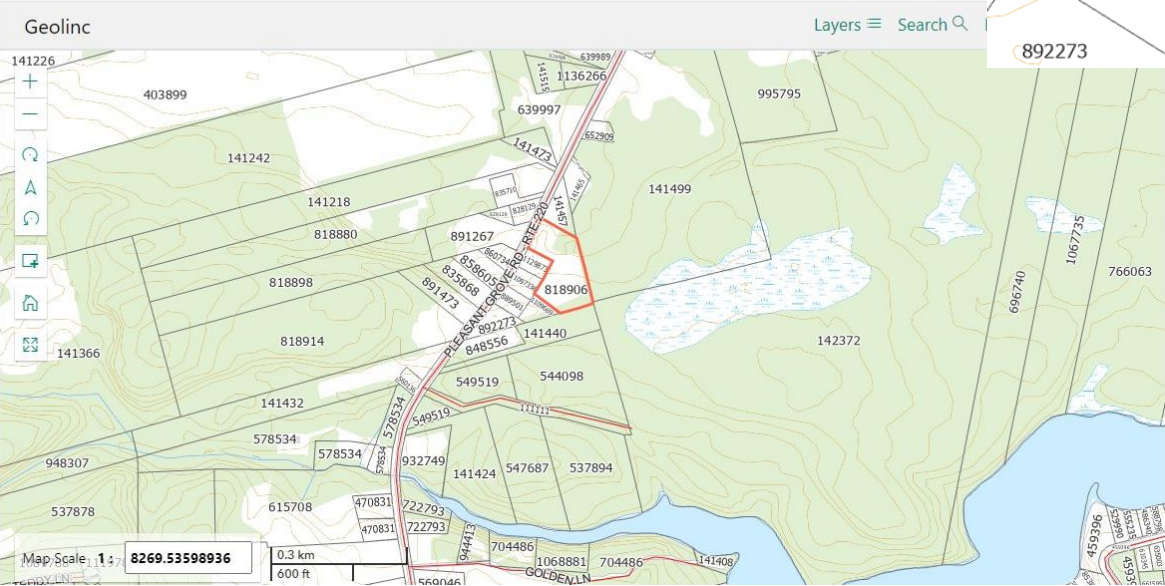
Google Earth

Image © 2024 Airbus

N

300 m

Geolinc Plus Property Map



From 2021 Official Plan AGRICULTURAL

Rural Municipality of North Shore

Future Land Use Map (March 2022)



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

0 2 Km



From 2021-02 Land Use Bylaw AGRICULTURAL

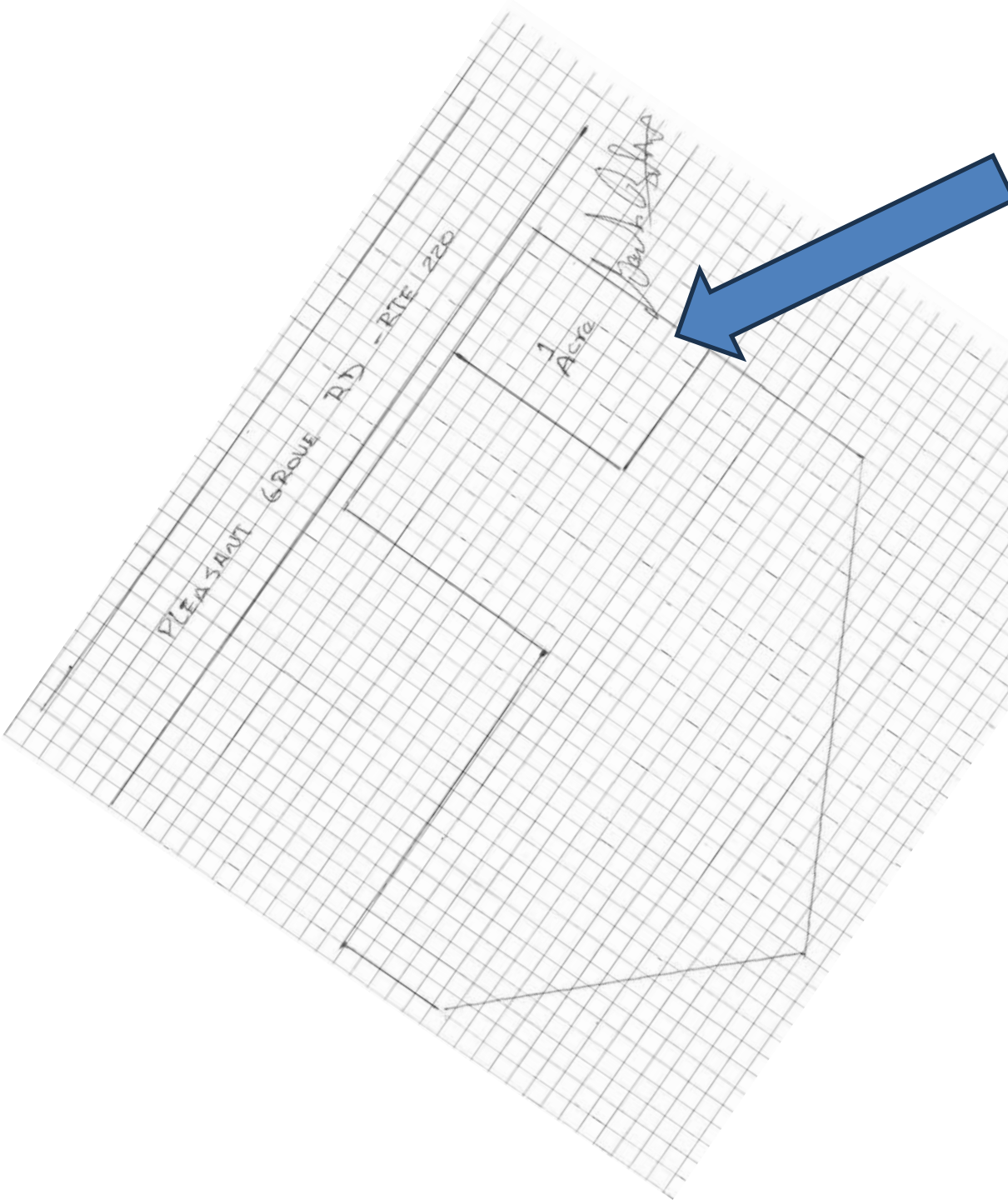
Rural Municipality of North Shore Zoning Map (August 2021)

Zones

- Agriculture
- Residential
- Multi-Unit Residential
- Commercial
- Tourism Establishment
- Institutional
- Parks and Recreation
- Environmental Conservation
- Federal Jurisdiction
- Right of Way

0 Km 2





Preliminary
proposal for
property –
subdivide one lot
of 1 acre from the
northern portion

Comments or Questions

ONLY Property A

Written comments can be submitted by June 13, 2024 by 4:00 pm to development@northshorepei.ca or mail/delivery to 2120 Rte. 25, West Covehead, PE C0A 1P0.

Property B PID # 575910

Location: 100 Normandy Ln, West Covehead

Acreage: 76.97

- The application is for a change in future land use designation and zoning to permit the subdivision of residential lots. Initial subdivision plan: 16 lots x 1 acre.
- Currently no proposal for the remainder of the parcel, but the owner can apply for other variations of subdivision in accordance with the Bylaw.

We will ONLY be discussing Property B from this point forward.

We will pause to provide a convenient opportunity for any individuals who are only interested in Property A to exit the room.

PID 575910

Ag to R

Legend

- 575910
- North Shore Community Centre
- North Shore Fire Dept

North Shore Community Centre

East Coast Homes

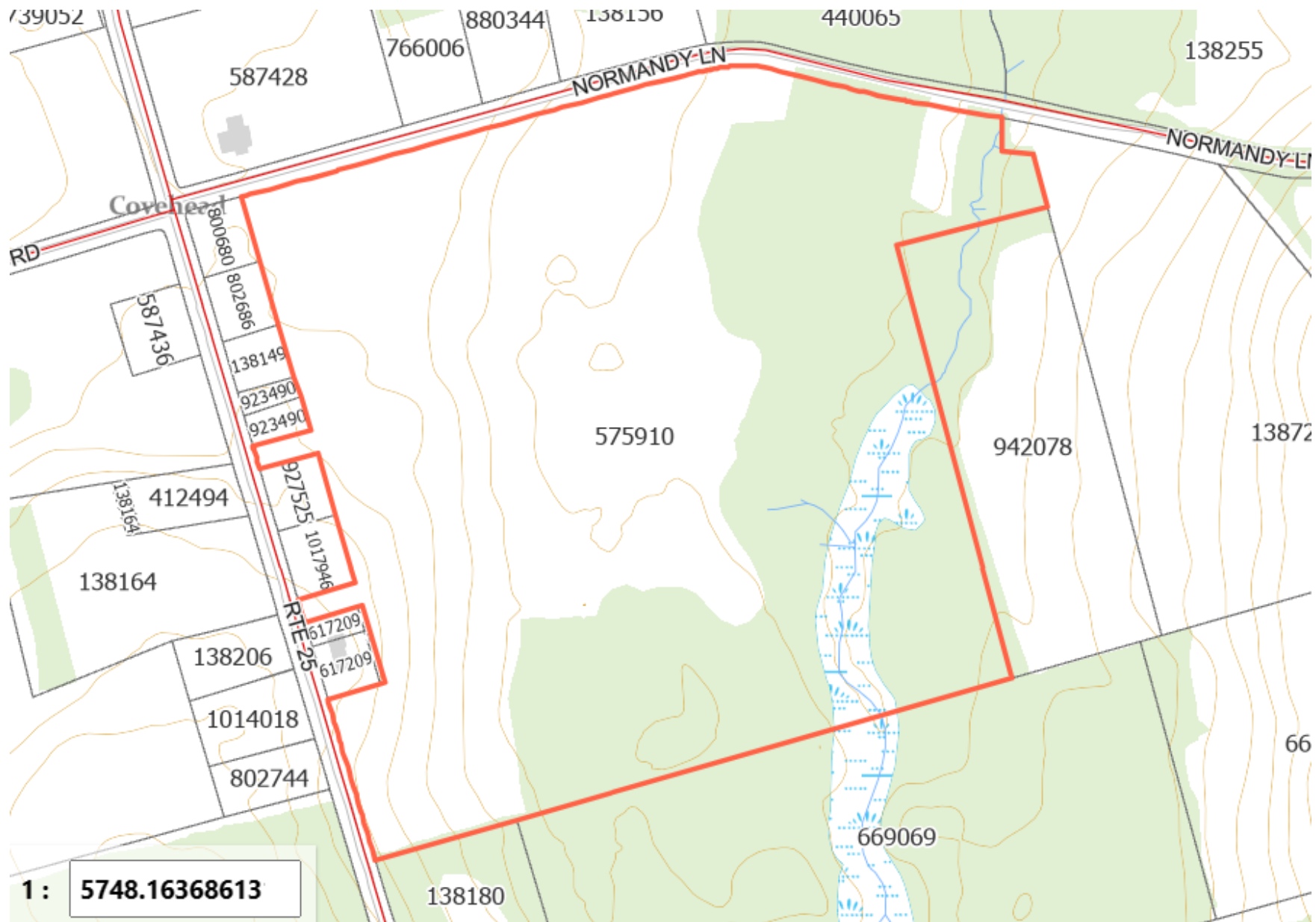
North Shore Fire Dept

Google Earth

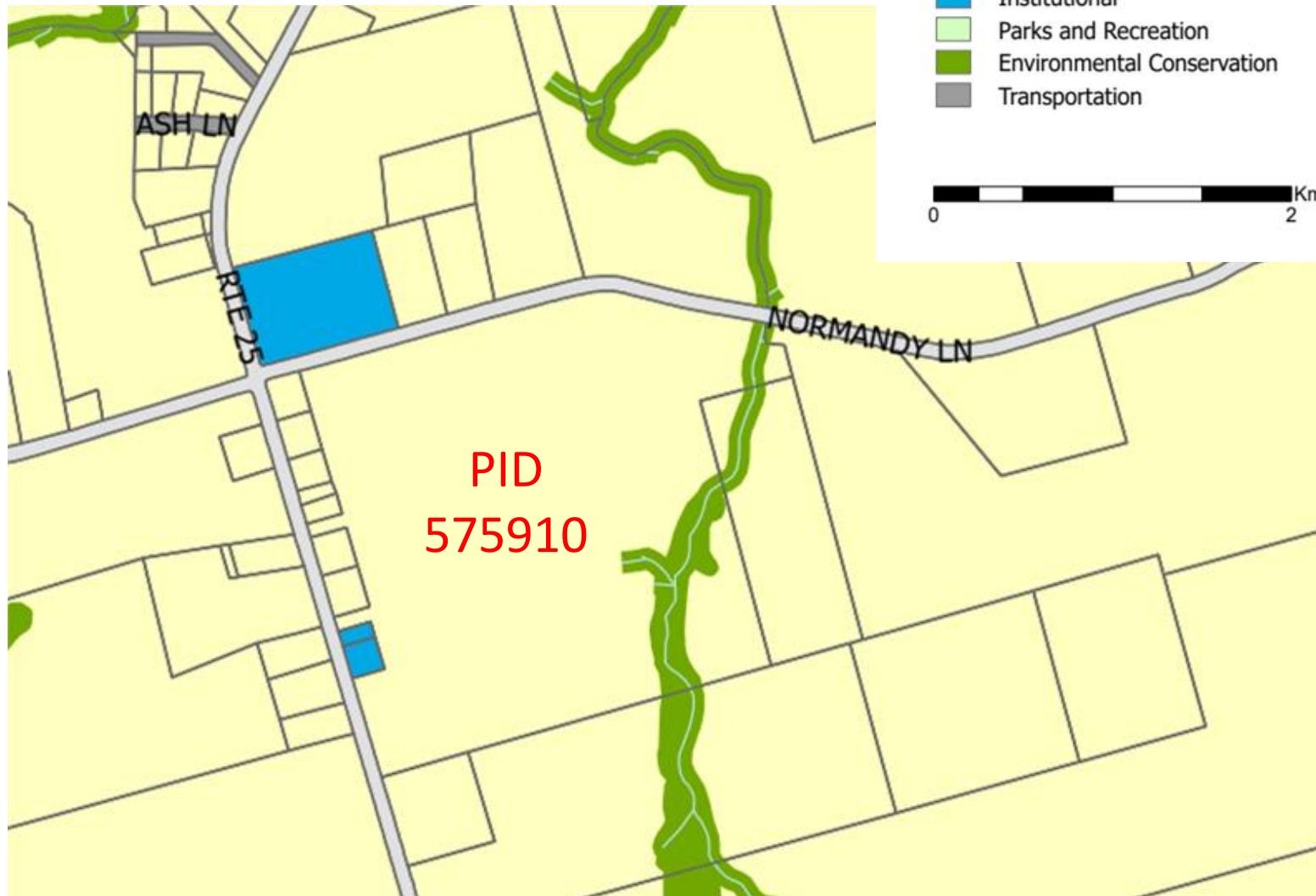
Image © 2024 Airbus

400 m

N

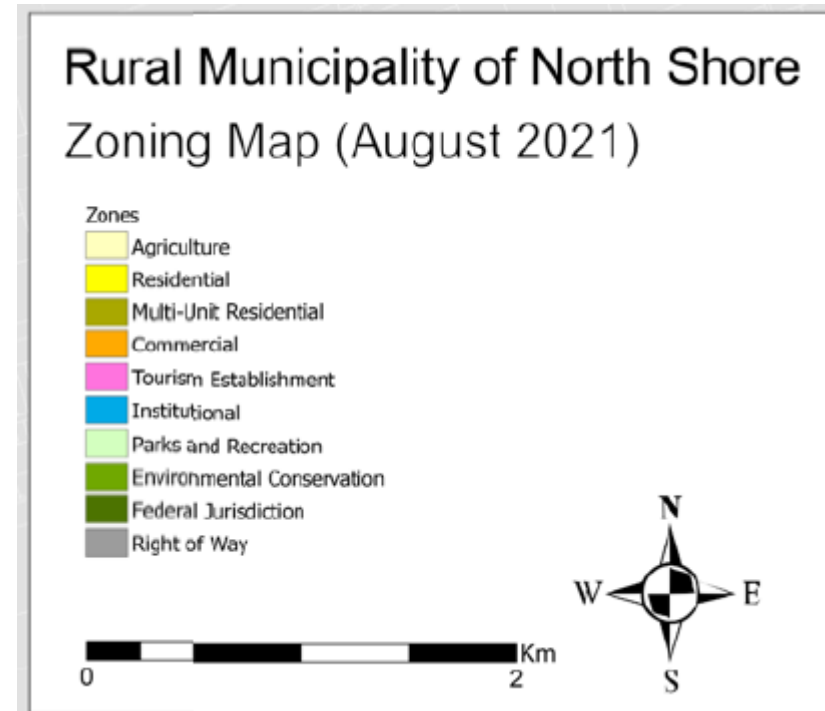
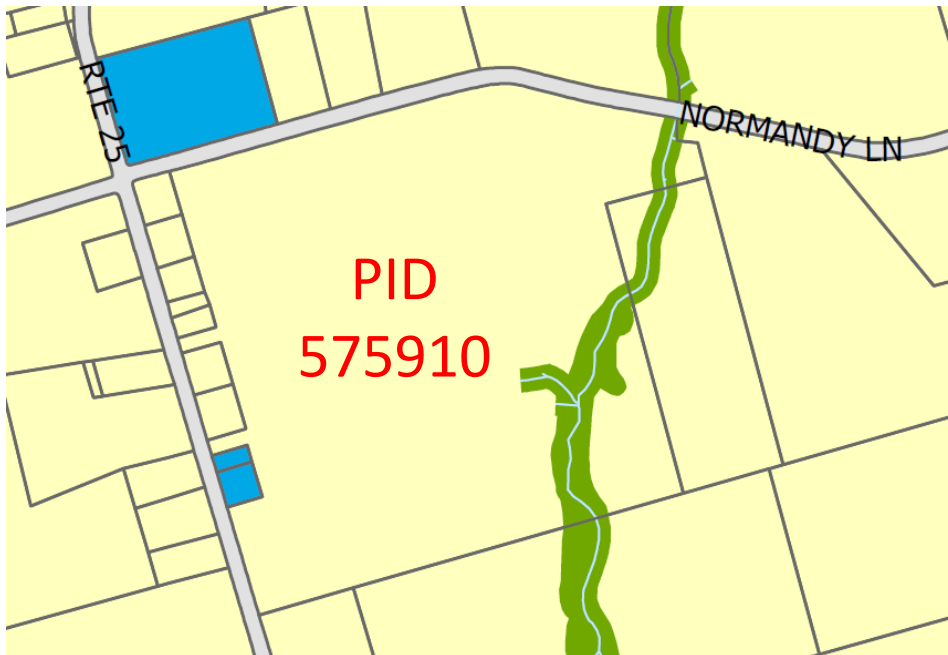


From 2021 Official Plan AGRICULTURAL

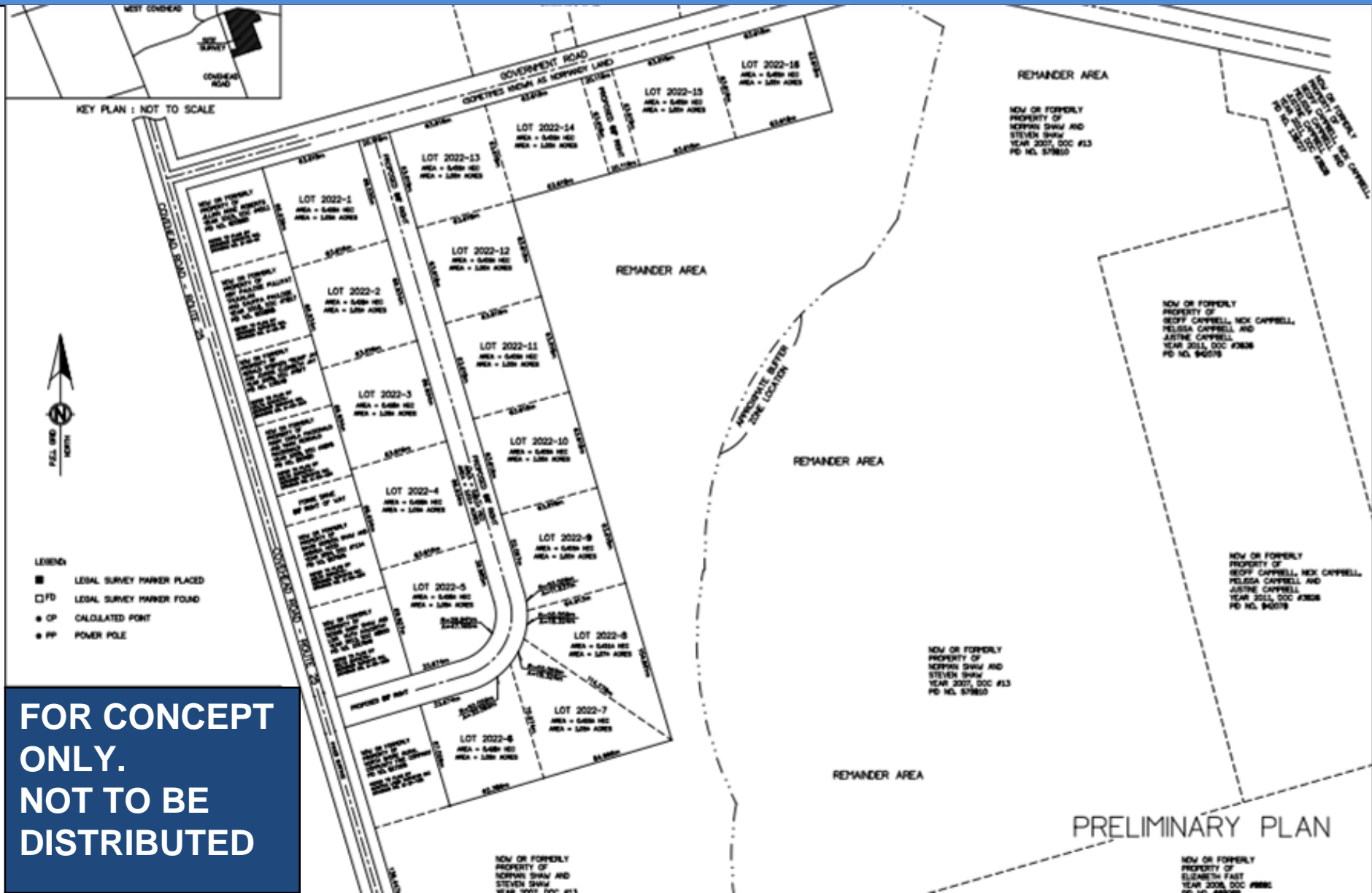


From 2021-02 Land Use Bylaw

AGRICULTURAL



**FOR CONCEPT
ONLY.
NOT TO BE
DISTRIBUTED**



Comments or Questions - ONLY Property B

Written comments can be submitted by June 13, 2024 by 4:00 pm to development@northshorepei.ca or mail/delivery to 2120 Rte. 25, West Covehead, PE C0A 1P0.

Thank you
for attending

