

APPROVED MINUTES
Special Council Meeting
April 27, 2026 @ 6:30 pm
North Shore Community Centre

PRESENT:

Chair Deputy Mayor MacKinnon, Councillor McLaine, Councillor Sheehan, Councillor Cook, Councillor Paquet (Called in), Councillor Doyle, CAO Marie McInnis

ABSENT: Mayor Watts

Special Attendance: Samantha Murphy, Planner
 Barb Stevenson, Lawyer
 Maggie Grinner, Lawyer
 Melanie McKenna, Lawyer representing Municipality

Public: 6

1 Call to Order

6:30 pm by Chair Deputy Mayor MacKinnon.

2 Approval of the agenda

It was duly moved and seconded to approve the agenda with the point 5 being switch with 4 before new business is read.

Moved by Councillor Cook, seconded by Councillor McLaine

All in Favor (5)

MOTION CARRIED

2026-04-52

2.1 Disclosure of Pecuniary or other Conflicts of Interest.

None

3 APPROVAL OF THE MINUTES

3.1 Special Council Meeting – April 20th 2026

It was duly moved and seconded to approve the minutes of the Special Council meeting of April 20th, 2026 as proposed.

Moved by Councillor Sheehan, seconded by Councillor Doyle

All in Favor (5)

MOTION CARRIED

2026-04-53

4 IN CAMERA SESSION: MGA - 119. Closed meetings

Chair Deputy Mayor MacKinnon request a closed meeting under the 119f clause and ask all public attendees to leave the room.

Moved by Councillor Doyle, seconded by Councillor Cook

All in Favor (5)

MOTION CARRIED

2026-04-54

Close to Close meeting is motioned to open by Councillor Sheehan and seconded by Councillor Cook at 6:33

Despite subsection 118(1), a council or council committee may, by resolution, close all or part of a meeting to the public, either in advance or at the meeting, where the matter to be discussed is, in relation to any of the following, confidential:

(a) commercial information which, if disclosed, would likely be prejudicial to the municipality or parties involved;

(b) information received in confidence which, if disclosed, would likely be prejudicial to the municipality or parties involved;

(c) personal information about an identifiable individual, including a municipal employee or an employee of a controlled corporation;

(c.1) personal information that is protected under the Freedom of Information and Protection of Privacy Act R.S.P.E.I. 1988, Cap. F-15.01, if that Act applies;

(d) human resource matters, including labour relations or employee negotiations;

(e) a matter still under consideration, on which the council has not yet publicly announced a decision, and about which discussion in public would likely prejudice a municipality's ability to carry out its negotiations;

(f) the conduct of existing or anticipated legal proceedings or the review of legal advice;

(g) the conduct of an investigation under, or enforcement of, an Act or bylaw;

(h) information which, if disclosed, could prejudice security and the maintenance of the law.

Regular session reopens at 6:51

5 New Business (Requests for Decision)

5.1 RFD- 2026-09 -NS-23-108 RZ-PID# 544940, 3553 Bayshore Road

It was duly moved and seconded to proceed with the Second Reading of the bylaw to amend the Rural Municipality of North Shore 2021 Land Use Bylaw.

Moved by Councillor Sheehan, seconded by Councillor Paquet

All in Favor (5)

MOTION CARRIED

2026-04-55

SECOND READING

**2nd Reading of Bylaw
Bylaw #2021-C
A bylaw to amend the Rural Municipality of North Shore
2021 Land Use Bylaw
April 27th 2026**

Moved by Councillor Sheehan

Seconded by Councillor Cook

Resolution:

Carried		For	5
Defeated		Against	0

WHEREAS an application has been received from Kent MacLean and Patti-Sue Lee to change the future land use and zoning of portions of Property PID # 544940 on the Bayshore Road to Residential, as indicated in Figure 1;

AND WHEREAS Official Plan Amendment OPA-2026-04 to amend the 2021 Official Plan has been considered and approved;

BE IT RESOLVED THAT the Rural Municipality of North Shore Bylaw #2021-C, A bylaw to amend the 2021 Land Use Bylaw,

AND WHEREAS the Rural Municipality of North Shore Bylaw #2021-C was read and formally approved a first time at the Council meeting held on April 20th, 2026;

BE IT RESOLVED THAT the Rural Municipality of North Shore Bylaw #2021-C, A bylaw to amend the 2021 Land Use Bylaw, be hereby read a second time.

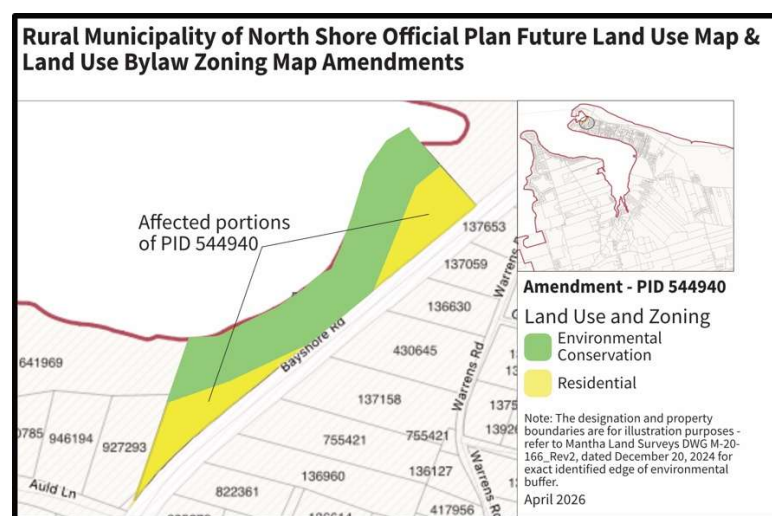


Figure 1 - PID 544940

Bylaw #2021-C is attached is attached

RURAL MUNICIPALITY OF NORTH SHORE

A BYLAW TO AMEND THE NORTH SHORE 2021 LAND USE BYLAW

BYLAW #2021-C

Effective Date

The effective date of Bylaw #2021-C, a bylaw to amend the North Shore 2021 Land Use Bylaw, is the date as signed by the Minister of Land and Environment.

Authority

This Bylaw is made under the authority of the *Planning Act* R.S.P.E.I. 1988, Cap. P-8 and the *Municipal Government Act* R.S.P.E.I. 1988, Cap. M-12.1.

BE IT ENACTED by the Council of the Rural Municipality of North Shore that Schedule A – Zoning Map of the 2021 Land Use Bylaw is amended as follows:

The zoning of portions of Property PID 544940 as shown in Figure 1 below, shall be Residential (R), hereby excluding it from the former zone of Parks and Recreation (PR).

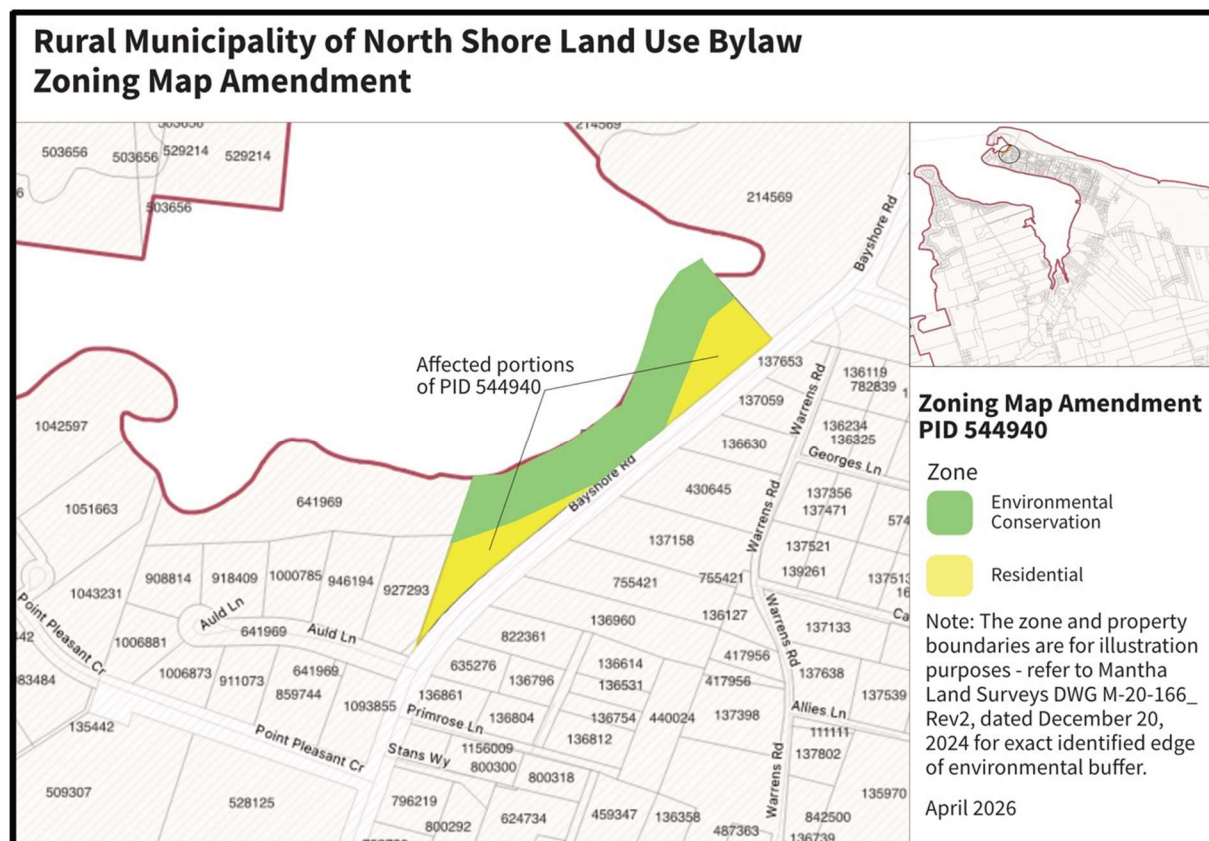


Figure 1 - PID 544940

**Approval of 2nd reading
Bylaw #2021-C
A bylaw to amend the Rural Municipality of North Shore
2021 Land Use Bylaw**

April 27th 2026

Moved by Councillor Sheehan

Seconded by Councillor Paquet

Resolution:

Carried	
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For	4
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Defeated	
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Against	1
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WHEREAS the Rural Municipality of North Shore Bylaw #2021-C was declared read a second time;

BE IT RESOLVED THAT the second reading of Rural Municipality of North Shore Bylaw #2021-C, A bylaw to amend the Rural Municipality of North Shore 2021 Land Use Bylaw, be hereby formally approved.

**Adoption of Bylaw
Bylaw #2021-C
A bylaw to amend the Rural Municipality of North Shore
2021 Land Use Bylaw**

April 27th 2026

Moved by Councillor Sheehan

Seconded by Councillor Doyle

Resolution:

Carried	
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For	5
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Defeated	
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Against	0
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WHEREAS an application has been received from Kent MacLean and Patti-Sue Lee to change the future land use and zoning of portions of Property PID # 544940 on the Bayshore Road to Residential;

AND WHEREAS Official Plan Amendment Official Plan Amendment OPA-2026-04 to amend the 2021 Official Plan has been considered and approved;

AND WHEREAS Bylaw #2021-C was duly read and approved a first time by Council at a meeting held April 20th, 2026 and a second time on April 27th 2026;

BE IT RESOLVED THAT the Rural Municipality of North Shore Bylaw #2021-C, A bylaw to amend the Rural Municipality of North Shore 2021 Land Use Bylaw, be hereby formally adopted and declared passed.

6 NEXT MEETING DATE, TIME, North Shore Community Centre

No meeting is set at this time.

7 Adjournment of Special Council Meeting

It was duly moved and seconded to approve to adjourn the Special Council meeting at 6:58pm.

Moved by Councillor Cook, seconded by Councillor McLaine

All in Favor (5)

MOTION CARRIED

2026-04-59

SIGNED: NAME, Chair

DATE:

SIGNED: NAME, CAO

DATE: