

**APPROVED MINUTES**  
**Planning Board Meeting**  
**Thursday, June 29, 2023 @ 6:30 pm**  
**North Shore Community Centre**

PRESENT:

Chair Nancy MacKinnon, Mayor Gerard Watts, Dolores Watts, Ricky Clow, Rollin Andrews, CAO Martha Jewell

**1 CALL TO ORDER**

6:45 pm by Chair Nancy MacKinnon

**2 APPROVAL OF THE AGENDA**

**It was duly moved and seconded to approve the agenda as presented.**

*Moved by Rollin Andrews and seconded by Ricky Clow.*

*All in Favor*

*MOTION CARRIED*

**2.1 Disclosure of Pecuniary or other Conflicts of Interest**

Nancy and Gerard have conflicts at item 4.1 of the agenda.

**3 APPROVAL OF MINUTES FROM April 19, 2023**

**It was duly moved and seconded to approve the minutes from the April 19, 2023 Planning Board Meeting as presented.**

*Moved by Ricky Clow, seconded by Rollin Andrews*

*All in Favor*

*MOTION CARRIED*

**3.1 Business Arising from the Minutes**

Floating Docks: Our lawyer suggested that creating a bylaw regarding floating docks would not be the best approach. Some other approaches were discussed. Recommend that council discuss this issue and what approach we should select in future.

Checklist on buffer zones: this is similar to the floating docks, and the type of process that is used by the province.

**4 NEW BUSINESS**

**4.1 Variance request for subdivision of PID#141655**

Nancy, Gerard, and Delores left due to conflict of interest.

Proposal to subdivide 1.8 acres, into two pieces, each of 0.9 acres and with sufficient frontage for the soil type. Our minimum requirement for lots is 1.0 acres each, but there are situations where a variance can be approved, and this falls within the conditions that were set out.

**It was duly moved and seconded to recommends that council approve this variance.**

*Moved by Ricky Clow, seconded by Rollin Andrews.*

*All in Favor*

*MOTION CARRIED*

Nancy, Gerard, and Delores returned to the room.

#### **4.2 Alternative commercial use of PID#1083757**

The PID has two areas, one is agricultural and one is residential. The owner is using portion in the middle for storage of equipment. Since the surrounding land use is residential, and there have been some concerns about noise already, the proposal may not be compatible with the adjacent land uses.

**It was duly moved and seconded to not approve until we find out if there are covenants in the subdivision. We don't police the covenants, but we would take them into consideration.**

*Moved by Ricky Clow, seconded by Rollin Andrews*

*All in Favor*

*MOTION CARRIED*

#### **4.3 Application to Rezone PID #142315 from Agricultural (A) to Tourism Establishment Zone (TE)**

According to the future plan, the land is to stay for agricultural use. The developer/owner already subdivided some properties off, with the remnant land being 10 acres. The owner is now proposing to change the use of the remnant land from agricultural to tourist establishment. There are existing cottages that were built before our bylaw was in force in the area.

**It was duly moved and seconded to recommend to council to approve the rezoning to tourism.**

*Moved by Dolores Watts. Second Ricky Clow.*

*All in Favor*

*MOTION CARRIED*

#### **4.4 Application to Rezone PID #654442 from Agricultural (A) to Tourism Establishment Zone (TE)**

The future land use map is also agricultural in this area. The property is 1.22 acres. Right now, it is a vacant lot. Road access might not be safe. The province is looking at making some changes in this intersection because it is dangerous there.

**It was duly moved and seconded to table this decision until we learn what the province is doing at the intersection. Also get more information from the applicant.**

*Moved by Rollin Andrew, second by Dolores Watts.*

*All in Favor*

*MOTION CARRIED*

#### **4.5 Application to Rezone PID #141382 from Agricultural (A) to Residential Zone (R)**

There is a shale pit in the middle an area and a wetland in behind. They are proposing to develop the rest of the property, and create 17 lots. Mirko submitted the proposal to the Dept of Transportation, who suggested having only one entrance from one main road, rather than connect two roads.

The current application process is to rezone. If the rezoning process is approved, then they would create a new subdivision plan with road design and lot sizes that match the requirements from the municipality and province, and then we would approve or deny the subdivision of the parcel.

**It was duly moved and seconded to recommend to council to approve this.**

*Moved by Ricky Clow, second by Dolores Watts.*

*All in Favor*

*MOTION CARRIED*

#### **4.6 Application to Rezone a portion of PID #490417 from Agricultural (A) to Residential Zone (R)**

A similar proposal for this parcel was made in the past and it was refused because it didn't follow the bylaws. The owner now proposed to rezone 11 acres. According to the future land use, this area is agricultural. The lots would have access to the existing road. There were some concerns about road access and ribbon development, but the current application is only for the rezoning portion of the project.

**It was duly moved and seconded to recommend to council to approve the rezoning from Agricultural to Residential.**

*Moved by Ricky Clow, second by Dolores Watts.*

*One opposed.*

*Motion carried.*

#### **5 NEXT MEETING**

To be determined.

#### **6 ADJOURNMENT**

There being no further business, the meeting adjourned at 8:06 pm.

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SIGNED: Nancy MacKinnon, Chair

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DATE: