

APPROVED MINUTES

General Public Meeting – Rural Municipality of North Shore

6:30 pm, Monday June 10, 2024

North Shore Community Centre

PRESENT:

Council: Mayor Gerard Watts, Deputy Mayor MacKinnon, Councilor Bob Doyle, Councilor Derek Cook, Councilor Peter McLaine

Planning Board Norman Boswall, Delores Watts

Staff: CAO Sarah Wheatley, Development Officer, Mirko Terrazas

20 Public Members

1 CALL TO ORDER

Called to order 6:30 pm by Mayor Gerard Watts.

2 NEW BUSINESS delivered by Sarah Wheatley (CAO)

2.1 Public Meeting to consider applications to amend the 2021-02 Land Use Bylaw Zoning Map to rezone two properties from Agricultural to Residential (R) zone.

- Sarah Wheatley explained the agenda for the meeting in relation to the two properties (PID# 818906 and PID # 575910)
- Sarah Wheatley clearly gave an overview of the procedures involved in rezoning process:
 - Application received to rezone from agricultural to residential.
 - Recommendations from the planning board to council to move to public meeting stage.
 - Sent letters to all surrounding landowners within 150 m of each property, so owners could provide comments on the rezoning proposed to happen adjacent to their property.
 - Two newspaper ads were placed on May 30th and June 5th.
 - A public meeting is held, which is the meeting this evening.
 - Following public meetings, the planning board and council will consider the feedback received.
 - If council recommends moving forward, then two documents need to be amended - our 2021 Land Use Bylaw (zoning map), and 2021 Official Plan (future land use map). Both maps must be changed from agriculture to residential
 - This process looks at the suitability of residential development in general on the parcel, not any of the specifics like a lot size configurations or where roads are going.
 - Specifics of a project would be discussed in the subdivision application process.
 - Showing tonight is preliminary plans, does not mean that is necessarily what's going to happen. Plans can change in subdivision phase. Looking strictly at residential development suitability.
 - Currently zoned as agricultural zone, and listed the activities allowed in this zone.
 - Land Use Bylaw, section 16.8 says, no person shall be permitted to subdivide from an existing lot more than 4 lots within the agricultural zone.
 - The bylaw 3.10, says an application to change the text or bylaw or the zoning map should be considered a bylaw amendment.

- Once changed to residential use, then the number of permitted uses is reduced, to just Single detached dwelling, home occupation, a secondary suite, and accessory building or parks.
- Informed public that we will be receiving emails, letters, or feedback until June 13th, 2024 at 4:00pm.
- All comments will be included in our analysis that will be put into a report for the planning board.
- Public Meeting presentation will be posted on the website.
- Planning board is tentatively scheduled to meet on June 17, 2024 at 6:30 pm
- Specifics of Parcel #818906 (Pleasant Grove Road)
 - Preliminary proposal that one lot would be subdivided off from the northern part of the property of approximately 4 acres.
 - This can not happen unless the property is rezoned because of the limit on how many lots you can subdivide from an agricultural zone.
 - Questions or Comments? None
- Specifics of Parcel #575910 (Normandy Lane Rte 25 West Covehead) from Agricultural to Residential (R) zone.
 - Almost 77 acres.
 - The applications for change in the land use maps needed before subdivision of residential lots.
 - The initial subdivision lot subdivision plan shows 16 lots of one acre.
 - Currently no proposal for the remainder of the parcel but just to note that the owner can apply for a different variation on that proposal when they get to the subdivision phase.
 - This parcel was at public meeting phase in the past, but due to procedural details we are making sure the process is completed accurately.
 - Questions or Comments
 - Speaker A concerned about the access from Rte 25 by Fire Hall being on a blind hill.
 - Speaker B questioning about the images from presentations being on website. Sarah clearly states that she will be posting the presentation to website for public review.
 - Speaker C wanting dates of upcoming meetings.

3 NEXT MEETING: Council meeting Wednesday, July 10, 2024 – 6:30pm at North Shore Community Centre

4 ADJOURNMENT

The meeting adjourned at 6:47pm.

SIGNED: Gerard Watts, Mayor

DATE:

SIGNED: Sarah Wheatley, CAO

DATE: