

Public Meeting Major Development
December 19, 2016
8:00 p.m.

The Major Development Meeting was held on December 19, 2016, at the Cavendish Visitor Information Center.

PRESENT: Chair Matthew Jelley. Councillors: Linda Lowther, Gwen Wyand, Kay Hryckiw, David Gauthier and George Clark Dunning. Administrative Assistant - Darlene Howell.

ABSENT: Councillor Edmond Richard and Brenda MacDonald – CAO.

VISITORS: There were 12 visitors in attendance at the meeting.

CALL TO ORDER:

Chair Jelley called the meeting to order at 8:00 p.m..

Chair Jelley advised everyone to sign in at the front of the room if they haven't done so for the record.

Chair Jelley advised everyone that the meeting is being taped for office use only.

Chair Jelley advised everyone that this is strictly a major development meeting. The Council is simply looking at the new proposed major development on the property and the first step in doing this is to bring the proposal forward to a public meeting. The planning board and the Council will review all information from the public meeting and written information that has been received at their next meeting.

Chair Jelley advised everyone that the meeting has been called tonight as Cavendish Tourism Complex Development Inc. has applied for a major development on Provincial Parcel # 232447 property zoned as RD2 (Resort Accommodations) to allow them to construct 43 rental cottages, a playground, an office with 6 year round rental units and a swimming pool.

Chair Jelley advised that under the bylaw a major development over two acres of land or over 20 units or anything that Council deems necessary for review requires a public meeting. Another part of this process requires an environmental impact assessment which is the next step following this process once we have an idea of any concerns or issues from property owners in the community following this meeting.

Chair Jelley advised that David Hume will be presenting the information on behalf of the owner Jay Dong.

David Hume advised that he has worked with Jay on developing the property over the last two years. He advised that there have been a number of ideas looked at and it was decided over the last six months that this would be the best option for the property. This is the first phase of the development with the second phase being the agriculture land at the back of the property, in which no decision has been made on what will be done in this area to date.

David Hume advised that for 2017 there will be nine, two bedroom units and seven, three bedroom units along with the road and the sewer and wells. The remainder of the units will be done over a two year plan. The playground and office and laundromat will be completed over year two and three of the project.

David Hume advised that the Department of Environment has been out to the site to determine the buffer area in which no development will happen.

David Hume advised that the site plan shows all the setbacks on the property drawing and there will be a full 66' wide right-of-way although this is a private development.

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David Hume advised that there are still many permits that have to be applied for the property and that process will continue once there is a direction from the Community on the project.

David Hume advised that there is 24 acres of clear land on the property and 14 acres are wooded.

David Hume advised that the cottages will meet all architectural development requirements under the bylaw. He advised that the owner is quite aware of the fact that he wants to tie in with the existing cottages in the area.

David Hume advised that the swimming pool will be 36' X 24' and will meet all requirements of the Department of Environmental Health.

David Hume advised that there will be walking trails in the park area as well and there will be a crosswalk for people to walk safely back and forth from the park to the cottages.

Vic Greenwood asked if there was any size of the six year round units as they look pretty small.

David Hume advised that each of the six units will have a bedroom and a washroom of around 150 sq. ft for each unit. The main structure with the office, laundromat, meeting room and storage will be around 10,000 sq. ft. in total and will be available for people to use that are staying at the site. The basement of the office structure will be used for pool storage.

Chair Jelley advised that there will be more information provided on the structure and six units as the building and units would not be 10,000 sq. ft. based on the information provided and will be updated throughout the review process.

David MacNeill advised that they have a small wetland area in the woods right along there. He wondered what constitutes a wetland.

David Hume advised that the Department of Environment was out to the site to determine the wetland area for the site only as the owner does not look at adjacent property owners.

Laurie Carruthers advised that there is a pond on their property and the wetland runs right up to the property line.

David Hume advised that anything developed near a buffer area has to be constructed at least 75' away from it.

Chair Jelley advised that just a little more detail on the process that following the meeting tonight and the comments received if the developer decides to proceed with the development, the next step would be to do a complete Environmental Impact Assessment by a qualified firm. The Department of Environment would also have to approve the report as well as deal with any buffer areas on this property as well as any adjacent land issues raised by them as part of their assessment. The development then still has to meet all requirements of the Zoning and Subdivision Development (Control) Bylaw. Tonight we are talking about the concept, type of scale and the development. This is by no way the last discussion on any environmental issues on the site as there is still a process to go through. Tonight is more like this is the general concept of the site, it fits the zoning and how does it come together and to get the concerns of neighbors. He advised that this is a preliminary step to a more thorough review.

David Hume advised that there is a tremendous amount of work still to be done with the Department of Environment.

Chair Jelley asked David if the driveway would be paved to the site.

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David Hume advised that the driveway will be paved once the development is completed, but it will be done in phases as to meet the Department of Transportation, Infrastructure and Energy as well as the Department of Environment.

Vic Greenwood asked about run off from the site.

David Hume advised that the water will run into the buffer zone on the property as the Department of Environment does not want the water running into the wetland and the owner does not want to cut down any trees on the property.

Vic Greenwood advised that they have water issues on Landing Drive now and once this property is developed he would assume that there could be more water issues.

David Hume advised that he does not feel that there will be any issues but that is something that would have to be provided by the engineers as part of the environmental impact assessment.

Chair Jelley advised that provincially you cannot run water onto the road and there would have to be conditions as part of the permit that you would have to have a surface water management plan in place for the property.

Chair Jelley advised that after the meeting is completed that written comments will be received at the office until January 4, 2017 due to the holiday, and there are forms that can be completed that are at the back of the room. The planning board and the Council will review all information from the public meeting and written information that has been received at their next meeting.

Chair Jelley advised everyone that there has been one written submission provided to date by e-mail, and there have been 6 phone calls on the proposed development. Chair Jelley read out the list of questions that had been received from Paul and Kerin Windsor along with the answers that had been provided to her on each question prior to the public meeting and no further questions had been received.

Chair Jelley advised that hours of construction were questioned during the tourist season and the Council has a policy in place for construction to be from 7:30 a.m. to 7:30 p.m. daily and that a development agreement would be in place with the developer for the major development on the property.

Chair Jelley advised that there will be changes made to this plan as the project proceeds, but all plans and changes must be approved by the Council. He advised that there may also be changes required once all government departments review the application including the Department of Environment, the Department of Transportation, Infrastructure and Energy, Department of Environmental Health and the Provincial Fire Marshal's office.

Chair Jelley advised that the developer will have to look at his timelines for construction as they may have to change based on an environmental impact assessment that is required for the property and he may want to engage a company to start that process.

Lloyd Adams questioned if the sewer and water infrastructure has to be in place prior to the development happening on the site.

Chair Jelley advised that it is up to the developer to advise the municipality and the sewer utility as to when they wish to construct and attach the property to the system. He advised that there can be no occupation of the units until they are connected and inspected by the utility engineer. The utility has to ensure that the connection for the development to the system meets all requirements of the Department of Environment.

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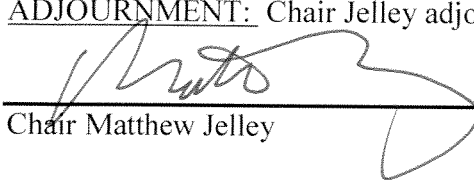
David Hume advised that there will be some lighting on the property as well along the roadway and the park area.

David Hume advised that Jay Dong the owner is very conscious of the area and wants a development that will tie into the area.

Chair Jelley reminded the public that they had until January 4, 2017 to respond back with any written comments due to the holiday either for or against the amendment to the official plan General Land Use Map with any concerns or issues or support for the rezoning amendment that they might have.

Chair Jelley thanked everyone for attending the meeting and advised that there were comment sheets at the back of the room that can be filled out.

ADJOURNMENT: Chair Jelley adjourned the meeting at 8:40 p.m..


Chair Matthew Jelley
