

Public Rezoning Meeting
January 18, 2016
7:15 p.m.

The Public Rezoning Meeting was held on January 18, 2016, at the North Rustico Lion's Club.

PRESENT: Matthew Jelley, Linda Lowther, George Clark Dunning, David Gauthier, Kay Hryckiwi, Gwen Wyand and Brenda MacDonald.

ABSENT: Edmond Richard.

VISITORS: There were 8 visitors in attendance at the meeting.

CALL TO ORDER:

Chair Jelley called the meeting to order at 7:30 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 the public of the rezoning amendment meeting process. He advised that the meeting is being taped for accurate minutes and no other reason.

Chair Jelley advised that the meeting is being held tonight as Raspberry Point Oyster Company Inc. has applied to the community to Rezone property # 771832 from the Current (C1) General Commercial Zone to RD4 (Resort Commercial) Zone.

Chair Jelley turned the meeting over to Sheela Brennan to speak on behalf of Raspberry Point Oyster Company.

Sheela Brennan presented the plans that are proposed for the property. She advised that they have had a number of people stopping by to the property each year wanting to buy products from them. She advised that they have also had a number of requests from tour companies wanting to come to the property. She advised that they have gone from a staff of 4 to 25 now. She advised that they felt that the site would be better suited for experiential tourism based on the demand at the property. Their plans are to add a building down by the water so that people could see how to shuck oysters, have a tour dock and people could go out on the boat. She advised that they have been working with the Department of Tourism on the PEI Culinary Tour. She advised that they would also like to pave the road into the property and the parking lot as well as place a fence on the property to block some of the equipment. She advised that they are also planning to paint the outside of the building in the spring.

Chair Jelley asked if there were any comments from the public.

Arnold Smith advised that he is the former owner of the Bay Vista Motel property next door to this site. He advised that the owner of Raspberry Point has done a number of things on the property throughout the years without a permit. He advised that the last development that he started at the site he told the owner that he needed a permit as he sits on the planning board. He advised that the owner has continued to place more and more things around the site and going onto other people's properties and then saying that they didn't know where the boundaries were when he had been there to tell the staff that they were going onto other people's property and they went ahead and did it anyway.

Arnold Smith advised that where they are putting the fence on the property this will not block any of the crates, trailers or other things being piled at the site and it will have a negative impact on the adjacent property.

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Sheela Brennan advised that the paving at the property and the painting of the building are happening as a result of the comments made by Arnold Smith and she is not advising that everything on the property will be behind the new fence as it will be still located around the property.

Arnold Smith advised that Scott Linkletter keeps his other properties maintained throughout the community but has never kept this property in the same manner.

Arnold Smith advised that this is a money making business that should not be at the detriment to the neighboring properties.

Chair Jelley advised that the gear is out for the summer season.

James advised that the grey crates are coming and going from the property all the time.

Maureen Blake questioned that the reason of the rezoning request was to deal with the tourism part of it.

Arnold Smith advised that the motel is open from May until October and they have to look at crates, dumpsters, nets and materials all over the site.

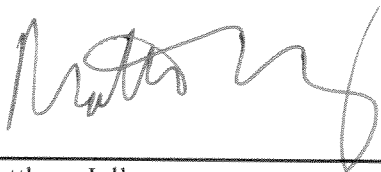
Chair Jelley advised the public that they have until January 25, 2016 to respond back with any written comments either for or against the rezoning amendment to the Zoning and Subdivision (Development) Control Bylaw with any concerns or issues or support for the official plan amendment that they might have.

Chair Jelley advised that there was one written comment received to date for the rezoning amendment from Fairways Cottages advising that they support the rezoning of the property.

Chair Jelley thanked everyone for attending the meeting and advised that there were comments sheets at the back of the room.

ADJOURNMENT:

Chair Jelley adjourned the meeting at 7:40 p.m..



Chair Matthew Jelley