

Public Meeting  
November 21, 2016  
7:56 p.m.

The Public Meeting on the rezoning amendment for property # 233395 was held on November 21, 2016, at 7:56 p.m. at the Cavendish Visitor Information Center..

**PRESENT:** Chair: Matthew Jelley. Councillors: Edmond Richard, David Gauthier, Gwen Wyand, George Clark Dunning and Kay Hryckiw. CAO - Brenda MacDonald.

**ABSENT:** Linda Lowther.

**VISITORS:** There were 14 visitors in attendance at the meeting.

**CALL TO ORDER:**

Chair Jelley called the meeting to order at 7:56 p.m..

Chair Jelley welcomed everyone to the meeting and asked them to sign in at the front of the room if they haven't done so for the record.

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

Chair Jelley advised that the meeting tonight is being held as a result of a rezoning request from Krzysztof and Margaret Opydo.

Chair Jelley advised that the Planning Board recommended that the request go to a public meeting for input on the rezoning amendment for property # 233395 to be changed from the (RR) Rural Zone to the (RD3) Resort Campground Zone. The owner is proposing to have a 285 site campground.

Chair Jelley advised that there were 2 calls received at the office looking for additional information as well as a call of support from Chris Buote at the North Rustico Home Hardware. No written submissions were received.

Chair Jelley turned the meeting over to Chris Opydo and Jamie Clow to present the plan for the proposed 285 site campground.

Jamie Clow advised that it has been a few months since he last reviewed the plan and he is no longer with WSP so he will answer any questions as best as he can.

Jamie Clow presented the plan and advised that it is intended that the sites would be located on the 11.25 acres. He advised that the campground would meet all requirements of the Department of Tourism for size of sites, washrooms, showers, etc. and the Department of Environment would be involved with the sewer and water for the property.

Chair Jelley advised that the rezoning is only the first step in getting approval of a campground. He advised that depending on how the project proceeds following public input, there would also be an environmental impact assessment needed as well.

Chris Opydo advised that if and when they get to the point of the building permit application the design of the washrooms, showers and sites will all be completed as per the provincial standards.

Chair Jelley questioned Chris on the campground and being tenting exclusively and just for the festival weekend.

Chris Opydo confirmed that it is tenting only and will be for families and young people. He advised that it is a location for the young crowd that no one wants to take at the existing campgrounds. He advised that he is far enough away from the main road at 200'. He advised that the campsites would run to the woods on the property and that they would leave the woods as much as possible but clear out some of the existing stuff that is dying. He advised that there is already three existing commercial businesses on the same road.

Chris Opydo advised that the camping is mainly for the concert weekend.

David Kent advised that he still raises the concerns over his horses and them being spooked by the noise and lights. He advised that they are used to the car traffic but this is a big concern for him with the amount of people that would be at the sites and wandering around the area.

David Kent advised that young people want a place to get drunk and party and to be rowdy and he can only imagine what this would be during the festival weekend.

Paul Blacquiere advised that there have been a lot of comments made tonight. He advised that the selling point to property owners in the rural area was that it would be preserved and protected and that it was not for large scale commercial developments.

Paul Blacquiere advised that he is not saying that the owner is not doing a good job at his existing campground, but he does not want to see the operation expanded onto another property.

Scott Wakelin advised that the area is a tourism area and whether we want rural lands or not the business provides income for a lot of families. He advised that perhaps it is not an ideal spot and there are a number of hoops that he would still have to go through but there are also fences and berms that could be provided around the site to eliminate some of the issues and concerns. He advised that he does not live in the community as he is on the Line Road, but that Chris is a good businessman and he would like to see the proposal move forward.

Eric Blacquiere advised that it is not appropriate and it is on the main road. He advised that the festival weekend is a great weekend and there are lots of spinoffs but he does not see the need for another campground. He advised that it will only be used for 2 – 4 days and what will happen with the property for the rest of the summer when it is not in use. He advised that he is not in support of this rezoning.

Chris Opydo advised that there is a need for more campsites and he is prepared to provide the sites. He advised that the plan will meet all government standards.

Chair Jelley advised that whatever decision is made based on public input, that it will be up to the property owner to meet all terms and requirements of the government standards and any discussions on White Sands campground is a separate issue then what is being discussed on the rezoning amendment tonight.

Chair Jelley asked Chris to clarify that the primary intent of the proposed campground is for the Cavendish Beach Music Festival weekend and young people and that there is no alcohol ban.

Chris Opydo advised that is correct and is his plan for the site.

David Kent advised that the area is unique and there are different zonings in the municipality and he feels that the current zone must stay as it is to follow the official plan and bylaw for the municipality.

Chair Jelley advised that the foundation for the community is farming, fishing and tourism. He advised that the Council has to balance the needs of agriculture, business and tourism.

Chris Opydo advised that he would like to thank everyone for coming. He advised that there are always changes and he has contributed to the economy with payroll and taxes and he feels that there is a tremendous opportunity here to allow for a campground for the young people to be in a safe environment.

David Kent questioned at what stage does Irac get involved.

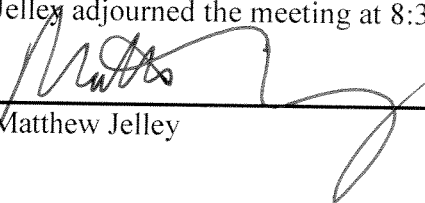
Chair Jelley advised that unless a permit is granted or denied then that would be when IRAC would get involved. If approval is granted then adjacent landowners would have 21 days in which to appeal the permit. If the permit was denied then the applicant would have 21 days to appeal to Irac.

Chair Jelley advised that if the rezoning were to proceed, the next steps would involve a major development and an environmental impact assessment as well as a permit application being applied for.

Chair Jelley thanked everyone for attending the meeting and reminded everyone that they had until November 28, 2016 to send in written comments and that there are forms that can be completed at the back of the room.

ADJOURNMENT:

Chair Jelley adjourned the meeting at 8:35p.m..

  
Chair Matthew Jelley

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