

Public Meeting
November 21, 2016
7:00 p.m.

The Public Meeting on the official plan amendment for property # 233395 was held on November 21, 2016, at 7:00 p.m. at the Cavendish Visitor Information Center.

PRESENT: Chair: Matthew Jelley. Councillors: Edmond Richard, David Gauthier, Gwen Wyand, George Clark Dunning and Kay Hryckiwi. 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 7:08 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. There are some procedural steps that must be completed including an amendment to the Official Plan's General Land Use Map.

Chair Jelley advised that the Planning Board recommended that the request go to a public meeting for input on the official plan amendment for property # 233395 to be changed from the Rural Zone to the 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.

Chris Opydo advised that he supports the official plan amendment for the stretch of land at the corner of Cape Road and Cavendish Road. He advised that this would allow three campgrounds in the same area to service the public.

David Kent advised that he misunderstood the meeting as he thought that the first meeting was dealing with the official plan document for the municipality.

Chair Jelley advised that the official plan amendment to the General Land Use Map for PID # 233395 is the only discussion on the official plan that will be happening at the meeting tonight.

David Kent advised that the property is located directly across the road from him. He advised that there have been a lot of requests for changes over the years for this property. He advised that he strongly opposes any changes to the rezoning of the property for a campground and there are numerous reasons to not allow it.

David Kent commented on the official plan and the fact that agriculture and farming is to be preserved and protected in the rural zone. He advised that he has a horse farm with breeding and racing stock and agriculture preempts any commercial business. He advised that if the rezoning were to go forward this would diversely affect his animals with people and lights and this would be a serious situation for his animals as they are anywhere from a few months to 30 years old.

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David Kent advised that from a personal level it is not pleasant at the existing campground during the music festival. People are up screaming and people are drunk and all over the road, people are passed out on the grounds and drunk at the site as well and a huge amount of noise comes from the site.

David Kent advised that he is really concerned over a serious incident going to happen and that he can't imagine what it would be like to have this many sites right on the highway.

David Kent advised that Chris is not a good neighbor on either of his existing properties and that raises concerns as well.

Chair Jelley advised that he will moderate the meeting and address the public when they can make their comments. Chris Opydo was advised that he could respond to the questions from the public after they have made their presentation if he wishes or at the end of the public comments.

David Kent advised that he has connections in Halifax and White Sands is known as a place to party for the music festival and he has no concerns with the existing property as it is setback and is not on the main highway and has been in existence for a number of years.

Paul Blacquiere advised that he is totally opposed to an amendment to the official plan and rezoning. He advised that the rural zones were put in place to protect the rural areas. He advised that there was a request for rezoning to commercial on a property recently and he supported that in the area as it was for a small engine business with minimal impact to the rural area.

Paul Blacquiere advised that this is a major development being proposed and it is not in good faith for what they signed on to be part of a municipality for as the rural area was to be preserved and protected. He advised that he would be opposed to any large land base being zoned for commercial use. He advised that if the property were to be rezoned and then the campground didn't work out then the owner would use the property for another use.

Chair Jelley advised that the Resort Campground is specific in the uses that can be completed on these properties.

Paul Blacquiere advised that he has concerns over kids camping at the site for the weekend and the impact that this amendment would have on the area.

Eric Blacquiere advised that he moved into the area 19 years ago and he would laugh at other people as he was moving into an area with regulations and development controls to allow the public the opportunity to raise concerns. He advised that he moved into the area as it was a rural area with beautiful farmland. He advised that so many people have tried to put things in that don't work. He advised that he doesn't feel that this property should be approved for an amendment to the plan and that all it will do is to create more havoc.

Eric Blacquiere advised that people come to the Island to see the beauty and that his existing property is not well looked after. He advised that he is very scared that this might go through and he is totally against it.

James Gallant advised that he has been working at the campground for a number of years and it is the best run campground in the area during the music festival. He advised that they clean the campground and the sides of the road daily during the music festival. He advised that they have 30 security staff on for the event and if there is an issue with guests then the RCMP are called to remove the people from the property. He advised that there are 30,000 people here for the concert and there is nowhere for the young kids to go as none of the

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businesses in Cavendish will take them. He advised that Chris is trying to provide a safe and secure site to house these young people during the event and people should just suck it up.

Chair Jelley advised that this is a public meeting on the official plan amendment and for someone to say that people should just suck it up, if that were the case then this would be a short meeting.

Chair Jelley advised that this meeting is to get public input on whether or not this property is appropriate to be changed in designation from Rural to Resort Campground and if there is a need in this area for another campground.

David Kent advised that he doesn't go down past the existing campground during the festival but they do a good job of cleaning it up. He advised that his main concern is not having his animals going through the fences as a result of being spooked by people at a new campground adjacent to his property. He advised that there could be more campgrounds in the area but this is not the spot for it. He advised that there is a real safety concern here and he feels that it is just an accident waiting to happen.

Judy Delima advised that she owned White Sands Campground for a number of years and she now does some bookkeeping for the current owner and she advised that a day after the concert the property is pretty good and the owner makes sure that the site is maintained and looked after by the staff.

Chris Opydo advised that a temporary campground is not allowed by the province and the municipality unless the property is zoned for that specific use and this is the only way he can proceed by having the property amendment completed. He advised that the campground would be used during the music festival weekend only as there would be no need for it during the remainder of the season.

Chris Opydo advised that the animals have been across from his property for a long time and that is awesome. Chris advised that as far as the concerns over noise for the animals the noise is already there as the traffic is going up and down the main highway every day so there would be no further noise than what currently exists.

Chris Opydo advised that he didn't just come to the municipality, that he has been here now for 11 years and he is making things better. He advised that he provides a place of employment with good jobs and that he has tripled the payroll expenditures since taking over the property so he is putting money into the economy and has a vested interest in the property.

Chris Opydo advised that his plan is to eventually live here year round and to have a business for each of his children to be able to work at.

Paul Blacquiere advised that this property and the one adjacent to it, that they are not looked after and there are buses parked all over the property and what happens when the festival weekend is over as the proposed campground would not be used after that and this would be another property that is not being maintained.

Chris Opydo advised that he is asking for a fair shot at rezoning the property. He advised that he has made a significant investment to his properties over the past 11 years and he rents the properties out that Paul is talking about not being maintained and he cannot control if the renters do not maintain the property.

Paul Blacquiere advised that a property owner can maintain their property if they wish to do so regardless if someone is renting it or not, as all properties around the properties owned by Chris are maintained.

Chris Opydo advised that they have not had any significant issues at the existing campground over the last 11 years. Chris advised that he cannot control the amount of liquor that young people drink but they can make the property a safe environment for them to be in.

Chris Opydo advised that KOA campground is run beautifully throughout the festival weekend, but there are certain things that you cannot control including liquor and the amount that people consume.

Kay Hryckiw advised that there is a demand for people for this type of campground as other properties are turning them away. She advised that the track record at the campground was bad in the past but it has improved. She advised that tent sites are needed but is this the place for it as no one wants this type of campground next to them and is this number of sites proposed needed? That will have to be decided.

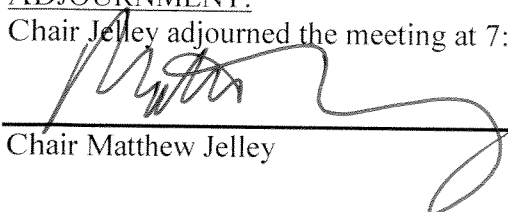
Scott Wakelin advised that he has worked in the area for 35 years and has worked at most things in the area and there is a need for this type of campground. He advised that this is a smaller amount of sites and it won't be as big as Marco Polo Land or Sunset and it is not near them.

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.

Chair Jelley advised that the bylaws are in place for everyone and this is the process for public meetings as outlined in the bylaw.

ADJOURNMENT:

Chair Jelley adjourned the meeting at 7:55p.m..



Chair Matthew Jelley