

Minutes  
Resort Municipality Public Meeting  
Monday, September 8, 2020  
7:15 p.m.

The Public Meeting for the Estate of Brian Stevenson was held on September 8, 2020 at the North Rustico Lion's Club.

**PRESENT:** Mayor Matthew Jelley. Deputy Mayor Linda Lowther and Councillor Clark Dunning. CAO – Brenda MacDonald. Administrative Assistant – Heather Hay.

**ABSENT:** Lee Brammer, Chris Robinson, Bill Drost and Kenny Singleton.

**VISITORS:** There were 8 people from the public in attendance at the meeting.

**CALL TO ORDER:**

Mayor Jelley called the meeting to order at 7:15 p.m.

Mayor Jelley welcomed everyone to the meeting.

Mayor Jelley advised everyone to sign in at the front of the room for the record.

Mayor Jelley advised everyone that if they have any COVID-19 symptoms or have been out of the province in the last 14 days to remove themselves from the meeting.

Mayor Jelley advised that only one person shall speak at a time and to state their name for the record.

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

Mayor Jelley advised the public that the meeting being held tonight is to discuss the Official Plan General Land Use Map Amendment and the Rezoning Amendment to the Zoning and Subdivision Control (Development) Bylaw Zoning Map for the Estate of Brian Stevenson and that no other discussions will take place.

Mayor Jelley advised everyone that the first portion of the meeting has been called tonight to review and comment on an official plan amendment to the General Land Use Map to change a portion of provincial parcel # 729087 from Rural to Resort Accommodations to allow for the rezoning of a portion of the land for Resort Accommodation use.

Mayor Jelley presented a copy of the General Land Use Map of the lot proposed property to be changed.

Mayor Jelley asked Kim Doucette to come forward to present the information on the Estate.

Kim Doucette advised that she currently has the land for sale and that she herself has no plans to

develop the property. She advised that some of the property was zoned as RD2 and the remainder was in Rural and she is not sure why.

Kim Doucette advised that she knew that she needed a plan, but that she doesn't have one to present at the meeting tonight as she will not be developing it herself. She advised that she would like someone to have options on what they can do with the land if they were to purchase it.

Mayor Jelley read out the permitted uses in the Rural Zone as well as on the Resort Accommodations zone, so that the public is aware of the permitted uses.

Wayne Dickieson raised a question on the agricultural use of the property with the proposed zoning change.

Mayor Jelley advised that the Resort Accommodations Zone does not allow for agricultural uses.

George Clark Dunning questioned why she wants to rezone the land, based on the fact that she is selling it.

Kim Doucette explained that since it is for sale that the rezoning would allow more uses for the land with the Resort Accommodation zoning and someone may want to buy the property for an investment. She advised that you cannot always keep land in agricultural production.

George Clark Dunning asked why she would undertake the work to rezone it when she has no plans to develop it.

Kim Doucette advised that she wants the land all zoned as one zone to allow a developer to be able to have more options to develop the property.

Mayor Jelley advised that when the planners, Council, public and the farmers were doing the official plans for the municipality that they had a vision in place and that is why some of the properties have commercial zoning along the frontage of the property but the remainder was left in rural zoning for agricultural production.

The CAO advised that the farmers have always had representation on the official plan committees and they wanted to be able to develop some of their lands but also wanted the protection of their lands as farmers.

Mayor Jelley advised everyone that there were five phone calls and an e-mail received with written comments at the municipal office.

Mayor Jelley read out the letter from David Kent and Brenda Boutilier for the record.

I trust things are fine with you during these interesting times. I tried to send an attachment with comments regarding the rezoning of a portion of the Stevenson property but for some reason it didn't work. So, I have put it in the body of this email. Unfortunately Brenda and I will not be able to make the meeting but would like to have our comments considered when the planning

committee is making their decision.

Response to the request to rezone PID#729087

Submitted September 8, 2020

We are writing in response to the request by the Estate of Brian Stevenson to change the zoning of PID#729087. Unfortunately, we are unable to attend the public meeting held September 9, 2020 to address this issue. Our comments regarding the rezoning request are somewhat general in nature and our thoughts regarding the use of farmland have been outlined previously during past rezoning meetings.

It is our belief that rezoning and zoning in general need to consider a number of issues that balance the needs of the landowner along with interests of local residents as well as the greater community, environmental issues and the impact any decision may have on future generations. Good planning will strike a fair and considered balance in addressing these factors. While farmers need to be able to sell parcels of land to support their financial requirements, we must also look at the bigger picture when planning land use.

Specifically to the current request, we do not have a problem with the rezoning of a portion of the identified land for the purposes stated. We feel that would meet the needs of the current owner and hopefully would not impact local residents of the community negatively. Of course, the nature of any future builds on this rezoned portion of the property would have to be considered. We are not exactly sure how much of this parcel of land would be rezoned but, consistent with our long held views on land use, we do have reservations about the possibility that an entire parcel could be rezoned as this would mean the loss of valuable farmland.

We feel the community and the province have a moral obligation to retain as much farmland as humanly possible considering the massive impact climate change has and, unfortunately, will continue to have on our planet. Science is very clear, climate change is reducing the amount of land available for cultivation and will continue to do so at an alarming rate. If Covid-19 has taught us one thing, it is what happens when we ignore science. While this relatively small parcel of land may seem insignificant in the larger picture of climate change as well as land use on PEI and we may seem to have plenty of land on PEI, we cannot follow this line of reasoning. An accumulation of small deeds now will have a significant impact on our future planet and land on PEI. We owe that to the youth of today and to future generations. Don't forget; no land, no farms, no food. This line of reasoning is not novel and is being followed by an increasing number of communities around the world.

Finally, we have to consider how many more accommodations we require at this time in this area. The current pandemic has obviously had a major impact on tourism around the world. Our community has been no exception. We do not know how much longer this pandemic will continue and how long it will take for tourism and our economy in general to recover. Again, this statement is not aimed specifically at the current proposal but at future development in general.

In conclusion, we support the rezoning of a portion of the property in question. Also, we would

like the comments we have made regarding this property put on record as our opinion on how future zoning and rezoning requests are considered.

Respectfully Submitted, David Kent and Brenda Boutilier

Mayor Jelley moved on to the rezoning process there being no further questions on the official plan amendment.

Mayor Jelley advised everyone that this portion of the meeting deals strictly with the rezoning process for the property and the first step in doing this is to bring the proposal forward to a public meeting.

Mayor Jelley advised everyone that this portion of the meeting is dealing with the request from the Estate of Brian Stevenson who has applied to the community to rezone the remaining portion of land, at property # 729087 from the current Rural to Resort Accommodations Zone.

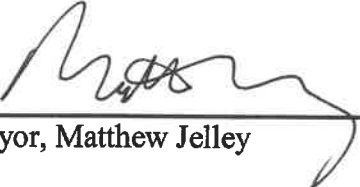
Mayor Jelley advised the public that they have until September 15, 2020 to respond back with any written comments either for or against the official plan and rezoning amendments and with any concerns or issues or support for the rezoning that they might have.


Mayor Jelley advised everyone that there were five phone calls and an e-mail with written comments received at the municipal office to gather information on the rezoning request.

Mayor Jelley thanked everyone for coming to the meeting.

**ADJOURNMENT:**

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

  
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Mayor, Matthew Jelley

  
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Brenda MacDonald, CAO