

Minutes  
Resort Municipality Public Meeting  
Monday, August 9, 2021  
6:30 p.m.

The Public Meeting for the Estate of Brian Stevenson was held on August 9, 2021 at the North Rustico Lion's Club.

**PRESENT:** Mayor Matthew Jelley, Councillor Clark Dunning and Councillor Hryckiwi.  
CAO – Brenda MacDonald. Administrative Assistant – Heather Hay.

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

Linda Lowther was in attendance at the meeting, but presenting an application on her family's behalf only as a landowner.

**VISITORS:** There were 13 people from the public in attendance at the meeting.

**CALL TO ORDER:**

Mayor Jelley called the meeting to order at 6:35 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 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 and that no other discussions will take place.

The first portion of the meeting will review a request for PID # 729087– owned by the Estate of Brian Stevenson in North Rustico for an amendment to the General Land Use Map in the Official Plan 2017 to re-designate a 17 acre portion of this parcel from the current Rural & Open Space to Accommodations.

Kim Doucette advised that the part of the property is zoned as RD2 already.

Mayor Jelley advised that the first portion of the meeting is dealing with the Official Plan General Land Use Map Amendment and the 17 acres of the property is changing from Rural and Open Space to Accommodations.

The next portion of the meeting dealt 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.

The request from the Estate of Brian Stevenson who has applied to the community for an amendment to the Zoning Map of the Zoning and Subdivision Control (Development) Bylaw 2017 to rezone a 10 acre portion of this parcel from the current RR(Rural) Zone to RD2 (Resort Accommodations) Zone. The purpose of these amendments is for rezoning of a 10 acre portion of the parcel of land to allow for a residential subdivision and development on the property.

Mayor Jelley advised that the meeting is dealing with the amendments only and that the proposed subdivision will come later after a decision is made on the rezoning request.

Linda Lowther thanked the public for coming to the meeting to allow them to present the information on the Proposal for the lands for the Estate of Brian Stevenson.

Linda Lowther confirmed that both she and her husband Gary, as well as her son Ryan and his wife Diane and her son Chris and his wife Melissa are looking to purchase the property from the Estate of Brian Stevenson to develop a residential subdivision and she is speaking on behalf of Kim Doucette for the estate.

Linda Lowther advised that currently 7 acres of the property are zoned as RD2 and they are looking to have the remainder of the land 10 acres changed into RD2 as well as to allow for a residential subdivision.

Linda Lowther commented that under the current zoning that residential developments are allowed in the rural area.

Brenda MacDonald confirmed that residential developments are allowed but that subdivisions in rural areas are limited to two lots being subdivided off of the main property and that is why the rezoning proposal has come forward to allow for the property to be rezoned to allow for up to 20 lots to be subdivided off of the property.

Linda Lowther advised that they are thinking of subdividing 18 – 20 lots on the land with a 66' wide road for access in the subdivision. The lots would be .58 - .80 of an acre depending on the perc test results for the property and there will also be a green space in the subdivision.

Garth MacNeill questioned a fencing bylaw for the community as they have pasture land beside the proposed Development and sometimes cattle get out of the field and there could be issues with residential properties if the cattle got onto their properties.

Linda Lowther advised that she has been a strong spokesperson for the farming community and supporting it over the years.

Mayor Jelley advised that the farmer would need to take prudent steps to keep the cattle on their own property. There are no fencing bylaws in place in the community other than if you build a fence under 4' in height then you do not require a permit and if it is over 4' in height you do require a permit.

Ryan Lowther advised that the agriculture and farming community in the area work well together and the farming community in the area is exceptional to work with.

Linda Lowther commented on the development permits for the municipality and that it states that you are in a farming community when a development is approved.

Mayor Jelley advised that this was added to the permits following consultations in the past with the farmers as we are in a farming community.

Heather MacQuarrie advised that she has been a proud property owner in the area and she is only here seasonally, but has been looking around the Island for property and she has found in some areas with homeowners associations that they discourage people from renting their property and putting up signs for properties when they

are for rent. She is wondering if this subdivision will allow for that type of development as it could be exciting for this type of development in this proposed area.

Linda Lowther confirmed that there was no decision on the covenants to date, but they are not opposed to renting the homes for people to live in, as her son may want to rent his when he is not here.

Mayor Jelley advised that the Council does not get into covenants for properties. The Developer determines what covenants they want in their development.

Linda Lowther advised that the community is looking for more year round residents but that the option is there for properties to be rented.

Garth MacNeill asked if the lots would have central water and sewer.

Linda Lowther advised that it would be great if the municipal sewer was in this area, but it is not and the lots would have individual water and sewer on each lot.

Kay Hryckiwi asked about year round residents and if there will be specs on the houses and designs.

Linda Lowther advised that there are no specs at this time but that they are not looking to make larger size homes as when attracting families to the area they would be looking at smaller scale homes of less than 3000 square feet, but currently has no set size restriction.

Ryan Lowther advised that the covenants will be worked on to reflect families for the area. He advised that the new rink in North Rustico is a draw, there are lots of jobs for youth within minutes in the area that make it easy for people to commute.

Linda Lowther advised that the municipality has one of the lowest tax rates in the area and that is attractive to people as well.

Mayor Jelley advised that that there have been four people in to the municipal office for information and five phone calls to get additional information on the request and no written comments were received.


Mayor Jelley advised the public that they have until August 11, 2021 to respond back with any written comments either for or against the official plan and rezoning amendments with any concerns or issues or support for the rezoning that they might have and that there are comment sheets at the back of the room that can be filled out as well and returned to the office.

Mayor Jelley thanked everyone for coming to the meeting.

**ADJOURNMENT:**

Mayor Jelley adjourned the meeting at 6:55 p.m.

  
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Mayor, Matthew Jelley

  
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Brenda MacDonald, CAO