

Minutes  
Public Meeting  
November 8, 2021  
6:30 p.m.

The Public Meeting of the Resort Municipality was held on November 8, 2021 at the North Rustico Lion's Club.

**PRESENT:** In Person: Mayor Matthew Jelley. Deputy Mayor Linda Lowther. Councillors: George Clark Dunning, Lee Brammer and Councillor Kay Hryckiw. In Person: CAO: Brenda MacDonald and Administrative Assistant: Heather Hay.

**ABSENT:** Bill Drost and Chris Robinson.

**VISITORS:** There were 13 visitors in attendance.

**CALL TO ORDER:**

Mayor Jelley welcomed everyone to the meeting.

Mayor Jelley called the meeting to order at 6:30 p.m.

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

Mayor Jelley advised everyone to sign in at the front of the room if they haven't done so for the record.

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.

Mayor Jelley advised that 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 44 acre portion of this parcel from the current Rural & Open Space to Accommodations.

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 for an amendment to the Zoning Map of the Zoning and Subdivision Control (Development) Bylaw 2017 to rezone a 44 acre portion of this parcel from the current RR (Rural) Zone to RD2 (Resort Accommodations) Zone. The purpose of these amendments is for a rezoning of a 44 acre portion of the parcel of land to allow for a residential subdivision with single family and duplex dwellings on the property.

Dale Gallant presented information on the proposal on behalf of Kim Doucette and went through the basics of his plan.

Dale Gallant advised on the following points of his proposal:

- They would like to have two main accesses and three individual accesses off of Cavendish Road.
- They are planning for category 2 lots as a worst case scenario based on a perc test that was completed on the site.
- Lots will be 175' X 200' and 35,000 sq. ft. for residential lots
- Lots will be 200' X 200 and 40,000 sq. ft. for duplex units
- The developer will meet whatever specs are required from the various government departments for the

Development to take place.

- No overhead wires or power will be ran into the property, as they want to keep it clean.
- 22 house lots are proposed and 9 duplex lots and if the lots are category one, then this will allow for more development.
- 10% of the property will be dedicated to park land and will be deeded over to the municipality.
- The developer will look after everything until all the lots are sold for the development and will control the height of each of the units.
- They are catering to families based on the new Olympic size arena in North Rustico.
- Lots are expected to be around \$80,000.00.
- The project is proposed to be green with electric power, solar power, heat pumps and propane. There will be no oil tanks.
- Rentals will be allowed and they will be either single storey or two storey units on the properties.
- The developer advised that he had other developments down in North Rustico if anyone wanted to check them out and that they are well maintained and clean.

Mayor Jelley asked if there were any questions and advised the public to stand and state their name for the record.

Jim Brown asked how long the developer thought it would take to complete the plan.

Dale Gallant advised that the development will take 3 – 5 years to complete.

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

Mayor Jelley advised the public that they have until November 9, 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 Official Plan and Rezoning amendments that they might have and that there are comment sheets at the back of the room that can be filled out as well.

Mayor Jelley advised just to be clear the only information that the public was looking at during the meeting is dealing with the Official Plan and Rezoning Amendments. The subdivision plan for the site still has to be submitted to the municipal office for review and nothing is being approved for the development at the meeting tonight, simply the Official Plan and Rezoning Amendments.

Mayor Jelley also advised that duplex units are special permit uses under the bylaw so that would also require a Public Meeting for input on that use.

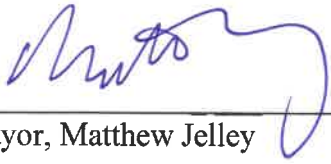
Dale Gallant advised that he will complete all the necessary steps required for each portion of the proposed development.

Mayor Jelley advised the public that they had until November 9, 2021 to send in any written comments on the proposed development.

Mayor Jelley thanked everyone for coming to the meeting

**ADJOURNMENT:**

Mayor Jelley adjourned the meeting at 6:51 p.m.

A handwritten signature in blue ink, appearing to read "Matthew Jelley", written over a horizontal line.

Mayor, Matthew Jelley

A handwritten signature in blue ink, appearing to read "Brenda MacDonald", written over a horizontal line.

Brenda MacDonald, CAO