

Minutes
Public Meeting
June 6, 2022
7:30 p.m.

The Public Meeting of the Resort Municipality was held on June 6, 2022 at the North Rustico Lion's Club.

PRESENT: In Person: Mayor Matthew Jelley. Deputy Mayor Linda Lowther. Councillors: George Clark Dunning, Bill Drost, Kay Hryckiwi and Chris Robinson. In Person: CAO: Brenda MacDonald and Administrative Assistant: Heather Hay.

ABSENT: Lee Brammer.

VISITORS: There were 5 visitors in attendance.

CALL TO ORDER:

Mayor Jelley welcomed everyone to the meeting.

Mayor Jelley called the meeting to order at 7:37 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.

The meeting is being held to discuss each of the following items.

PID #841049 – owned by Sharon MacNeill in North Rustico: An amendment to the General Land Use Map in the Official Plan 2017 to re-designate a 6.7 acre portion of this parcel from the current Rural & Open Space to Residential and an amendment to the Zoning Map of the Zoning and Subdivision Control (Development) Bylaw 2017 to rezone a 6.7 acre portion of this parcel from the current RR (Rural) Zone to R1 (Residential) Zone.

Mayor Jelley asked Sharon MacNeill to present the information on her property.

Sharon MacNeill presented the information on the rezoning request. She is requesting a rezoning of 6.7 acres of land on Property # 841049 on our property that consists of 88.96 acres of land at 36 MacNeill Lane inside the PEI National Park.

The land consists of their farm and rental cottage business as well as two properties owned by their sons Kent and Corey MacNeill.

Their son Kent owns Property # 830687 at 32 MacNeill Lane that is currently .57 acres of land and the land that is proposed to be rezoned is adjacent to his current parcel of land. The plan would be to consolidate this additional piece of land with his property, to be used by Kent and his family. A 66' wide right-of-way will also be maintained for the land for access that will be added to the existing laneway.

The farm parcel of land was originally part of PID # 233619 and two parcels of land were taken off of the property over the years and the current RR (Rural) Zoning only allows for two parcels to be subdivided off of the land without the property being rezoned.

Mayor Jelley read out the information in the bylaw for the permitted uses on the RR (Rural) Zone and R1 (Residential) Zone to the public.

Mayor Jelley asked the public if there were any questions.

Councillor Chris Robinson asked how many lots could be subdivided on the property.

Mayor Jelley advised that up to 10 lots could be subdivided on the property depending on the perc tests category for the lots.

Dwight Parkman questioned the rezoning request and the request to subdivide the land, as he was not allowed to do this in the past as he did not have enough road frontage.

Mayor Jelley advised that the lot will be subdivided and consolidated with the existing lot owned by Kent MacNeill so it is in essence not creating a new lot, it is making an existing lot larger.

Dwight advised that they are still allowed to have up to 10 lots on the property and that is not right.

Mayor Jelley advised that a question was asked about how many lots could be subdivided on the property based on the acreage, but that is not what the current request is for. A question was raised by Councillor Chris Robinson on a lot with that much land and how many lots could be subdivided from it, but his question has nothing to do with what the owner has requested for the meeting. It is only a hypothetical question and answer.

Don Currie asked if the owner or the son had any plans for expansion at the present time of the business on the property.

Sharon and Corey MacNeill confirmed that there were no plans for any further development on the property. The rezoning is just to allow a lot to be subdivided and consolidated with the existing parcel of land to make the lot larger for Kent MacNeill.

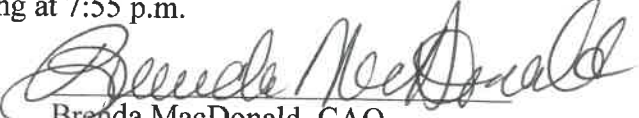
Mayor Jelley advised that there were two phone calls received for additional information at the office and no written comments were received up to the meeting time tonight.

Mayor Jelley advised the public that they had until June 13, 2022 to send in any written comments on the proposed development and that there are forms at the back of the room that can be completed and returned to the municipal office.

Mayor Jelley thanked everyone for coming to the meeting

ADJOURNMENT: Mayor Jelley adjourned the meeting at 7:55 p.m.


Mayor, Matthew Jelley


Brenda MacDonald, CAO