

Public Meeting
May 2, 2023
6:30 p.m.

The Public Meeting of the Resort Municipality for Roger Birt Inc. was held on May 2, 2023, at the Cavendish Visitor Information Centre.

PRESENT: In Person: Mayor Matthew Jelley, Councillors: George Clark Dunning, Kay Hryckiw, Ryan Simpson, Chris Robinson and Lee Brammer. In Person: CAO: Brenda MacDonald and Deputy CAO, Heather Hay.

ABSENT: Deputy Mayor Linda Lowther.

VISITORS: There were 12 people in attendance at the meeting.

CALL TO ORDER:

Mayor Matthew Jelley called the meeting to order at 6:32 p.m.

Mayor Matthew Jelley welcomed everyone to the meeting.

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

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

Mayor Matthew Jelley advised the public that the meeting being held was to discuss the Official Plan General Land Use Map Amendment, Rezoning Amendment to the Zoning and Subdivision Control (Development) Bylaw Zoning Map, major development and special permit uses and that no other agenda items will be discussed..

Mayor Matthew Jelley advised that Don Maynard, Peter Joosteema and Stephen Birt were there to present information on the proposed development.

Mayor Matthew Jelley advised that the first item of the meeting will be to review a request for **PID # 723874 – owned by Roger Birt Inc. in Cavendish:** An amendment to the General Land Use Map in the Official Plan 2017 to re-designate a portion of the parcel of land from the current Resort Commercial to Accommodations and an amendment to the Zoning Map of the Zoning and Subdivision Control (Development) Bylaw 2017 to rezone a portion of the property from the current RD4 (Resort Commercial) Zone to RD2 (Resort Accommodations) Zone. The purpose of the rezoning is to allow for condominiums, duplex and residential development on the property.

Mayor Matthew Jelley advised that the second item will be the major development of the 44 lot subdivision.

Mayor Matthew Jelley advised that the third item will be for a Special Permit Use for proposed lots 21-2, 21-19, 21-20 and 21-43 for condominiums and lots 21-3 to 21-18 and 21-21 to 21-42 to be used for duplex and residential development.

Mayor Matthew Jelley read out the current permitted uses for the RD4 Zone and then the proposed permitted uses under the RD2 Zone for the record.

Mayor Matthew Jelley turned the meeting to Don Maynard to make the presentation on behalf of the developer.

Don Maynard and Peter Joosteema spoke about the development.

Project Description (PD)/Environmental Impact Statement (EIS)

- The PD/EIS was completed to meet the Requirements of the PEI Resort Municipality for a proposed Commercial/Residential Subdivision.
- The proposed project is to be developed on vacant woodland identified as Parcel No. 723874

Current Site Conditions

- o Currently a wooded area bisected by the Eagles Glenn Boulevard (access road to the Eagles Glenn Golf Course to the south of the subject property).
- o Historically, portions of the subject property were cleared and utilized as farmland with the remainder being a woodlot.

Project Schedule

- Site Preparation: Spring 2023;
- Municipal sanitary sewer and associated utilities installation along subdivision access roads to service individual lots: 2023/2024; and
- Development of individual lots: 2024.

Project Activities

- CONSTRUCTION COMPONENTS
- Site Services (Water, Sewer and Power)
- The potable water will be supplied by drilled groundwater wells installed on each individual lot as it is sold and developed.
- The subdivision will be connected to the PEI Resort Municipality municipal system (located along the Cavendish Road (Route No. 6)) for disposal of domestic wastewater.
- Power in the Cavendish area is provided by Maritime Electric Company, Limited with the transmission lines running along Cavendish Road (Route No. 6) and Eagles Glenn Boulevard.
- Storm Water Management
- Storm water flow in the area being developed, will flow as per the existing natural drainage system for the site. Storm water on the remainder of the site will drain by infiltration or overland flow. A storm water management plan is being developed by CBCL Limited.

Environmental Setting

- Surface and Groundwater Resources
- Subject site is located within the northeast portion of the Grahams Creek watershed with the northeast section of the subject site located within the Lake of Shining Waters Watershed
- A natural drainage swale is located along the southern portion of the subject site (within the future R4 development section), which directs surface water from the southeast to the northwest.
- Surfaces at the site currently consist primarily of woodland and grassed areas a storm water management plan is being developed by CBCL Limited
- Terrestrial Environment

- Over time, the agricultural fields have grown up in trees or had been planted with trees. In 1999, the Eagles Glenn Boulevard was constructed from Cavendish Road for access to the Eagles Glen Golf Course which runs through the center of the subject property.
- This terrestrial environment section of the assessment includes a review/survey of plants, wildlife species, and their habitats that could potentially occur or that were observed at the subject site.

Terrestrial Environment

- o On April 22, 2022, a biologist conducted a reconnaissance survey, of approximately 2.1 km of transects of the vegetated areas that will be disturbed during subdivision construction/operation phases.
- o Proposed Project is not anticipated to interact with Species at Risk.
- o No watercourses nor wetlands observed.
- o Natural drainage swale is located along the southern portion of the subject site.

Human/Social/Economic Environment

- The construction phase (i.e., installation of municipal sewer piping, electrical services, additional roadways then over time, the incremental commercial/residential construction on the individual building lots) and operations phase (i.e., road maintenance, house/property maintenance services) will create direct additional jobs/economic effects in the community.
- Indirect positive effects on jobs/economic benefits will occur from additional residents (i.e., seasonal/full time) on local businesses from residents obtaining goods and services.

Conclusions and Recommendations

- Key mitigation measures
- During construction and operation (including accidents, potential malfunctions, and unplanned events) all municipal, provincial and federal codes, standards and best management practices will be adhered to;
- To mitigate potential disturbances on bird species on the subject property during construction phases, this subdivision development will observe a tree felling/shrub removal black out period of May 9 to August 15 each year. This mitigation measure is to avoid damaging, destroying, removing, or disturbing of nests;
- The natural swale located on the southern portion of the subject site, which is designated for future development, allows for current water drainage in this area of the subject property. Therefore, the areas that incorporate the natural swale, should be developed in the future in a manner as not to inhibit water flow in the lower portions of this section of the property.

Mayor Matthew Jelley opened the meeting to the public for questions.

Mayor Matthew Jelley advised that there are also a number of Council Members and planning board members present for the meeting.

Councillor Ryan Simpson asked what the deadline was for written submissions.

Mayor Matthew Jelley advised that the deadline was May 8, 2023, at 11:59:59.

Councillor Kay Hryckiwi asked if there was going to be underground wiring to the lots.

Page Four

Don Maynard advised that there is no current plan for underground wiring to the properties.

Roger King commented on the swale on the plan that was provided.

Don Maynard advised that each lot will be developed, and all environmental measures will be met as well as culverts into each property.

Roger King asked if the road would remain a boulevard.

Don Maynard advised that the road is planned to remain as a boulevard for the development.

Peter Joosteema advised that they are trying to do minimal damage to the current road and they will not change the layout of it with the development and ditches. He also advised that the boulevard helps slow traffic going through the subdivision.

Mayor Matthew Jelley advised that the province will issue the final approval of the surface water management plan for the development.

Roger King asked why it would not be part of the Environmental Impact Statement.

Mayor Matthew Jelley advised that the storm water management plan will be part of the final development approval with the Department of Transportation as they will dictate what standards need to be met.

Councillor Chris Robinson advised that it is a very interesting mix of accommodations and there is no recreational green space. He advised that the fee should be something more substantial based on the size and cost of the development.

Mayor Matthew Jelley advised that the developer has advised that he will pay 10% of the fee in lieu of land.

Jan King advised that it is a very interesting development and there are no supporting commercial enterprises. There are not banks or services in the area to support this type of development.

Mayor Matthew Jelley advised that the adjacent lands are commercial and offer a variety of uses and there continues to be more year-round businesses open in the area. This development will add to the year-round population and businesses will come year-round if the demand is there to support it.

Roger King commented on the duplexes and condominiums.

Mayor Matthew Jelley advised that the developer is planning for a number of uses but the duplex and condominium lots can remain as residential, but a residential lot cannot be used for a duplex or condominium.

Mayor Matthew Jelley advised everyone that there have been four people into the municipal office for information, 10 phone calls have been received and three e-mails have been received for additional information on the request.

Roger King asked about the height of the structures in the development.

Mayor Matthew Jelley advised that the height can go up to 28' and a variance can be requested for a certain architectural element to go higher following approval from the municipality.

Mayor Jelley read out the letters that were received for the record.

April 25, 2023 - "Alexander MacKay - I want to fully support this development which will enhance our community. It is great to see non agricultural land being used and saving agricultural land for the purpose of growing food. It is also great to see what hopefully will be more year-round residents which will further enhance small business to open longer.

We do not have access to water or sewage but that might be an issue for the rate payers who have the luxury of that service."

April 28, 2023 – Murdock and Connie Morrison - Hi - after reading about this project on the Roger Bert property in Cavendish , we feel that such a development should be allowed to be approved by the Resort Municipality as it had been proposed many years ago but never carried forward by Roger at that time. We feel that this is the kind of development that would allow Cavendish to grow into a resort type community that would support local businesses and create new opportunities for growth in the resort municipality. We definitely need this type of development and encourage residents to voice their approval .

May 1, 2023 - John Brewer - Good morning Brenda. I prefer accommodations zoning over resort commercial zoning, so the proposed amendments are fine with me. All the best.

Mayor Matthew Jelley asked if there are any further questions from the public.

Ryan Lowther expressed his support for the development as a business owner and advised that the growth on a new subdivision in the centre of the community will be good for the area.

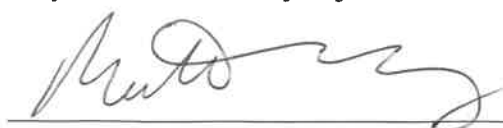
Mayor Matthew Jelley advised the public that they have until May 8, 2023, to respond back with any written comments that they might have and that there are comment sheets at the entrance of the room that can be filled out as well.

Mayor Matthew Jelley advised that the next regularly scheduled Council meeting is May 15, 2023, at which time the application will be reviewed.

Mayor Matthew Jelley thanked everyone for coming to the meeting.

ADJOURNMENT:

Mayor Matthew Jelley adjourned the meeting at 7:18 p.m.



Mayor, Matthew Jelley



CAO, Brenda MacDonald