

Minutes
Resort Municipality Public Meeting
June 8, 2023
6:00 p.m.

The Public Meeting of the Resort Municipality was held on June 8, 2023, at the Cavendish Visitor Information Centre.

PRESENT: Mayor Matthew Jelley. Councillors George Clark Dunning, Ryan Simpson, Chris Robinson. CAO - Brenda MacDonald, Deputy CAO – Heather Hay.

ABSENT: Deputy Mayor Lowther, Kay Hryckiwi and Councillor Brammer.

VISITORS: 5 visitors were in attendance.

CALL TO ORDER:

Mayor Jelley called the meeting to order at 6:03 p.m.

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

Mayor Jelley advised the public that the meeting being held was 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 agenda items will be discussed during this meeting.

The first item of the meeting was to review a request for **PID # 815902 – owned by Ernest and Sharon MacEwen in Stanley Bridge:** 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 Rural & Open Space to Residential 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 RR (Rural) Zone to R1 (Residential) Zone. The purpose of the rezoning is to allow for residential development on the property.

Mayor Jelley read out the current permitted uses for the RR Zone and then the proposed permitted uses under the R1 Zone for the record.

Mayor Jelley advised that the proposal will include subdividing the property into five residential lots and the remainder will remain in agriculture.

Mayor Jelley asked Ernest and Sharon MacEwen if they wished to present the information on their proposal.

Ernest MacEwen advised that the information was presented by the Mayor and that he had nothing further to add.

Robyn Hopper asked about the reason for the change in zoning when most of the uses are already permitted in both zones.

Mayor Jelley advised that the current regulation only allow for two lots to be subdivided on a piece of land in the Rural Zone and to allow for five residential lots this is required.

Mayor Jelley advised that the lot sizes meet the Province-Wide Minimum lot standards.

The CAO advised that the perc tests have been completed on the property and they are category two so they meet the 175' frontage requirements. The Department of Transportation has been out to assess the property for access and that has been approved.

Chris Robinson asked about a broader question that equates progress and there seems to be no particular concerns about blocking view plains. He wonders when the Council takes a pause to reflect upon a balance of converting farmland into subdivisions and it is generally a question for the community.

Mayor Jelley advised that this is something that the Council is going to have to look at. He advised of some new developments in the North Rustico end of the municipality as well as the centre of the municipality. He advised that the farmers are aging and there are changes being made to their lands as well as for them to be able to develop their land themselves to allow them a place to live at as they age and downsize and go out of farming.

Mayor Jelley advised that there have been two people into the municipal office for information and 5 phone calls have been received for additional information on the request. No written submissions have been received.

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

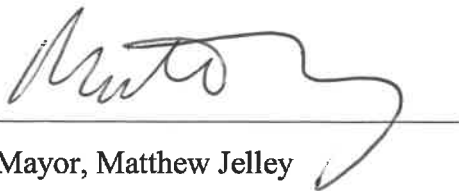
Mayor Jelley advised the public that they have until June 13, 2023, to respond back with any written comments either for or against the official plan and rezoning amendments with any concerns or issues or support for the rezoning that they might have and that there are comment sheets at the entrance that can be filled out as well and returned to the municipal office.

Mayor Jelley advised that the next regularly scheduled Council meeting is June 19, 2023.

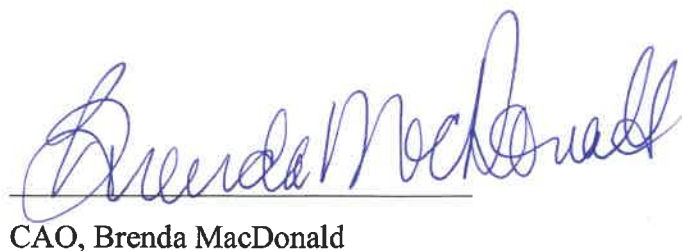
Mayor Jelley thanked everyone for coming to the meeting.

ADJOURNMENT:

Mayor Jelley adjourned the meeting at 6:21 p.m.



Mayor, Matthew Jelley



CAO, Brenda MacDonald