

**APPROVED Regular Council Meeting**  
**Community of North Shore**  
**Wednesday, December 9th, 2015 at 7.00 p.m.**

**PRESENT:** Chairperson Gordon Ellis

Councillor Gerard Watts  
 Councillor Melody Gay  
 Councillor Kent MacLean  
 Councillor Shawn Reardon  
 Councillor Jamie Rae

Councillor Eric Ellsworth  
 Councillor Charity Sheehan  
 Councillor Justin Walsh  
 Councillor Connie Egan

**REGRETS:** Councillor Peter Vriends and Councillor Beth Pretty

**1.0 CALL TO ORDER** at 7:08pm Chair

**2.0 APPROVAL OF THE AGENDA:** It was duly moved and seconded that the agenda be approved.

Moved by Councillor Walsh  
 Seconded by Councillor MacLean

(2015-12-95)  
 -CARRIED- (9-0)

**2.1 DISCLOSURE OF CONFLICT OF INTEREST:**

Part VI, Section 23 of the *Municipalities Act*, which maintains that *No member of Council shall derive any profit or financial advantage from his/her position as a member of Council and, where a member of Council has any pecuniary interest in or is affected by any matter before the Council, shall declare his/her interest therein and abstain from voting and discussion thereon.* (1983, c.33, s.24.)

Declaration(s): None.

**3.0 APPROVAL OF MINUTES:**

It was duly moved and seconded that the Minutes of the November 11<sup>th</sup>, 2015 Council Meeting be adopted.

Moved by Councillor Sheehan  
 Seconded by Councillor Rae

(2015-12-96)  
 -CARRIED- (9-0)

Council met in an in-camera discussion to approve the Human Resources Committee to approve the hiring of Ms. Sheila MacKenzie as Administrator.

## **4.0 BUSINESS ARISING:**

### **4.1 STRATEGIC PLANNING**

Chair Ellis reported back from his meeting with Steve McQuaid at which he was presented with the new committee structure. All the committees will be legislatively designed and will have a term of office. They will have mandates, short and long term goals, and will communicate back to Council who will provide feedback. The new committees are as follows:

- Executive Council – includes Chair Gordon Ellis, Councillor Peter Vriends and the CAO. This committee will handle anything related to the office, facility management, human resources, etc.
- Environmental Stewardship – Committee Chair will be Councillor Connie Egan with members Councillor Kent MacLean, Councillor Eric Ellsworth and Councillor Justin Walsh.
- Finance & Infrastructure – Councillor Gerard Watts will chair this committee with members Councillor Peter Vriends, Councillor Kent MacLean and community members to be appointed.
- Recreation & Community Engagement – Chair will be Councillor Sheehan with members Councillor Shawn Reardon, Councillor Melody Gay, Councillor Justin Walsh who will act as the liaison with Stanhope Place and community members to be appointed.
- Planning Board – Councillor Eric Ellsworth will chair this committee with Councillor Shawn Reardon and community members Andy Morrow and Tracey Allen.
- EMO Committee – Councillor Jamie Rae will chair this committee with Councillor Beth Pretty and many community volunteers as members.

The committees have been asked to meet or report back in January.

### **4.2 MEMORIAL/DONATION POLICY**

There has been no action taken. It will be dealt with by the new Executive Committee going forward.

### **4.3 FIBRE OP**

It was agreed to keep an eye on this and confirmed that a letter to Eastlink was not done. Councillor Ellsworth noted that Bell Aliant has been advertising that they are increasing their high speed to be 2X faster and that we should be keeping pressure on Bell.

**ACTION – CAO & Council Chair:** It was agreed that a letter should be written to Bell Aliant to find out what their plans are and if our area is being considered for fibre op.

### **4.4 ROAD MAPPING**

There has been no action.

### **4.5 CPR/AED AND FIRST AID TRAINING**

Councillor Sheehan is to set this up in the New Year with January being a good time to do it.

### **4.6 INTERSECTION COVEHEAD/HARDY MILL/PLEASANT GROVE**

There was discussion on the safety issues and confusion around this intersection.

**ACTION – CAO & Council Chair:** It was agreed that a letter be written to Premier Wade MacLauchlan to voice our concerns about this area.

#### **4.7 CANADA DAY FUNDING (NOVEMBER 16<sup>th</sup> DEADLINE)**

Council was advised that the application was submitted on time.

### **5.0 REPORTS**

#### **5.1 CHAIRPERSON'S REPORT - CHAIRPERSON ELLIS**

Chair Ellis reported to Council that Kaye is presently on vacation for the month of December and that Justin Cudmore is no longer available to be her assistant. She does have someone lined up for the new year however.

#### **5.2 FINANCE AND PROPERTY MANAGEMENT - COUNCILLOR WATTS**

Councillor Watts noted there were changes to the income statement since the last report. These were from cheques which had not gone through the bank account in regards to the paving of the parking lot.

He also noted that the income statement does not show the \$30,000 from ACOA, but does reflect the associated expenses.

Councillor Watts is going to find out from the accountant how the \$9,000 from the Stanhope Historical Society given to Council last year for renovations towards Stanhope Place was recorded. He also advised that this should be paid out by the end of the year.

At year end he recommends putting \$10,000 to reserve and estimates an approximate \$30,000 surplus of which he would like to see up to \$20,000 put on the mortgage before December 31<sup>st</sup>.

Chair Gordon Ellis reported that all the forms have been submitted to ACOA and that hopefully we would receive the reimbursement before the holidays.

Councillor Watts was asked several questions and was able to confirm that the new committees will be able to submit budget requests, that historically the bank account balance at year end was approximately \$10-15,000 and he will report back to Council at the next meeting as to what the current mortgage rate is.

**It was duly moved and seconded that up to \$25,000 of the budget surplus at year end be put towards the mortgage by December 31<sup>st</sup>, 2015.**

**Moved by Councillor MacLean**

**(2015-12-97)**

**Seconded by Councillor Rae**

**-CARRIED- (9-0)**

#### **5.3 COMMUNITY ADMINISTRATOR REPORT**

No report. It has been a month since Tracey Allen's last day as CAO. Sheila MacKenzie will be starting on Decmeber 14<sup>th</sup> as the new Administrator.

#### **5.4 HR & EVENTS COMMITTEE – COUNCILLOR GAY**

*Unapproved Council Meetings, Wednesday, December 9, 2015*

The committee was busy with HR functions in the hiring process of the new Administrator over the past month. The Children's Christmas party was held on December 6<sup>th</sup> with approximately 50 kids plus families in attendance. There was crafts, cookies, music and a visit from Santa. Michael Hewitt took pictures. It was a very successful event. Overall, the general consensus is that the youth of the community are being looked after now, there are a lot of birthday parties being held here and it is seen as a good place to come.

## **5.5 PLANNING BOARD – COUNCILLOR ELLSWORTH**

In regards to the rezoning of Jack's Way, Councillor Ellsworth reported that in fairness to Council and the developer, Cecil MacLauchlan, the Planning Board felt it best to hold off on phase 2. There have been changes to the developer's plans and to Council's official plan since the beginning of this development. Phase 1 was approved but never went to second reading. There are many issues with the development to be discussed including road levels and greenspace. Chair Gordon Ellis will be asking Mr. MacLauchlan to meet in January.

**ACTION – CAO & Council Chair:** It was agreed that a letter should be written to Cecil MacLauchlan regarding the lack of action being taken on this project and that the Planning Board will be requesting a meeting with Mr. MacLauchlan on Phase 2.

### **Second Reading**

#### **Jack's Way Phase 1 BY-10-2015-02**

**Whereas** an application has been received to amend the Zoning Map of the Official Plan/Land Use Bylaw for the Community of North Shore to rezone Jack's Way Subdivision Phase 1 Pid No.s 1036268, 1062488, 1056530, 1056548, 1062462, 1062470, 1047703, 1047729, 1036367 and 1043348, Jack's Way Subdivision, West Covehead from residential (R) to resort commercial (RC);

**And whereas** in accordance with Section 18(2) of the *Planning Act* the Official Plan/Land use Bylaw for the Community of North Shore Council may amend the Official Plan/Land Use Bylaw to ensure the continued responsiveness of the Official Plan/Land Use Bylaw to the development goals of the municipality;

**And whereas** Section 16 of the Planning Act allows municipalities to adopt bylaws to implement their official Plan/Bylaw;

**And whereas** in accordance with Section 2.12 of the Land Use Bylaw for the Community of North Shore Council may amend the Bylaw;

**And whereas** a public meeting was duly advertised and held on October 7<sup>th</sup>, 2015;

**And whereas** approval of the application has been recommended by Planning Board on October 13<sup>th</sup>, 2015;

**And whereas** Council has complied with the process established in section 18 of the Planning Act and with EC 640/97 - Planning Act Minimum requirements for Municipal Official Plan/Land Use Bylaw;

**And whereas** the recommendation from the Professional Planner Derek French, a provision to be on record re: land owner to the south, Ewen Stewart had some concerns with the storm water running off one of the streets of Jacks Way Subdivision onto his land, that this issue being rectified prior to any further development (i.e.: new street construction). The undeveloped lots will be subject to review by the Province for septic, potable water, storm water, access and environmental issues.

**Be it resolved that** zoning bylaw amendment BY-10-2015-02, a bylaw to amend the Bylaw for the Community

of North Shore, be hereby read a second time.

**Discussion:** It was confirmed that Derek French had someone out to look at the complaint area and that it was recommended to be fixed. It was noted that the present roads are below field level which will need correction. It was agreed that the rezoning to Resort Commercial fits what is there presently.

I so move that the application to amend the zoning map of the Official Plan/Land Use Bylaw for the Community of North Shore to rezone Jack's Way Phase 1 from Residential (R) to Resort Commercial (RC) be accepted as presented in Second Reading to the Council at the December 9<sup>th</sup>, 2015 monthly meeting.

**Moved by Councillor Ellsworth  
Seconded by Councillor Gay**

**(2015-12-98)**

**-CARRIED- (7-0)**

**Nay – 1; Abstained - 1**

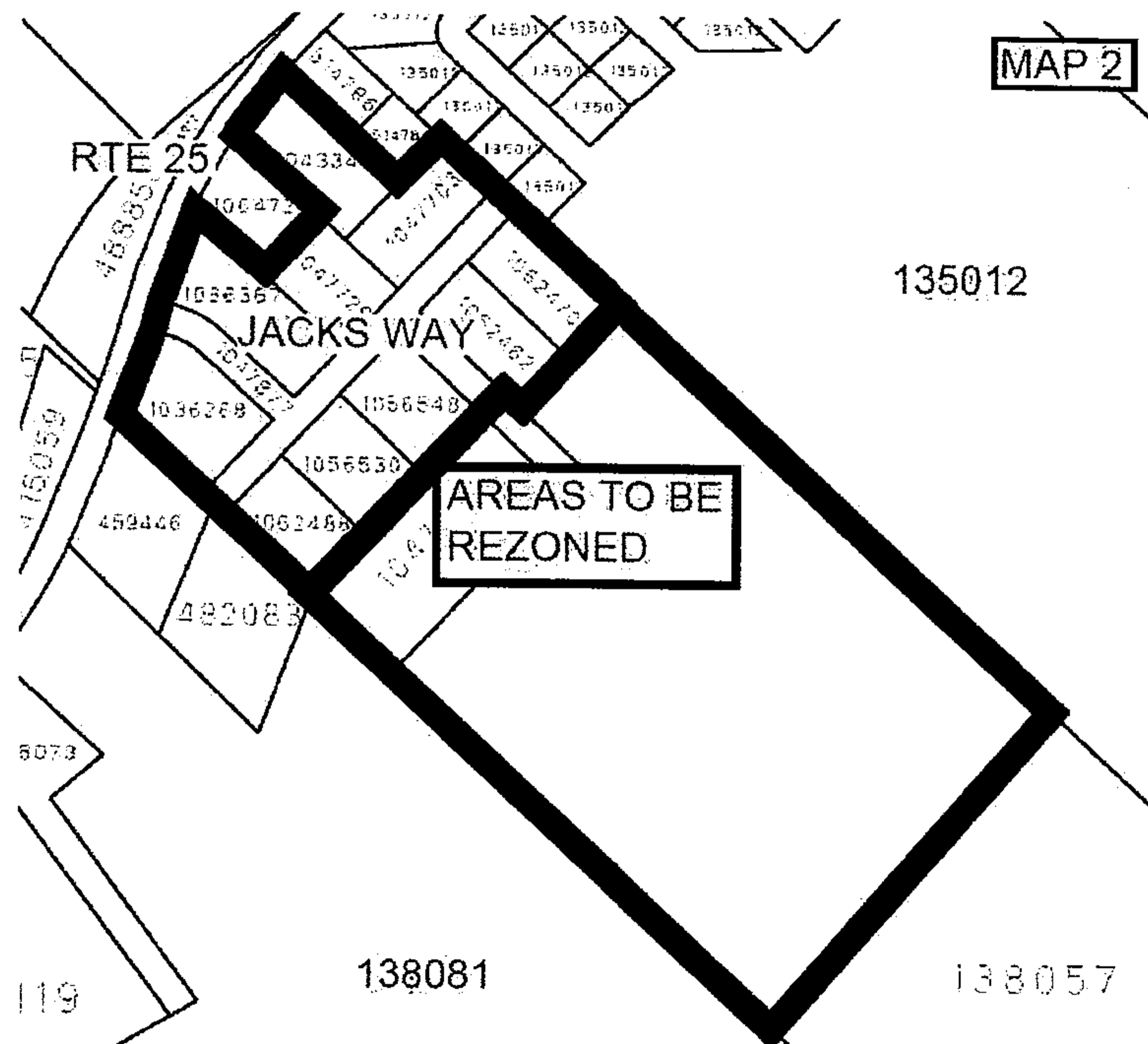
**Schedule A  
Community of North Shore**

**Official Plan/Bylaw Amendment OPA-10-2015-02  
BY-10-2015-02**

**To amend the Community of North Shore Official Plan/Bylaw**

The council of the Community of North Shore under authority vested in it by Section 18 of the *Planning Act* R.S.P.E.I 1988 Cap. P-8 hereby enacts as follows:

1. The future land use designation of Pid No.s 1036268, 1062488, 1056530, 1056548, 1062462, 1062470, 1047703, 1047729, 1036367 and 1043348, Jack's Way Subdivision, West Covehead from residential (R) to resort commercial (RC); as shown on Map "Existing Land Use", of the Official Plan/Land Use Bylaw for the Community of North Shore, is designated as Resort Commercial Development, hereby excluding it from its former designation of Residential.



**ACTION – CAO & Council Chair:** An official letter to the Minister to request the zoning change.

**It was duly moved and seconded that Councillor Eric Ellsworth be appointed as Chair of the Planning Board and that Ms. Tracey Allen be added as a community member to the Planning Board.**

**Moved by Councillor J Walsh  
Seconded by Councillor Egan**

**(2015-12-99)  
-CARRIED- (9-0)**

**It was duly moved and seconded that Council accept the resignation of Jonathan MacLean from the Council.**

**Moved by Councillor J Walsh  
Seconded by Councillor K MacLean**

**(2015-13-00)  
-CARRIED- (9-0)**

#### **5.6 EMO – CO-CHAIRS BETH PRETTY AND RAE**

Councillor Rae reported that feedback was solicited on election day and that they would be putting together an email list to find out who is still interested in being part of the EMO. The group will not be meeting in December. They will be meeting with Rick Singer from Provincial EMO in the new year. The recent storm and power outages were discussed and it was noted that this is the most likely type of emergency we will be seeing and that the Community Centre could be opened as a warming station at these times.

#### **5.7 COMMUNITY SERVICES – COUNCILLOR EGAN**

Councillor Egan reported that her committee would start planning and begin the transfer into their new Environmental Stewardship role.

#### **6.0 CORRESPONDENCE:**

There was none. It was noted that confirmation was received that our Canada Day application was received. There was discussion on the upcoming presentation by Parks Canada on their plans for the park over the next 5 years. Please advise the Chair if you are interested in attending.

#### **7.0 NEW BUSINESS:**

##### **7.1 NEW COMMITTEES**

**It was duly moved and seconded that Councillor Kent MacLean be appointed as a member of the Finance and Infrastructure Committee and that Councillor Shawn Reardon be appointed as a member of the Recreation and Community Engagement Committee.**

**Moved by Councillor Sheehan  
Seconded by Councillor Gay**

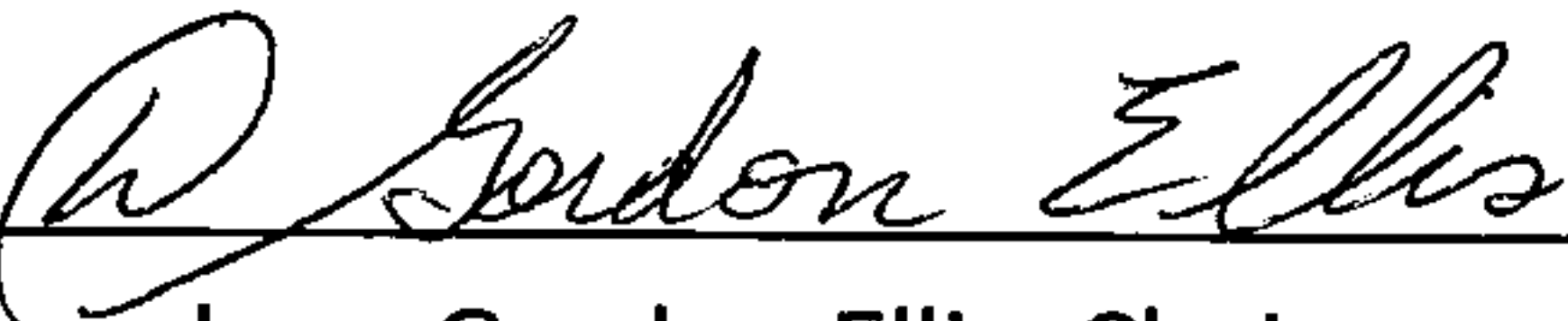
**(2015-13-01)  
-CARRIED- (9-0)**

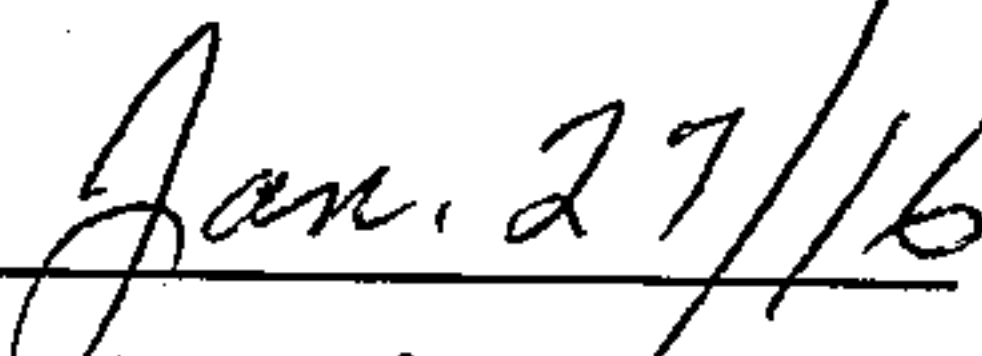
#### **8.0 NEXT MEETING: Wednesday, January 13<sup>th</sup>, 2016.**

9.0 **ADJOURNMENT:** There being no further business, the meeting adjourned at 8:37pm.

Moved by Chair Ellis  
Seconded by Councillor Ellsworth

(2015-13-02)  
- CARRIED- (9-0)

  
\_\_\_\_\_  
Signed Gordon Ellis, Chairperson

  
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Dated

  
\_\_\_\_\_  
Signed Community Administrator

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January 27, 2016  
Dated