

APPROVED MINUTES
Planning Board Meeting
Monday Oct 18, 2021 6:00pm
North Shore Community Centre

PRESENT:

Chair Nancy MacKinnon, Mayor Gerard Watts, Janet Ellis, Charlotte Vriends, Dolores Watts, Joe Doran, Melissa Paquet, Development Officer Michael Olubiyi and CAO Stephanie Moase.

1 Member of the Public

Regrets Eileen Bain, Wayne Ellis and Jason Doyle.

- 1. CALL TO ORDER:** 6:00 pm by Committee Chair Nancy MacKinnon
Chair Krista Shaw and member Valerie Payn have resigned

2. APPROVAL OF THE AGENDA:

It was duly moved and seconded that the agenda be approved as presented

Moved By Charlotte Vriends, Seconded by Janet Ellis

All in Favor

MOTION CARRIED

2.1. Disclosure of Pecuniary or other Conflicts of Interest

There were none.

3. APPROVAL OF MINUTES:

3.1. Approval of Minutes from Sept 2, 2021 Meeting

It was duly moved and seconded that the minutes be approved with amendments to section 4.2 to add "and dated" and to section 4.4. to add "as amended at this meeting (subsequently identified as v7 Sept 2021)"

Moved By Dolores Watts, Seconded by Janet Ellis

All in Favor

MOTION CARRIED

3.2. Business Arising from the Minutes

Committee requested an update on the recommendation of the Official Plan and Bylaw to Council . CAO stated the Official Plan was adopted by resolution of Council at the Sept 8, 2021 Council Meeting and the First Reading and Approval of the Landuse Bylaw was done at the same meeting. Council met again on Oct 13, 2021 where the Landuse Bylaw was read and approved by Council a second time and then adopted by resolution at the same meeting. The submission to the Minister for approval is currently being put together.

Melissa Paquet arrived at the meeting at 6:06pm

4. NEW BUSINESS:

4.1. NS-21-074SD Subdivision Approval (Resort Commercial Zoning)

Development Officer Michael Olubiyi informed the Planning Board that he received an application for a subdivision for PID 664722/135517 zoned Resort Commercial. As per the 2014 Landuse Bylaw, Council must approve all applications received for properties zoned Resort Commercial. Planning Board discussed the details of the application and reviewed Michael's recommendation. The proposed subdivision will divide the lot 664722 into two approx 1 acre lots with the remaining portion of land to be consolidated with an adjacent lot PID 135517 that is zoned residential, to increase the size of that lot to 1 acre. Current easements on the property provide shared services between the lots for water and wastewater. An engineer report would be required to determine if these shared services meet the minimum Provincial standards for the current development on the lots. Any future development would still require approvals based on whatever new development was being proposed.

It was duly moved and seconded that Planning Board recommend to Council to approve the subdivision as recommended by Development Officer with additional conditions that water and sewer be subject to further review for any subsequent development.

Moved By Janet Ellis, Seconded by Joe Doran

All in Favor

MOTION CARRIED

4.2. NS-21-075 Variance for Pool

Development Officer Michael Olubiyi informed the Planning Board that he received an application for a Development permit for an in-ground pool on PID 857508. The property owners ran into issues complying with the required set-backs for the pool to the back property line, and have requested a variance reducing the setback from 20ft to 12ft (a 40% variance). As the Development Officer may only approve up to a 10% variance a recommendation must come from Planning Board for Council decision.

Planning Board discussed the application and it was mentioned that in the current Bylaw there are no defined limits for Council to approve a variance, however in the new Bylaw which will be coming into effect upon Ministerial approval, the amount of variance Council can approve is capped at 20%.

It was duly moved and seconded that Planning Board recommend to Council to approve a 20% variance (rear setback being 16ft instead of 20ft) and require supporting letters from the adjacent and abutting properties.

Moved By Melissa Paquet, Seconded by Janet Ellis

All in Favor

MOTION CARRIED

4.3. NS-21-085 Rezoning for Subdivision

Development Officer Michael Olubiyi informed the Planning Board that he received an application for Rezoning PID 1082056 from Agriculture (A) to Residential (R) for the purpose of subdividing for single family dwellings. A letter will be required to be sent to all properties within 60m of the property and a sign will be erected on the lot informing of the request for rezoning.

A Public meeting will be held on Tuesday Nov 9, 2021 at 6:30pm for the purpose of gathering Public input regarding rezoning PID 1082056 from Agriculture to Residential for the purpose of subdividing for single family dwellings

6. NEXT MEETING: Nov 9, 2021 7pm

7. ADJOURNMENT: 6:49pm

There being no further business,

It was duly moved and seconded that the meeting be adjourned

Moved By Janet Ellis, Seconded by Melissa Paquet

All in Favor

MOTION CARRIED

SIGNED: Nancy MacKinnon, Chair

DATE:

SIGNED: Stephanie Moase, CAO

DATE: