

APPROVED MINUTES
Public Meeting for Rezoning
Tuesday, Nov 9, 2021 6:30pm
North Shore Community Centre

PRESENT:

Mayor Gerard Watts, Councilors Nancy MacKinnon and Derek Cook
 Members of Planning Board Joe Doran, Charlotte Vriends, Dolores Watts, Eileen Bain, Janet Ellis,
 Development Officer Michael Olubiyi and CAO Stephanie Moase
 Developer Eugene Doyle
 Councilor Bob Doyle and Planning Board member Jason Doyle both contacted the CAO and declared a Conflict of interest and removed themselves from any discussions

13 Members of the Public

1. CALL TO ORDER: 6:33 pm by Mayor Gerard Watts**2. NEW BUSINESS**

Mayor Gerard Watts introduced Development Officer Michael Olubiyi. Michael provided a presentation explaining the application and public process of a rezoning. A description of the property to be rezoned along with a concept drawing of the developer's proposed subdivision was also presented. Michael also provided a description of the next steps that Planning Board and Council will take in coming to a decision.

Michael opened the floor for Public questions and comments.

Janet Ellis- Planning Board- What is the access to this new lot? Is it Public?

Development Officer Reply- The access to the lot from Maryland Rd will be a Public road. Maryland Rd is already public.

Jeff Lupish- Windsor Dr- What is the plan for the wooded land at the end of the road on the concept plan?

Developer Eugene Doyle Reply: It is a woodland, it is lower ground so it will collect water runoff from the subdivision. There is no plan to remove the trees at this time.

Janet Ellis- Planning Board- Is there any parkland dedicated in this plan?

Development Officer Reply- At this time we are only talking about the rezoning. When we get to the point of subdivision we will start looking at the requirements for sub division, so at this point we cannot comment on things like parkland dedication, however with a residential subdivision there will be a requirement for unencumbered parkland. At this point we are just looking at rezoning from Agricultural to Residential.

Charlotte Vriends- Planning Board- So at this point we are probably not concerned about the cul-de-sac, it doesn't look on the drawing that it is proper dimensions?

Development Officer Reply- The drawing is just a concept at this time for us to see what the subdivision would look like. When we get to the point of sub division, all the requirements of the Bylaw will be reviewed. Each of the lots will be one acre lots. No decisions are being made tonight on the sub division, we are just looking at rezoning the property from Agricultural to Residential, and seeing what the proposed use of the property would be. In this case the developer has proposed to build single family dwellings.

The next steps after this meeting will be for the Planning Board to review the application and any comments received in writing prior to the meeting along with comments received here tonight. Planning Board will make a recommendation to Council and Council will make the final decision on whether to approve or deny the application.

Jill- 60 Windsor Dr- Does Council or Planning Board give any consideration to the loss of Agricultural land and loss of rural character. The subdivision is already fairly large, alot bigger than we thought it would be when we first moved in. Also I do not believe the whole Maryland Rd is a public road, I think it is only public up to the mailboxes on Maggie Lane, so I assume the rest of it will have to be public up to the new access road.

Development Officer Reply- When Planning Board and Council looks at the application they will look at the policies in place in the Official Plan. If the policy is to support agriculture and also residential development they will use these policies to inform their decision. These are the things they will consider. Regarding the road, I will double check as the CAO said the map shows it as a private road but in order to sub divide the property, Maryland Rd from Pleasant Grove Rd intersection all the way to the property to be sub divided will have to be a public road.

Jill- 60 Windsor Dr- In reading various things I noted that Council and the Planning Board are supposed to put a priority on preserving rural character. I had also raised questions with Stephanie and kindly received information about how density is determined. So this isn't seen as being dense because there is a house on each acre. However, from my point of view it seems pretty dense. So I just wondered what the Council's approach is to long term subdivision building. Maryland isn't the only one in the area, there are others, so do you see this as a progressive step as far as the direction of the Municipality or not.

Development Officer Reply- Those things are included in consideration and Planning Board and Council will consider that. It is the job of Council to review preserving the rural character of the Municipality but at the same time, in the Official Plan it is a policy of the Council to ensure that residential development is encouraged, but as I have said, I do not want to comment on what the Council's position may or may not be. The essence of this meeting is to get information from the Public so that is may be used in making their decisions.

Jill- 60 Windsor Dr- I think the developer should be applauded in certain context for building so many affordable houses for families. There is no question about that, it is important. Becoming less affordable as the prices go up but my concern more is just ultimate size. I guess that it could become even bigger, if he keeps going.

Mayor Gerard Watts- Well if he was to go bigger, he would have to apply again and we would evaluate at that time. If he wanted to extend it further again, he would have to apply again. At this point if he is within the plan, that is what we are trying to assess here.

Eugene Doyle- Developer- We will to continue to build the quality homes that we have been doing

3. ADJOURNMENT: 6:53pm

SIGNED: Gerard Watts, Mayor

DATE:

SIGNED: Stephanie Moase, CAO

DATE: