

**Community of North Shore  
Planning Committee Meeting – Tuesday, May 27th, 2014**

Meeting start time: 7:00pm

Councillors in attendance: Chair Connolly

Committee members - Norman MacLauchlan and Andrew Morrow.

Also in attendance: Chair Gordon Ellis, Administrator Tracey Allen, Developer Harold MacQuarrie, Margaret and Bob Morrison.

Meeting was started at 7pm and Planning Board Member Andrew Morrow explained the proposal of the designation from agricultural to residential and the basis for the hearing for public input. The floor was open for questions. The proposal was set out to be viewed. Residents Margaret and Bob Morrison have concerns for run off for 200-300 feet from the subdivision that is there now.

The discussion on the run off resulting from cutting trees noted that Department of Environment looks at those issues. Morrison's originally asked for berming to be done and it was working but not now. They lost about 200 lady slippers from the silt, if there is rain, there is water where there wasn't water before. All bare land with the trees removed, putting grass in would alleviate it. Rezoning the remaining PID #464271. Discussion on the process of the original application on the older plan, and where it was suggested that sub-dividing 4 lots would be better than rezoning the entire parcel.

Developer Harold MacQuarrie: Private road right until the Union Road and no plans for a public road at the moment.

Planning Board Member Morrow: Any new roads are now deeded to the province. Conditions come into play for building permits that involve roads, environment for drainage etc.

Planning Member Morrow summarized - this application is for rezoning and issues presented relate to the next stage of development or permitting process. Specifically, drainage to Morrison's property and the standard of road to be developed to and also no turnaround on dead ends will need to be addressed prior to permits being issued.

Environmental guidelines are handled by the Department of environmental. If a permit is submitted then highways and environment come into conditions for permitting. Note that the map will need to be re-done or noted for change to reflect the new rezoning from agriculture to residential.

Councillor Connolly noted that there may be a need to berm, terrace and grass to prevent the run off in future. Any more questions.

**ADJOURNMENT:** There being no further business, the meeting adjourned at 7:49pm

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Signed Fred Connolly, Chairperson

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Signed Tracey Allen, CAO

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