

## **Rural Municipality of Clyde River, Public meeting 2022-Sep-14**

### **7:00 to 9:00 PM, Riverview Community Centre**

1. Welcome by S. Shoemaker- introduced Jamie Posen & Matt McElligott, members of Land Plan Committee
2. Matt – presentation: Who we are, The project, About planning system, Process to date, Official Plan and Development Bylaw. Currently about 10% of Island covered by use plans. Province initiated Municipal Government Act to hand over some control and responsibility to Municipalities. Discussed what it does and does not address, Benefits of plan and bylaw.
3. Jamie – continued presentation. Included information about Cornwall special planning area, schedules, zoning maps.
4. Slides accompany the above presentation
5. Open Floor for questions and comments
  - a. Question re; contract - RFP was sent out, Fotenn winning bid
  - b. Question re; Section 9.8 of plan, 'Acquisition and Expropriation of Land'
    - i. Very rare cases, may be need for land for certain purpose like infrastructure; bypass highway was example.
  - c. Define community needs: Part of this meeting is to determine that. Examples: Municipality could use grocery store, playground. 'Community Need' includes protection of well-being, health and safety, property values. Intent is to preserve what we already have. Purpose of Cornwall SPA was to preserve rural area. Protect from many, many subdivisions. Comment: SPA was intended to be temporary, but it filled up communities around areas within SPA.
  - d. Process under way for about year and a half - want to know more about stakeholders, focus groups:
    - i. Apr 28, 2022 meeting to gather agriculture stakeholders – important to protect agriculture. Conversation was around that. Did not include strong, strong protections. Anything existing now will not be affected. Section in both documents – non-conforming uses. Doesn't mean that a house in an industrial area cannot stay there. Is in Section 5.15 of Bylaw 'Non-Conforming Structure or Use'.
  - e. Noise and light pollution –would like included in plan. 'Night Sky' protection is a thing some cities are addressing. Stationary noise pollution – what about mobile noise pollution like dirt bikes? Not a land planning issue. Violations if there are any noise bylaws in place. Separate process, not part of Land plan. Section 9.5.5' Nuisance and Noise Control Bylaw' – Municipality has power to create nuisance and noise bylaw.
  - f. Electric vehicle charging stations: identify need for charging stations, infrastructure, next 15 years will be required. –Need to distinguish what plan can address or cannot. Perfect example would be this public building – maybe this type of place would be ideal

community site for vehicle charging stations. Cannot address overall electrical network / infrastructure – this is happening in every country around the world.

- g. Distribution of costs and implementation. Effectively manage Municipality: Staff? Costs? Implication taxes will increase? Clyde River has on average up to 15 permits per year; need to hire Development Officer – 99% of time this ends up being existing staff member, ie; CAO. Multiple municipalities may pool resources (shared services); part-time work, even half-day per week for example.
- h. Maps: Are the maps proposed, or current use right now? They are kind of both; most is what it is today, but some is what's being proposed – ie rural hub as central location for community, Bannockburn – light industrial. Mixed use would be more like restaurant, small mall, coffeeshop.
- i. What is the process to put deck on house in 'large city'? Allowed to project balcony into yard, this is building permit – province may require. Province has adopted national building code within last 2 years. Section 3.2.2 of Bylaw 'Development Permit Not Required' outlines when development permit is not required.
- j. Questions re; five acre lot – is this part of SPA around Cornwall that size of lot not to be less than five acres? Purchase price for large lot may be unattainable for some. Full 5 acres, what if majority of lot is 'un-mown'? Her interpretation when reading was selling a lot less than 5 acres was not permitted.
  - i. Plan Section 5.1.1 Permitted Uses: 2) Low-density residential uses are permitted in the Rural designation. 3) Council shall establish a Rural Residential Zone to permit low-density residential and supporting uses appropriate for a rural setting. These lots shall generally be 2 hectares (5 acres) in size.
  - ii. This is up for discussion – could be smaller/larger. Bylaw section 6.2 is Rural Residential Zone.
  - iii. Still same as Province – needs to accommodate a septic system.
  - iv. Why now do we need each new lot to be 5 acres? We don't – this is not the intent. If you have a large lot and want to subdivide that, as long as it meets the minimum size dictated by province, that is fine.
  - v. Rural residential zone – example: Dunedin estates – that's why they created a 'Rural Residential Zone'. Lots need to be large enough to accommodate well and septic.
  - vi. Intent is not to limit right to sever lots.
  - vii. Good question and want to clearly designate in document. Policy and plan – to enable rural residential zone.
- k. Waterways – what proposals for setbacks, etc.? Role of province going forward – Environmental Protection Act still applies. Plan Section 6, 'Protection of Natural and Built Heritage Resources; Municipality has proposed another 15 m for total of 30. Every

municipality is different. That 15 m can be exempted if study done by expert that determines is acceptable. Applies within proximity to any bodies of water. Provincial system/fines still apply – ie, if cut down trees by waterway, Province will fine. Who enforces if new 30m policy? Built house, THEN cut down the trees – who enforces that policy? Whoever has a law, they have the power to enforce the law. Power would rest with the Development Officer.

- I. Document: who wrote? when prepared? Why not on document? This is council's plan; usually not convention to document that information for these types of documents.
6. Summary/Conclusion
  - a. Draft Plan and Bylaws is not final step, is really just the beginning. Will be differences of opinion of residents, members of planning board. Will be work in progress going forward – transparency, always will be changes going forward.
  - b. To forward questions to Jamie and Matt: send to Clyde River Administrator email for forward to Fotenn:
    - i. Clyde River Website: <https://clyderiverpei.com> – under 'Contact' tab
      1. [Administrator@clyderiverpei.com](mailto:Administrator@clyderiverpei.com)
    - ii. [posen@fotenn.com](mailto:posen@fotenn.com)
    - iii.  
  
[mcelligott@fotenn.com](mailto:mcelligott@fotenn.com)
    - iv. Deadline for  
feedback: Oct 1, 2022
    - v. Fotenn will compile, itemize, address, indicate if included or if not included, why not.
  - c. The draft plan and bylaw are available on the Clyde River website under the 'Planning' section. <https://clyderiverpei.com/planning/>