



Rural Municipality of Eastern Kings

PUBLIC MEETING MINUTES

Wednesday, November 30, 2022 - 6:30 to 9:00 p.m.

In attendance: Acting Mayor Danelle Elliott, Councillor Arthur Baker – Chair Planning Committee, Anne McPhee – Planning Committee Member, Councillor Bernadette McInnis and Councillor David Stewart. Regrets: Sonya Martin – (CAO) Chief Administrative Officer

Upland Consultants: Ian Watson Lead Senior Planner & Juniper Littlefield - Planner

Attendees:

- Larry Fitzpatrick, Mayor
- Grace Cameron
- Glen Cameron
- Isobel Fitzpatrick
- Allison Rose
- Eddie Ching
- Mab Ching
- Martin Ching
- Fred Cheverie
- David Cheverie
- Don Cheverie
- Donna Campbell Dixon, Councillor
- Susan Sherwood
- Don Humphrey, Councillor
- Horatio Toledo
- Sheila Eastman
- Charlotte MacAulay – Eastern Graphic

1. Call to Order

The public meeting was called to order.

2. New Business

- a) **Upland Planning & Design presentation of RMEK Draft Official Plan and Development Bylaw.** Juniper presented various points via slide show, specifically mentioning: Mixed use Zones, types of Dwellings, accessory suites, short-term rentals, active transportation – non-motorized transport, small scale agriculture, solar power, wind turbines up to and including 100kw or capacity, over 100kw, new application form. Larger-development agreement required, subdivision & development removal of unenforceable policies & clarification of regulations, zoning maps review.



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b) Public questions or presentations were made by the following persons:
(Appendix "A" & Appendix "B" - See attached meeting notes for more details.)

- i) Susan Sherwood
- ii) Fred Cheverie
- iii) Don Humphrey
- iv) Grace Cameron
- v) Don Humphrey
- vi) Horatio Toledo
- vii) Allison Rose
- viii) Don Cheverie
- ix) Donna Campbell Dixon
- x) Bernadette McInnis

Attendees were encouraged to leave their written submission and feedback forms or also to send them directly to Upland through the www.planeasternkings.ca website. Attendees requested more time for comments. The written submissions and feedback forms deadline was extended to December 31, 2022.

3. Adjournment

The meeting was adjourned at 8:04 p.m.

Signed in accordance,

Municipal Government Act S.116(4)

Larry Fitzpatrick, Mayor

11 July 2023

Date

Sonya Martin, Chief Administrative Officer

July 11, 2023

Date



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APPENDIX “A” Councillor Anne McPhee – Planning Committee Member

November 30, 2022

RMEK Public Engagement Meeting

UPLAND participants: Juniper Littlefield & Ian Watson

HEAD TABLE: Danelle Elliott, Larry Fitzpatrick, Arthur Baker, Anne McPhee

ATTENDEES: Fred Cheverie, David Cheverie, Don Cheverie, Donna Campbell Dixon, Susan Sherwood, Grace Cameron, Don Humphrey, Horatio Toledo, Isobel Fitzpatrick, Allison Rose, Bernadette McInnis, Eddie Ching, Mab Ching, Martin Ching, Glen Cameron, Sheila Eastman, David Stewart.

NOTES:

Juniper presents various points via slide show, specifically mentioning:

Mixed use zone at intersections of East Point Road with Munns Road and Elmira Road, and at churches.

Types of Dwellings: e.g. duplex, multi-unit, grouped.

Accessory Suites: 4 types.

Short-term Rentals

Active Transportation: non-motorized transport.

Small-scale agriculture: community gardens, household operations.

Solar Power: accessory use, main (commercial) use, wind turbines, special permit process removed “makes it more straight-forward for council”.

Subdivision & Development: remove unenforceable policies

Zoning maps were shown.

Comments on Presentation:

1. Susan Sherwood, questioned removing turbines from special permit process. Ian said the requirements are stricter in the new plan.
2. Fred Cheverie, coastal setbacks need to be greater. Environmental issues should require Federal Guidelines.



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3. Don Humphrey, Coastal setbacks should be from top of bank, not the waterline.
4. Grace Cameron, “no turbines east of Elmira Road” is denying residents economic opportunity.

PLAN:

- There should be steps for processing subdivision applications.
- Some items in plan are laudable, but are they feasible in small community.
- Policing provided by RCMP, what else?
- Population state shows a decline, detrimental to housing.
- Establishing standards for housing?
- New road construction?
- Need definitions of various roads.
- Non-conforming use is unclear.
- Moss at Basin Head?
- Should be appeal to Council rather than IRAC.

BYLAW:

- Height restrictions, difference between distances in Agricultural & Residential.
- Parkland dedications, does Council want it?
- Why so many copies of surveys required?
- Need clarification on RV's.
- Explanation on provincial categories – lots.
- Educate community on regulations.
- Be specific on what a variance applies to.

Don Humphrey: a lot of “may”, “shall”, “will”, in policies.

Horatio Toledo: disagrees with Grace re: Turbines

Allison Rose: subdividing farmland is not sustainable. There should be an inventory of existing lots and they should be used before creating more. Gasoline storage: should that even be in the plan?

Attendees requested more time for comments.

It was extended to end of December.



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APPENDIX “B” Acting Mayor Danelle Elliott

PUBLIC MEETING Re: Drafts

WEDNESDAY NOVEMBER 30, 2022 6:30 P.M.

IN ATTENDANCE: Arthur Baker, Larry Fitzpatrick, Danelle Elliott, Anne McPhee, Grace Cameron, Donna Campbell Dixon, Bernadette McInnis.

PUBLIC: Isobel Fitzpatrick, Horatio Toledo, Susan Sherwood, Charlotte MacAulay, Fred Cheverie, Allison Rose, Mab & Eddie Ching, Don Cheverie, David Cheverie, Martin Ching, Don Humphrey, Glen Cameron, Sheila Eastman.

Presentation by Upland:

Have until Dec 4th for feedback.

Key Changes:

Mixed use Zone – new, encourages mix of uses. Placed near churches and end of Munns & Elmira Roads.

Dwelling types – New definitions – Duplex dwelling multi-unit dwelling – grouped dwellings 3+ - residential facilities (lrc, nursing, shelters etc.)

Accessory suites – One per lot, benefits – add housing to rental market, source of income, housing for family, less impact on neighbourhood.

Short term rentals – AirBnB, VRBO, etc., does not exceed 28 days, one per lot, also regulated by the province.

Active transportation – Human powered modes of transport, at connections with new parking lots.

Small scale agriculture – beekeeping, community gardens, farm, fish, forest stalls.

Solar power – accessory use, main use, new not in current regulations.

Wind Turbines – up to and including 100kw or capacity, over 100kw, new application form. Larger: not permitted east of Elmira Road, development agreement required.

Subdivision & Development – removed unenforceable policies, clarified regulations.

Zoning Maps – environmental overlay – consistent with the current bylaw. How was zoning map developed? Existing maps & background report.

Next Steps – closing engagement Dec 4, 2022, discuss with council feedback make adjustments, present updated docs to council, go to council for adoption.



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----- Can we give more time to Public? -----

Horatio – Is there a public meeting for special permitted uses?

As it stands a public meeting would not be required for a Wind farm. Regs strengthened but no longer special permitted use?

Q? Reason for change in wind turbine regs? Stricter regs – Either permitted or not, make it clear, all provincial federal regs must still be met.

Q? Would it require a federal environmental assessment? If it was a big enough development to require that.

Q? Anything to address coastal erosion? Not much different than old bylaw, Environmental overlay zone.

Q? Do we have protection for situations like Point DesRoches?

Q? Do we have regs regarding using armour stone?

Don Humphrey – relying on provincial gov is not good enough. Need to watch coastline.

Grace Cameron – concerned re: East of Elmira Road reg for wind turbines. Based on what principle? Is environment west of Elmira a good place for turbines? Deny those east of Elmira an economic opportunity. Encourage removal of this line.

Things: Preliminary process and have opportunity to move forward or stop. Is separate application needed for final approval? Need a clearly stated special permit process with clear steps.

Horatio: Supports restriction east of Elmira Road. Compensation for whole community not just individuals.

Grace: Councils responsibility to ensure community is compensated fairly through a legal agreement.

Fred: Federal Environmental Assessment needed for special permits and turbines. Provincial is not enough or clearly defined. “Has to meet a Federal Environmental Assessment” Needs to be specific.

Don Cheverie: If no special permit process where is the contract negotiated? Where is the compensation part?

Horatio: How to protect community from just having to grant permits if regs are met.

Grace: see 6.1.6 d & 6.1.7



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Fred: Every special permit application and wind turbines should have Federal Environmental Assessment done.

Grace: Is all appropriate for small municipality? Objectives – are we able to achieve with our size and budget? Reaching too far? Don't really influence or determine anything. Can we get more stats? population- surprised at #'s. Can we extrapolate #'s of population? What does that mean for housing? Is section 4.2 relevant? 5.1.2 – Is that our job? We are not National Building Code. 5.6.1 – for us? Active Transportation. Definitions for different types of roads. Monitoring population – can we actually accomplish this? Non-conforming – needs some clarification. 6.3 will we really do this? How? Who pays? 6.6 are we implying there is a commercial application. Appeals – is there a way to appeal to development officer. “file” vs. “list”

Grace – Bylaw

Sect 2.2 – why no appeals to council; 5.3.1 – clarity needed; 5.6 wind turbines added; 5.11.3 clarity needed; Different Frontages – difference is still there for zones, but why?

8.7.4c start line “within”

10.6 Parkland Dedication – is this something we really want to get into? Owning and caring for land/parkland. Maybe developer could be responsible. Need an example of agreement.

10.10.1 Preliminary vs. final approval e) 7 copies of surveys. Why? 10.12.16 in old plan. Did not do before, why are we doing it? Anne: We are doing it, no cost to register.

Clarification for Rvs. Do they need a permit? How long is it good for and what is the fee?

How to apply for change in zoning?

Happy to see planning committee will be used.

Suggestion: Policy – has to be put on municipal and social media

14.2 Can we define what the lot categories are? ie. Lot 1, 2, 3

Enforcement? Communication & Education? Need to educate on new bylaws & plan needed.

Don Humphrey: explosion in number of policies 7.1.4 Policy 7.2 a word left out is “will” and what it means.

Donna Campbell Dixon – Can we define high water mark?



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Grace – Variance section: needs to be more specific, lets not allow what we don't want, lets be specific.

Allison Rose – sustainable agriculture; subdividing farmland for seasonal residents is not sustainable; selling land for highest value impacts our future as a community; gasoline storage – why?

Horatio – purpose of having gas storage? Juniper: can remove if council is in agreement.

Grace – If we have all these rules we need to enforce them.

Changed Deadline for Feedback. Will extend Public Engagement go December 31st, 2022. Bernadette – paper copies of plan and bylaw available in the office.

Meeting Adjourned at 8:04 p.m.