



Town of Borden-Carleton

Special Council Meeting

Jan 05, 2021 – 240 Main St, Borden-Carleton, PE

Royal Canadian Legion

7:00pm

**PRESENT:** Mayor Charles Mackenzie, Deputy Mayor Randy Ahearn, Councillor Barb Wood, Councillor Nicole Arsenault, Councillor Larry Allen, Councillor Laurel Palmer-Thompson

**ALSO, PRESENT:** Interim Chief Administrative Officer Jim Wentzell, Planner Greg Morrison  
Applicants: Barry and Donna King (Melanda's Wood Camping and RV Camping Limited)  
Citizens: Jocelyn Cacal, Monique Larsen, Arthur Ranahan, Steven Green, Marica Green, Margaret Ann Wedge, Hal Sanderson, Edmund Paynter, Shelley Paynter, Laurel Lidstone, Austin Martin

**REGRETS:** It was reported that the Honorable Jamie Fox, MLA Borden-Kinkora and Minister of Fisheries and Communities, had planned to attend to attend tonight's meeting but was unable to due to health reasons.

**1. CALL TO ORDER:**

Mayor Charles Mackenzie called the meeting to order at 7:00pm who stated that the purpose of the meeting was to receive written or oral submissions in respect to a REZONING REQUEST-An application by Melanda's Wood Camping and RV Camping Limited to Rezone PID# 778936 from the Residential (R1) Zone to the Highway Commercial (C) Zone.

**2. COVID-19 PRECAUTIONS**

It was noted that all participants in the meeting wore masks and seating was arranged to allow adequate social distancing.

**3. REZONING REQUEST PUBLIC PARTICIPATION PROCESS**

**3.1 CAO'S Report**

Jim Wentzell, Interim CAO reported that at a meeting of Town Council held on November 19, 2020 Council passed a resolution to move to the Public Participation phase of the rezoning process and that all requires of the Planning Act to inform the public of the public hearing had been met. A copy of the

CAO's report is attached to these minutes as Appendix "A". In addition, on Jan 4<sup>th</sup> 2021 notice of the meeting was broadcasted on CBC Radio and CBC News online.

### **3.2 Planner's Report and Recommendations**

Greg Morrison, Planning Consultant gave a presentation to those present of his report dated November 19, 2020 on the rezoning application. He outlined the positive and shortcomings of the rezoning request and answered questions as put to him from those present at the meeting.

His recommendation to Council was to proceed to public Consultation, the following:

- Amend Appendix 1 – General Land use Plan of the Official Plan in order to change the designation for PID#778936 from Residential to Commercial; and
- Amend Appendix "A" Zoning Map of the Zoning and Development Bylaw in order to rezone PID#778936 from the Residential (R1) Zone to the Highway Commercial (C2) Zone

A copy of Mr. Morrison's report is attached to these minutes and marked as Appendix "B"

**3.3 Barry and Donna King**, owners and operators of the KOA Campground and the applicants requesting the Re-Zoning then gave a presentation that showed in more detail their plans to expand the RV Park and the reasons for doing so. They gave a history of their involvement of campgrounds in NS and PEI in the past and that the expansion was required to conform with COVID-19 restrictions and to make the site economically viable by expanding to 100-120 sites in total including a number of luxury sites. Mr. and Mrs. King answered various questions as put to them by those present.

### **3.4 Submissions Received**

The CAO reported that one written submission was received signed by 11 residents of Paynter Lane (adjacent to the property being considered for rezoning) that stated that "they do not wish Paynter Lane used as a through fare to the KOA campsite with there expansion. There is a daycare on the Lane and also school aged children. We do not have a problem with expansion but we also do not want sites within 150-200 feet to the nearest property." A copy of the submission is attached to these minutes as "Appendix "C".

Comments made during the Planner's and Mr. Kings presentations included:

- Two citizens were concerned that by rezoning the property to Commercial would open the property up to other Commercial uses in the future. (Mr. King stated it was his intention to make the RV Park economically viable and it was their intention to continue operating it as a Park)
- Mr. King stated there was no intention to use Paynter Lane for RV vehicles to enter or exit the Park and outlined that their road would be looped to enter and exit from the Highway.
- Mr. King agreed that a buffer be maintained between the RV lots and neighboring properties and RV owners as well do not wish to be close to residences.
- In respect to the Walking Trial behind the Campground, Mr. King outlined that none of the additional lots would be closer to the trail than existed at present.

3.5 Other written or verbal submissions

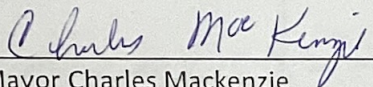
No one present expressed a desire to make a presentation at this meeting.

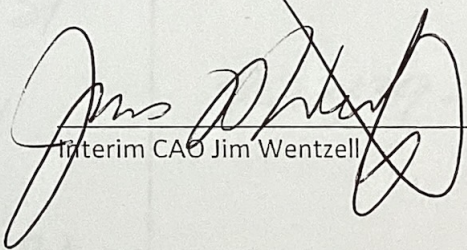
4. NEXT STEPS

It was pointed out that no decision on the Re-zoning application would be made at this meeting and that a final decision would be made after further discussion by the Town's Planning and Properties Committee and Town Council

4. ADJOURNMENT:

There being no further business, the Mayor thanked those who attended the meeting and the meeting adjourned at 7:45 pm.

  
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Mayor Charles Mackenzie

  
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Interim CAO Jim Wentzell

