



Public Information Meeting

Mount Uniacke Fire Hall

April 2, 2024

7:00 PM

CALL TO ORDER

John Woodford called the meeting to order and made a statement as the Chair.

Approximately 180 attendees

Two separate applications being presented by staff (1) Maple Tree Holdings; (2) 3230225 Nova Scotia Limited (Cottage Country)

(1) MAPLE TREE HOLDINGS. : PRESENTATION BY RACHEL GILBERT, MANAGER OF PLANNING

Proposed MPS and LUB Mapping Amendments Application.

Brad Hodgins and Ken Sidhu present as representatives.

APPLICANT COMMENTS

Comments made by Brad Hodgins about the history of the company, why the location was selected and what the proposed project will look like.

PUBLIC COMMENTS AND QUESTIONS FOR STAFF AND APPLICANT

- Will the driveways connect with the Etter Road/ Highway 1 intersection, will street lights be installed for safety of road users?
- Public member questioning if any representatives present to make comments on behalf of NSPW.
- Question asked as to why the maroon section was approved as-of-right and how that decision was made.
- Questions asked if there are any members of provincial staff (MLA's) present at tonight's meeting.

Follow up question made as to why they were not and why Municipal staff did not invite them.

- Question raised regarding power source; complaint made about lack of power in the area will this development affect the power grid.
- Why were they issued a driveway permit for such a large-scale development?

Staff members explained driveway permit was for Regional Commercial zoned area.

- Could an apartment building be built on this lot?

Staff confirmed residential use is not permitted.

- Complaint made about traffic issues in area already, specifically at the intersection near the Irving.
- Concern voiced for the volume of traffic this will bring, increased risk for accidents at already poor intersections nearby this development.
- Broader concern voiced for by community in general. Incoming developments and the impact this will have on residents in relation to fire service, safety, and water quality issues.

Staff members advised of upcoming Mount Uniacke Secondary Planning Strategy and what will be looked at with that and how community members can contribute to the study.

- Concern for crime in area and if this will cause an increase to an already growing problem for existing businesses.

Councilor Perry commented on new policing model in the Mount Uniacke area and how there is now 24/7 service, no longer just on call for overnight.

- Question asked as to if the developer plans to use local contractors for construction of property. Developer confirmed that if they are able to they certainly would.
- What is the economic impact that will come from this? Will there be jobs for residents? If not why would the community deal with the impact of this only to not have any benefits of employment opportunities?
- Why were property owners only within a 300m range notified of this?
- Question asked as to why the lot is being cleared now.

Staff member explained that there are no restrictions for land clearing in the area but also the area adjacent to the Highway 1 is undergoing site plan approval application. The application is only with respect to the rear portion that will have frontage to Andrew Mitchell Dr.

- Question asked as to the difference between the RC Zone and the Business Park Zone.

Staff member confirmed differences between both.

- Will there be blasting as part of the land preparation process for this?

Developer confirmed there is no need for blasting with this project.

- Question asked if the front and back portions of this development will be linked with roadways or completely separate.

Staff member confirmed the plan shows them not being connected.

(2) 3230225 NOVA SCOTIA LIMITED (COTTAGE COUNTRY) : PRESENTATION BY DEBBIE ULOTH, COMMUNITY PLANNER II

Proposed MPS and LUB Mapping Amendments Application.

Bruce McDow present as representative.

APPLICANT COMMENTS

Bruce McDow gave a history of his family and the company and its origins. He explained the reasoning for the proposal and the decision to have the development be a bare lands condominium development.

PUBLIC COMMENTS AND QUESTIONS FOR STAFF AND APPLICANT

- Question asked about blasting bylaw and if there will be restrictions put into place because the current blasting taking place in Cottage Country is causing a great amount of disturbance and damage to nearby residents.

Staff member confirmed the Municipality recently adopted a blasting bylaw and that there is now a process that needs to be followed in order to blast within East Hants.

- Concern voiced about the condition of East Uniacke Road and how dangerous it is for drivers and those walking or biking now. With this development this will cause an increase in residential and construction related traffic.
- Question asked about the questionnaire related to this application and if it will go to residents by mail or if it will only be available online as there is a lot of seniors or those that may not use technology that will want to participate.

Staff member confirmed that questionnaires will be mailed out to all residents who received the notice regarding the public information meeting. Public members were encouraged to reach out if they are in the area that received the letters and did not get one as some mail was returned so an accurate address can be on file for the questionnaire to be sent to.

- Question asked about evacuation routes, emergency exits and the concern for a forest fire and what would happen if one was to happen in the area. Is there an emergency plan for this?
- Question asked about the impact on tax rates that this development may cause.
- When will the environmental study be completed and where can it be accessed?
- Does Cottage Country currently hold any permits for wetland alterations?

- How do community members get involved with the approval part of this process.

Staff member explained about Planning Advisory Committee and how the committee works and encouraged residents to apply in October when a new committee is selected at the time of the election.

- How can the Municipality guarantee the current residents that these developments will not affect their existing properties?
- Question asked about why would Cottage Country not build out its full current approved area before seeking approval for this next section?
- Current resident of Cottage Country moved to get out of the city and enjoys ATV'ing. How can access points to DNRR land get approved to be used by those on ATV.
- Question asked about how the condo corporation lands are maintained and what kind of standards are they held to.

Concern voiced for the current condition being very poor.

- How often are the private roads inspected to ensure they are up to standards? Where would you make a complaint if you don't believe they are being upkeep properly.
- Is there going to be a link from the new proposal through to Meek Arm Trail?

Community member on the Meek Arm Condo Board confirmed there will not be.

- Question asked about fire services and safety for residents. With an increase in residents using East Uniacke Road and other exits will there be too many residents using these exits to get out safely should there be a natural disaster.
- Question asked about mapping and how often maps are updated specifically in the area.

Staff member responded that Municipal maps are updated on a monthly basis however they have no control over private providers and the frequency in which they update theirs. (Such as Google Maps)

- Question asked regarding cell phone service and concern voiced around the lack of service in the area and if they will be ensured that they can have a landline so they are able to make calls.

Staff member thanked public member for voicing their concern and stated they will pass this information along to the EMO personnel with the Municipality looking into.

Secondary comment made that they do not receive any emergency alerts because there is no cellular service and alerts do not come through with just Wi-Fi. Very concerned for their safety.

- Question asked about who and when it is determined an environmental study is required for a development.
- Residents would like Municipal staff to push the province to have an environmental study done.
- Question asked about how they can get streetlights on the East Uniacke Road as the road is currently so unsafe and streetlights could at least help a little.

Councilor Moussa confirmed 70 streetlights are slated to be installed on East Uniacke Road.

Some public members upset by this as having streetlights will make the rural area feel more like a city.

- Comment made that all levels of Government and representatives from certain groups should be present for these meetings to answer questions.
- Comment made that it does not make sense for such a large-scale development to be right in the woods, a danger to the environment.
- Question asked about liability and who it would fall on for property damage caused by the development.

Staff Member noted a new report will be brought to council regarding the introduction of more regulations related to lot grading and storm drainage in the un-serviced rural areas that may help with this issue.

- Comment made that the school situation needs to be reassessed as the school is aging and no longer in great condition and cannot handle a large increase in its population.
- East Uniacke road is too dangerous to safely walk along currently how can that be changed?
- Question asked about the hydrogeological study and when it will be done and where it can be accessed. Can the original ones done at the time of approval for the original development be viewed by members of the public.
- A concern was raised about the different types of developments proposed in this expansion, including mini homes and some commercial properties.
- What will the impact be to Moore Lake which is already shrinking very quickly from current developments?
- Concern raised about the increased commercial traffic on the roads throughout the current villages and how that will affect the already poor conditions.
- Question asked about what exactly is a bare lands condo corporation and if there will be any multi-unit buildings or apartment buildings being built as a part of this proposal.
- Question asked about Long Lake Road, which was built as an emergency route for residents and if that would remain that way.

ADJOURNMENT

The Public Information Meeting adjourned at 9:10 p.m.

Title of Minutes - Date