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October 23, 2023

RE: M&M Developments Ltd. - MPS and LUB Mapping Amendments - Request for Reconsideration of Rezoning Application Rejection

Dear Council Members - Municipality of East Hants
(CC'd Kim Ramsay John Woodford, Rachael Gilbert)

I am writing to express my deep concern regarding the recent vote by the Public Advisory Committee (PAC) rejecting our rezoning application which would allow for the proposed subdivision of potentially 16 building lots for single-family homes. I kindly request that you reconsider this decision based on the following points.

Firstly, the online staff report presented by Rachael Gilbert, Manager of Planning, it was clear the majority of the counselors were not opposed to the development itself but had concerns regarding two specific issues. The first concern revolves around the use of all-terrain vehicles (ATVs) through the public corridor known at the Renfrew Road. During the public hearing, there was no opposition or formal concern raised by any off-highway vehicle association. Furthermore, it is not the intent of the developer to block or impede any current use through the corridor as it will remain open to the public. Thus, the matter of ATV use should be regarded as a non-issue and should not hinder the development of the property. The owner should not be denied the right to develop their property due to all terrain vehicle use of any kind, authorized or unauthorized.

The second concern raised pertains to the municipality taking over the road corridor once it is built to municipal standard. I would like to emphasize that this practice is common in similar developments and should not be treated differently in this case. Denying the application based solely on the council's reluctance to deal with it, without even reviewing the financial impact study, does not align with the strategic goals of the Municipality of East Hants or Nova Scotia Government providing necessary infrastructure to address the needs of our growing community.

In light of the ongoing housing crisis brought by the Nova Scotia government that our province is currently facing, I urge you to reconsider the rejection of our rezoning application. The proposed subdivision would contribute to increasing the housing supply, providing homes for families in need, and alleviating the strain on our local housing market. By allowing this development, we can take a step towards addressing the urgent housing needs of our community.

I kindly request that you review the merits of our rezoning application and take into consideration the greater benefits it would bring to our community. I am confident that upon further examination, the council will realize the positive impact this development will have.

Thank you for your time and attention to this matter. I sincerely hope that you will reconsider your decision and support the rezoning application. If you require any additional information or would like to discuss this further, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Wayne H. Stillman". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Wayne H. Stillman
NLS #655