



Public Information Meeting

1. PLN25-003 - Serenity Lodge - MPS & LUB Amendments and Substantial Development Agreement Amendment
2. PLN25-004 - RYC Property Ltd. - MPS and LUB Mapping Amendments

July 14, 2025
LEMC

ATTENDANCE

Staff:

John Woodford, Director of Planning and Development
Debbie Uloth, Community Planner II
Zahra Gholipour, Planning Co-op Student
Hannah Grosvenor, Administrative Assistant

From Serenity Lodge - Christine MacAskill

From RYC Property - John Paul Cyr

Members of the Public:

13 members, including 4 councillors: Councillor Hebb, Councillor Rhyno, Councillor Perry, Councillor Moussa, Councillor Mitchell, and Deputy Warden MacPhee

AGENDA

1.	Call to Order: 7:00 p.m.
	The meeting was called to order at 7:00pm by John Woodford, beginning with a land acknowledgement.
2.	PLN25-003 - Serenity Lodge - MPS & LUB Amendments and Substantial Development Agreement Amendment
	Debbie Uloth presented.
3.	Questions from the Public



	<ul style="list-style-type: none">• A resident shared that they disagreed with the amendments. They felt that the same rules should apply to everybody, and as they were not previously allowed to subdivide, it would be unfair for this property to be able to. The resident shared some of the history of the road (Russell McKeen Drive), and stated “the same rules should apply to us all.”• A resident shared that they were opposed to any further development until the road (Russell McKeen Drive) is brought up to better standards. The resident shared a story about backhoes coming down a hill and fires due to the steep and dangerous road. The resident reminded the group that a similar application had been brought forward before and was refused.
4.	PLN25-004 - RYC Property Ltd. - MPS and LUB Mapping Amendments
	Zahra Gholipour presented.
5.	Questions from the Public
	<ul style="list-style-type: none">• A resident questioned whether only the new development was to be paved, or the entire road. Staff explained that council had given permission for engineering staff to work with the province on possible takeover of the initial part of Havenwood Drive. Negotiations have not started yet. All agreed a half-paved road wasn't ideal.• The resident inquired about the stormwater pond. The developer clarified that the pond was a 'detention' pond that will take the development's water and slowly drain it out either into ditches or municipal property.• The resident inquired into property ownership of a particular lot, and staff confirmed it was municipally owned. The resident expressed concerns about current drainage issues and standing water. Staff identified that the area also contains the well field for Shubenacadie water.• Deputy Warden MacPhee confirmed that Jesse Hulsman was aware of the drainage concerns on and around Havenwood Drive.• The resident inquired about the timeline for this development. The developer suggested that this would be done in two phases, with phase one including a service road that they hope to install in the fall, pending approval.• The resident had concerns about the potential for increased traffic, and noted that the proposed development was to be built at the lowest point in the road. Staff acknowledged this, and shared that a stormwater management and road design would be a part of the subdivision plan.• The resident expressed concern about the existing homes with basements filling up due to sidewalks and further developments. The developer offered to look into drainage and ditches further.



	<ul style="list-style-type: none">• A resident asked if the growth management zone encompassed the whole portion of the plan. Staff confirmed. The resident asked if the growth management zone went past the area in the plan. Staff confirmed it did not.• The resident asked for retracement plan to be explained to the group. Staff explained retracement, and explained that this site's retracement discovered the boundaries were significantly different, and thus required a new application and council approval.
6.	Adjournment
	The meeting was adjourned at 7:36 PM