

Date: April 2, 2012

To: Warden and Council, Municipality of East Hants

From: Art Redden, Enfield

Re: Development application for Maritime Communities

I attended the council meeting this past Wednesday, held to consider the application of Maritime Communities to develop several condominium one story units in Enfield. I was very disappointed that the council saw fit to vote in the negative.

I have attended all of the public meetings in regards to this development and it is clear that from the start and even before the first public meeting at least two people were campaigning against the development and spreading incorrect information and harmful information.

On one trip to the Enfield post office, one of the opponents to the development was expressing his very negative views to anyone that would listen. That was before any notices were out. I would have hoped that our councillor would have made council aware of this inappropriate activity was taking place. I am sure he knew this was going on and the person responsible.

The developer, at the first public meeting made it clear he was willing to listen to suggestions and to make the development as acceptable as possible to the residents of the area. True to his word, he has bent over backwards and made changes. The opponents have in turn and construed the changes as something we should be concerned with. More than one opponent expressed his view publicly as the developer didn't know what he was doing and he is deliberately trying to confuse the people.

After listening to council discuss this development I cannot imagine why a developer would want to come to this municipality to do business. Council has allowed themselves to be blinded by the misinformation provided by a very few residents that are opposed to any development. Doing a survey of the residents before you gave them the correct information was not fair to the developer and was very misleading to those of us that chose to consider this development with an open mind.

Of great concern is the involvement of the fire department. The council should decide what development takes place and the fire department as a support service in the community then provide the service. The big ladder truck has trouble going around turns in the existing subdivisions. I am wondering just what this large Ladder truck would play in fighting a fire in a single story building. Let's be practical.

Surely council members have been to the city and seen the large residential buildings with very limited access for large equipment. There is very limited visitor parking as well. Life goes on.

The planning department after studying and reviewing this application recommended that the application be approved. The planning department had asked for some changes and the developer

complied. The planning department must have been satisfied that all engineering and environmental requirements had been met and the actual construction would be within the appropriate standards and laws. If the council is going to disregard the recommendations of the planning department, why have one. It would appear they are only there to blame things on when things go wrong.

I have lived beside the property for 35 years and during that time the existing roads have not changed and the large garbage trucks go in, collect the garbage, turn and go out again on 5 m wide roads.

The parking discussion was a smoke cover, this would be private property and any parking problems would have to be handled by the property owner.

This development would be a cash cow for the municipality, the senior/empty nesters would not be a load on the schools and certainly will not be a traffic problem getting on to the highway at rush hour.

I heard on numerous occasions that such a development would not be compatible with the surrounding area. If I went to slum and constructed a nice house, would council say it not compatible? Do we want to keep a tired looking community or is it time to freshen it up some?

One must always be careful what we wish for and in this case the developer can by right build something a hell of a lot less attractive and something we really don't want. We are almost there now.

I built my house next to this property in 1976 and have looked after my property and made improvements over the years. On the other hand there are many of the houses that have not been kept up and this affects the value of my property. This development would have protected my investment along with the other property owners.

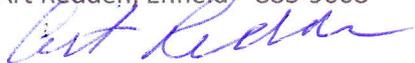
I would like the council to take a good look at the people leading the opposition to the development and any relationships with council members.

There are several properties in Pioneer park that have become unsightly, I would like the municipality to take action and enforce the by-laws. The last time a complaint was lodged concerning unsightly premises, the property owner was on the complainants doorstep within an hour. Someone from the municipality had informed the land owner who had made the complaint. This was not handled very professionally.

I will expect the matter be will be handled professionally this time.

I also ask that this letter be copied to all council members.

Art Redden, Enfield 883-9008



Copied to Maritime Communities and several concerned citizens.