

THE MUNICIPALITY OF THE COUNTY OF KINGS
PUBLIC INFORMATION MEETING
PROPOSED REZONING - 959 SHERMAN BELCHER ROAD
AND ADJACENT PROPERTIES, CENTREVILLE (FILE # 11-27)

A Public information Meeting was held by Planning Services to discuss an application made to rezone 959 Sherman Belcher Road and adjacent properties in Centreville from Residential One and Two Unit Zone (R2) to Residential Manufactured Housing Zone (RM).

Meeting Date and Time A Public Information Meeting was held on Monday, January 30, 2012, at 7:00 PM at the Centreville Hall, Hwy 359.

Attending In Attendance:

Council Members Councillor Jim Taylor, District 1 (Sheffield Mills)
 Councillor Dick Killam, District 3 (Hall's Harbour)
 Councillor Wayne Atwater, District 5 (Kingston)
 Councillor Basil Hall, District 9 (Coldbrook)
 Councillor Patricia Bishop, District 10 (Greenwich)
 Councillor Eric Smith, District 11 (New Minas)

CAAC Members Mike Sweeney
 David Briggs
 Jim Hoyt
 Dick Killam, Councillor District 3

PAC Members Councillor Eric Smith, District 11 (New Minas)
 Councillor Dick Killam, District 3 (Hall's Harbour)

Staff Ian Watson, Planner
 Ben Sivak, Manager of Planning Services

Applicant Tony Fisher

Public Over 220 people turned out for the meeting. As this exceeded the building's capacity as determined by the Fire Marshall, it was necessary to reduce the number. Mike Sweeney explained this to the attendees, requesting that some leave voluntarily. He announced that another meeting would be held the following night at the same time, with the same presentations. A sufficient number of people left, leaving approximately 170 members of the public in attendance and hence allowing the meeting to proceed.

Recorder Anne-Marie Waterbury

Welcome and Introductions Mike Sweeney, Area Advisory Committee Chair, called the meeting to order and welcomed staff, members of the public, and the applicant.

Mr. Sweeney explained the general purpose of the meeting, made appropriate introductions, and reviewed the agenda and procedures to be followed.

Staff Presentation Ian Watson explained that the purpose of the meeting was to discuss the application received from Tony Fisher to rezone 959 Sherman Belcher Road and two adjacent properties in Centreville from Residential One and Two Unit Zone (R2) to Residential Manufactured Housing Zone (RM), which allows mini and mobile home parks.

He emphasized that this meeting is the first stage in the process, and Council has made no decisions regarding the application.

Using a Power Point presentation, Ian reviewed the application policy and process. He explained that, prior to an application's approval, certain policies and reviews must take place: the enabling policy, the criteria review, Urban Residential Objectives, Urban Residential Medium Density Policies, and a staff review of considerations.

The next steps in the approval process were explained: staff review, Area Advisory Committee, Planning Advisory Committee, First Reading, Public Hearing, Second Reading, and an Appeal Period.

Copies of his presentation were available to all present.

Applicant Presentation Tony Fisher, applicant, welcomed those present, and applauded the interest shown by the members of the community. He stated that he had been working on this proposed development for almost four years, and feels there is a need for a development in this area for those 50 years of age and over.

Mr. Fisher turned the proceedings over to Martin Dowse, of Gold River Homes. Mr. Dowse represents Supreme Homes, a manufacturer of modular and mini-homes in Tracadie, New Brunswick. He showed a visual presentation of the proposed development, which included a map and information about the homes. Copies were available to all present.

The proposed development will be "upscale", with paved roads and driveways, green spaces and nature/walking trails, and 100 large, landscaped lots. Building density will be three units per acre, and will consist of only new mini and modular homes constructed exclusively by Supreme Homes. The area will be 85% buffered by natural forest. The land is 32 acres in size.

The development will be land-lease, and people will be required to apply to become part of the community. The target demographic is those 50 years of age and over. He believes that there is a need for quality, affordable housing in this area. The homes are energy-efficient and low-maintenance. They are built in a controlled environment, and meet or exceed Canadian building codes.

**Public
Comments**

Marion Seamone, Ellsworth Estates Subdivision; representing a group of concerned citizens

- Not opposed to development of the area, rather the type of development
- Concerned that, if zoning changed to RM, a developer could build whatever he wants without input from the community
- Unit density would change the look of the community and affect property values
- Non-permanent units on land-lease lots depreciate over time, and would decrease other property values
- The homes would be built in another province
- Other options were cited, e.g., sixty semi-detached units, which would be acceptable to the residents
- Many questions would have to be answered regarding services such as water and sewer
- Those she represents feel the current zoning best serves the community

Osborne Ward, Saxon Street

- Feels there has not been an open and honest approach; he owns a piece of property adjacent to that under question, and was approached regarding its sale with no indication of its proposed use.
- Part of land under question was recently rezoned from Agricultural to R1; he feels that, if it is to be rezoned, it should be back to Agricultural
- He objects to the name of the proposed development, as he believes it will imply association with the registered name of his golf course, Eagle Crest.

Ted Davison, Saxon Street

- Is unaware of a walking trail system, so does not know how the proposed development can tie into it, as stated
- Pointed out that developments do not always resemble the proposal
- Stated that mini homes are classified as mobile homes
- Questioned the 'large lots', as mini homes require a minimum of only 40' frontage
- His company has built apartments in response to demand; he does not feel there is a demand for mini homes
- His views have nothing to do with people, rather the effect on property values: he wants his property value to go up, not down
- From his experience, the better the unit, the better the tenant
- He feels the units will not blend in with existing homes

**Public
Comments –
con't**

Marie Carr, Ellsworth Estates

- Concerned that, although the targeted demographic is those aged 50 years and older, there is no way to enforce this
- Gave examples of acceptable types of development, such as side-by-side dwellings

Frank Spinney, Kingston; developer in Centreville

- Feels the proposed development is a trailer park by any other name
- Listed some of the advantages of the area

Shane Thompson, Centreville

- Asked the applicant who would move in if the targeted demographic didn't.

Mr. Fisher reviewed the statistics and replied that he was confident - due to the aging population - the units would be filled.

- Mr. Thompson asked how he knew people would want to move in.

Mr. Fisher replied that people wanted good, affordable housing. When asked the cost of the units, he stated that they start at \$129,000

- Mr. Thompson remarked that he bought his house for that amount, and it will go up in value, not down.

Patricia Bishop, Councillor District 10

- At this point Councillor Bishop interjected that speakers seemed to have forgotten 'respect', and asked that people speak to the growth: she felt comments seemed to be directed at a type of people, and were 'hard on the heart'.

Gail Salmon, Sherman Belcher Road

- Expressed concerns re: the amount of traffic this would cause
- Would rather see young families move into the area and use our parks and schools: does not want to see Centreville turned into a retirement community

Ben Sivak, Manager of Planning, replied that the Staff Review would look into traffic.

**Public
Comments
- con't**

Peter Bishop, Parkside Estates

- Remarked that mini/mobile home parks required little capital investment vs. the income for the developer

Kevin Higgins, Parkside Estates

- Had four questions – one for the applicant, three for the county:
- Mr. Fisher, please provide some background on developments you have done.

Mr. Fisher responded that he has been in the development business for many years, and owns about 200 rental units in the county. He purchased the properties and maintains them, and feels that he is a responsible landlord and developer. He stated that he is not planning to change the development as proposed: it as is presented.

- Is there is a definition for 'mini home' in the county by-laws?

Ian Watson, Planner, stated that there was not, but his understanding is that mini homes meet building codes, whereas mobile homes do not.

- Has the water supply been looked into?

Ian Watson: The water supply, like traffic, will be looked into as part of the Staff Review.

- Is it true that, once the zoning has been changed, the developer can do anything he wants without further community input?

Ian Watson: Yes, anything permitted by RM Zoning.

Angie Ernst, Ellsworth Estates

- Stated that her family moved to their subdivision because it is small: She expressed concerns about the increase in traffic through the subdivision on roads paid for by the residents.

Ted Ogilvie, Parkside Estates

- Asked the Planner about the process: How do residents continue to have input once the matter is referred to Council?

Ian Watson reviewed the process as outlined in his presentation. He stated that all Council meetings are open to the public, with the opportunity for the public to make statements at the end. The Public Hearing provides the opportunity to address Council directly: its date is announced in the paper. Also, all reports and minutes are available on the County's website. He provided his contact information, which is also available on the copy of his presentation, for anyone who would like to speak to him.

**Public
Comments
- con't**

Mike Sweeney, Chair, added that the Centreville Area Advisory Committee (CAAC) and the Centreville District Community Development Association (CDCDA) meetings are open to the public as well, and are advertised on the billboard in front of the Hall. The county's Staff Report will be available on the Centreville website.

Shane Pimm, Edgewood Estates

- Asked the applicant the timeline for development, as well as its size.

Mr. Fisher: The proposal is for a four-part project over four years. The property size is 32 acres, and the plan is to have three units per acre.

Melanie Aptt, Edgewood Estates

- Stated that, compared to other places she has lived, Centreville residents pay very high taxes for which they receive a low level of services
- She feels that the taxes from the development will be insufficient to cover the costs of the services it will require, and the burden will fall on the community's taxpayers
- The development will not enhance the community

Justin Brown, Edgewood Estates

- He is one of many contractors in the area, and is concerned about the out-sourcing of construction
- Feels that there is a 'wall' because the community has no relationship with the applicant
- There is a need to feel that the development is contributing to the community

Mr. Fisher replied that he wants the development to be part of the community: a lot of research has been done, and he has worked with the municipality. He is glad to see so many people expressing concerns and feelings for this community.

- Mr. Brown: Would you consider changing your proposal as a result of the views expressed, to something that would blend into the community?

Mr. Fisher replied that he has looked into developing the land as it is currently zoned, and is permitted to do so without further community input. Research has shown that this is the type of development that is needed: he has invested a lot in this proposal, and will see it through. He has, however, listened to what has been said.

**Public
Comments
- con't**

Clarke Lang, Centreville

- Questioned the proposed number of lots and their size

Mr. Fisher replied that it might not be exactly three lots per acre: his proposal is for 100 lots, although the by-law allows for 192 lots.

Osborne Ward, Saxon Street

- Expressed his displeasure at the use of the name 'Eagle Crest'

Melanie Aptt, Edgewood Estate

- We don't know your history of development: what if you run out of money? The community would then have complete loss of control over what was built.

Mr. Fisher replied that he had developed several subdivisions in Alberta, but did not provide details.

Peter Bishop, Centreville

- Asked the applicant about local job creation: as the mini homes would be built in New Brunswick, there would be very little as opposed to alternative construction.

Mr. Fisher agreed.

Don Sanford, Ellsworth Estates

- Asked the applicant about the width of the proposed buffer zone.

Mr. Fisher replied that he could show it to him on the plan, but was not certain of its exact measurement. He believed it would be along the old abandoned railway bed.

Marj Taylor, Sherman Belcher Road

- Asked if there was something in the works in the county that would increase the demand for housing in the area, such as occurred when Michelin came.

Ben Sivak responded that there was nothing he was aware of.

Marie Carr, Ellsworth Estates

- Expressed concerns re: increased traffic in a quiet subdivision, as well as concerns about the water supply.

Anthony Ward, Lakewood Road

- Concerned that there would be no local sourcing of materials and labour.

**Public
Comments
- con't**

Ted Davison, Saxon Street

- Can the existing sewer system handle the increased demand?

Mr. Fisher replied that he has a letter from the Engineering Department approving the sewer.

Mr. Davison:

- Mini homes on owned lots increase in value, whereas those on leased lots decrease in value
- People who move into an area expect to know what is going to be built next door to them; they are making a very large investment, and want to know that properties similar to theirs will be built
- The current zoning should be maintained

Melissa Taylor, Pinecrest

- Has an environmental assessment has been done?

Ian Watson responded that the Staff Review would look at environmental impact.

Mr. Fisher stated that a Wetland Review has been done.

Marion Seamone, Ellsworth Estates

- Who owns the abandoned railway beds?

Ian Watson: The old system beds were not saved as trails, they were sold.

Harvey Hannah, Centreville

- Is there any RM Zoning in the county?
- Has not met any resistance to the subdivision he is developing.

Ben Sivak replied that there are one or two areas in the county, but provided no details.

Mr. Grovestine, Centreville

- Remarked that he did not understand the obsession with those over 50, when a couple in their 30's on a modest income can afford a modest home in the community.

Adjournment

There being no further public comment, Chair Mike Sweeney thanked everyone for their interest and adjourned the meeting at 9:10 pm.

The applicant offered to repeat the visual presentation for those who had been in the other room and unable to see it, but no one stayed.

Anne-Marie Waterbury, Recorder