

Public Meeting
April 25, 2022
7:00 p.m.

The Public Meeting of the Resort Municipality for Dale Gallant was held on April 25, 2022 at the North Rustico Lion's Club.

PRESENT: In Person: Mayor Matthew Jelley, Deputy Mayor Linda Lowther. Councillors: George Clark Dunning, Kay Hryckiwi, Bill Drost and Chris Robinson. In Person: CAO: Brenda MacDonald and Deputy CAO, Heather Hay.

ABSENT: Councillor Lee Brammer.

VISITORS: There were 13 people in attendance at the meeting.

CALL TO ORDER:

Mayor Matthew Jelley called the meeting to order at 7:03 p.m.

Mayor Matthew Jelley welcomed everyone to the meeting.

Mayor Matthew Jelley advised everyone to sign in at the front of the room if they haven't done so for the record.

Mayor Matthew Jelley advised everyone that the meeting is being taped for office use only.

Mayor Jelley advised the public that the meeting being held is to discuss a major development including an Environmental Impact Statement and special permit use for a 33-lot subdivision for single family homes, semi-detached and multiple unit townhouse residential dwellings, a green space, retention ponds and a storm water management plan for the subdivision at property # 729087.

Mayor Jelley advised that Dale Gallant, Derek French and Chris MacPherson from EastTech Technologies were there to present information on the proposed development.

Derek French and Chris MacPherson and Dale spoke about the development.

Derek French presented information on the proposed subdivision for Cavendish Horizon Estates. He presented the layout of the 33 lots, the retention ponds, the phases of the development and the proposed locations of the single-family homes, semi-detached and multiple unit townhouse residential dwellings.

Derek French presented a slide show on the proposed subdivision to the public. An amendment was completed on the zoning of the property to allow for the development to proceed forward and part of that process was on the special permit uses that are being discussed tonight. The development will look at single family two storey dwellings of around 1800 sq. ft.

The development will be in two phases.

Phase one will consist of lots 1-19 and phase two will consist of lots 20 – 33.

Lots 6,7, 8, 10 through 24 and 28 through 33 are proposed for single family dwelling units.

Lots 1, 2, 3, 4, 5, 9 and 27 are proposed for semi-detached units.

Lots 25 and 26 are proposed to be 6-unit multi-family dwellings.

Chris MacPherson completed his presentation on the Environmental Impact Statement. The scope of work was discussed including the wells, septic system, soil category, plants and bird species. The development will not

have a major impact on birds.

The social and cultural side would be affordable housing for the area.

Beneficial to residents and newcomers.

Experience culture in the area.

Materials will be locally sourced.

Spin offs for location construction suppliers and businesses.

Traffic and local transportation:

Residents to the area.

No significant impact on the neighboring properties.

All roadway designs will be to the provincial standards.

The land base has not changed a lot in this area since the 30's as it has been agricultural lands.

Summary:

Not a lot of animals will be displaced by the development and it will not be a major problem.

Current use is agriculture going to a residential subdivision with low impact.

Localized wet lands no impact.

Fits well with the way the municipality is going for residential development and growth.

Storm water will remain in the ponds and go back into the ground.

Mayor Matthew Jelley asked the public if there were any questions and to state their name for the record.

Sandy MacKay asked if they were going to advertise as a developer about constructing the structures. Dale Gallant advised that he will construct two or three show homes to sell, but that other contractors can purchase or build for other owners in the development.

Sandy MacKay asked if the lots will be identified as being in a rural area and that they need to be aware of noises, smells, agricultural land and uses. Dale Gallant advised that the owners will be aware that they are in a rural area.

Chris Robinson asked if the green space was going to be open space. Derek French advised that there will be 3.1 acres of park area in the subdivision and the remainder of the 10% of land will be paid in a fee to the municipality for parkland dedication. There will also be the two retention ponds.

Ryan Lowther asked about the storm water management plan and the retention ponds. Chris MacPherson advised that they have to do a high-risk calculation for rainfall intensity to hold water for the worst rainfall in a hundred-year storm. During construction no water will come out of the retention ponds or near neighboring properties.

Ryan Lowther asked about the duplex units on the boundary line with the adjacent property and if there was a reason for them to be in that location. Dale Gallant advised that the area was chosen for duplex units and that if a developer wants to build a residential home on the property than that would be fine as well, but the option is there for that type of development. Duplexes will be single storey and residential will be two storeys in the development.

Mayor Jelley advised everyone that there have been three people in to the municipal office for information, two e-mails have been received and 7 phone calls have been received to get additional information on the request.

Mayor Jelley asked if there are any further questions from the public.

Mayor Jelley advised the public that they have until April 29, 2022 to respond back with any written comments that they might have and that there are comment sheets at the back of the room that can be filled out as well.

Mayor Jelley advised that the next regularly scheduled Council meeting is May 16, 2022 at which time the application will be reviewed.


Mayor Jelley thanked everyone for coming to the meeting.

ADJOURNMENT:

Mayor Jelley adjourned the meeting at 7:45 p.m.



Mayor, Matthew Jelley



Brenda MacDonald, CAO