



WEST HANTS REGIONAL MUNICIPALITY REPORT

Information <input type="checkbox"/>	Recommendation <input checked="" type="checkbox"/>	Decision Request <input type="checkbox"/>	Councillor Activity <input type="checkbox"/>
--------------------------------------	--	---	--

To: Members of Planning and Heritage Advisory Committee (PAC/HAC)

Submitted by: _____
Mark Fredericks, Senior Planner

Date: December 14, 2023

Subject: WHLUB Map Amendment: PID 45215290, Riverview Drive, Brooklyn; File #23-26

LEGISLATIVE AUTHORITY

Section 210 of the Municipal Government Act.

RECOMMENDATION

To enable the rezoning of the subject lot to the Single Unit Residential (R-1) zone, staff recommends that the PAC/HAC forward a positive recommendation by passing the following motion:

"...that PAC/HAC recommends that Council give First Reading and hold a Public Hearing to consider amending Schedule A: V-1 of the West Hants Land Use By-law to rezone PID 45215290 on Riverview Drive, Brooklyn, from the Open Space (OS) zone to the Single Unit Residential (R-1) zone as shown in the report #23-26 to the Planning and Heritage Advisory Committee dated December 14, 2023."

BACKGROUND

The subject lot was conveyed to the Municipality of West Hants when the Hillview Estates subdivision was created by Orno Holdings Limited in 1988. The original survey is included as *Figure 4* which labels the subject property as a 'proposed park area'.

The Parks and Open Space plan was adopted by West Hants Council in 2016 with two goals: (1) to direct the operations, maintenance, acquisition, divestment, funding, and programming of the Municipal parks and open space network; and (2) To ensure that the local network of parks

and open space will continue to meet recreational needs and protect unique, natural, and cultural resources for the next ten years. This plan recognized several parcels that were suitable for divestiture. On October 26, 2021, Council approved the motion to:

APPROVE THE DIVESTMENT OF 17 MUNICIPALLY OWNED PARKLAND PROPERTIES AS RECOMMENDED IN THE WEST HANTS PARKS AND OPEN SPACES PLAN AND FURTHER THAT THE PROCEEDS OF SALE BE RECORDED IN A CAPITAL RESERVE ACCOUNT AND TO BE DIRECTED TO THE COMMUNITY FOR WHICH THE PROPERTY RESIDED OR THE PROCEEDS CAME FROM.

Municipal Council directed the CAO to submit planning applications to rezone a select list of these surplus lands by passing the following motion on September 11, 2023:

MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR SHERMAN COUNCIL THAT THE CHIEF ADMINISTRATIVE OFFICER BE DIRECTED TO SUBMIT AN APPLICATION TO THE PLANNING AND DEVELOPMENT DEPARTMENT TO CONSIDER REZONING LANDS PREVIOUSLY IDENTIFIED AS SURPLUS, PID 45226636, 45045952, 45215290, 45221868, 45222254, 45218658, 45222049, 45236601 AND 45225018 TO PROVIDE OPPORTUNITY FOR RESIDENTIAL DEVELOPMENT.

A completed application was received on September 20, 2023, from Mark Phillips, Chief Administrative Officer (CAO) of West Hants Regional Municipality, on behalf of the landowner, West Hants Regional Municipality. The application was needed for Council to consider rezoning of the subject lot from the Open Space (OS) zone to the Single Unit Residential (R-1) zone.

DISCUSSION

The subject lot is approximately 2.75 acres in size with approximately 295 feet of road frontage. The lot is currently designated Village (V) on the Generalized Future Land Use Map (GFLUM) of the West Hants Municipal Planning Strategy (WHMPS) (*Figure 1*). The subject lot is zoned Open Space (OS) on Schedule A: V-1 of the West Hants Land Use By-law (WHLUB) (*Figure 2*).

Surrounding Context

All properties surrounding the subject lot are also designated Village (V) and zoned Single Unit Residential (R-1) zone. The immediately surrounding properties are vacant, and there are two single unit residences at the end of Riverview Drive, with other single unit dwellings located along Hazelwood Drive and Etter Road. This neighborhood is a low-density rural subdivision with large lot sizes that provide significant separation between dwellings and most of the properties have abundant private outdoor space.

Parks and Open Space

Staff from the Community Development Department reviewed the subject property in November 2023 and came to same conclusion as was outlined in the 2016 Parks and Open Space Plan, which was that the site did not represent a high value for recreation space as it has limited opportunities for parking, trail development and water access due to steep slopes.

There are also several other recreation opportunities available in the community of Brooklyn including the Brooklyn District Elementary School trail, and Brooklyn Fire Hall trail, along with a playground and provincial park nearby. Staff from the Community Development Department recognized that some time had passed since Council’s adoption of the Parks and Open Space Plan and indicated that if Council wanted to reconsider divesting this parcel and instead develop it as a park, they could return with a park development plan for Council’s consideration. In September of 2023, Council requested the CAO to apply to rezone the subject lot to provide opportunities for residential development.

Public Information Meeting

During the Public Information Meeting for this file and comment period that followed, staff heard from a few residents in the area about the value they placed on open space, and their desire to maintain this parcel as publicly owned land that could be developed into a park space. One resident offered to form a community group to support the maintenance of the property if it were kept in Municipal ownership and made available as a park space. More information is included in Attachment B – Public Information Meeting Notes.

Subdivision By-law

The West Hants Subdivision By-law outlines the parkland dedication required as part of any subdivision process. This process is the method that resulted in the Municipality owning this lot during a subdivision process in 1988. The details of parkland dedication are outlined in the Subdivision By-law, and an excerpt of this is shown below:

PART 14: PARKLAND DEDICATION

- | | |
|--|---|
| Transfer of land | <p>71. Prior to approval by the Development Officer of the final plan of subdivision, the subdivider shall either:</p> <p>(a) transfer to the Municipality, free of encumbrances, for parks, playgrounds, and similar public purposes, an area of useable land within the area being subdivided equal to five percent (5%) of the area of the lots to be approved, as shown on the final plan of subdivision, exclusive of streets, easements, and the residue of the land of the subdivider; or</p> |
| Transfer of cash in lieu | <p>(b) provide to the Municipality a sum of money equivalent to five percent (5%) of the market value, as determined by an assessor, of the lots to be approved, as shown on the final plan of subdivision, exclusive of streets, easements, and the residue of the land of the subdivider; or</p> |
| Transfer of equivalent value | <p>(c) where the Council agrees, provide to the Municipality equivalent value, in any combination as determined by the Municipality; or</p> |
| Transfer of land outside area being subdivided | <p>(d) where the Council agrees, transfer to the Municipality, free of encumbrances, an area of useable land of equal value outside the area being subdivided but within the boundaries of the Municipality, in lieu of the land in the subdivision required to be transferred under subsection 71(a).</p> |
| Transfer of land with water frontage | <p>72. Where the area of land being subdivided has frontage on the ocean, a river or a lake, any land transferred in accordance with subsection 71(a) shall include either useable land with frontage on the ocean, river or lake or land suitable for public access to the ocean, river or lake.</p> |

The subject lot was a transfer of land to comply with the criteria in subsection 71 of the West Hants Subdivision By-law, as it represented five percent (5%) of the area of the lots to be

approved. The subject lot also met the criteria in subsection 72 regarding land with water frontage. The property has water access to the Herbert River.

West Hants Municipal Planning Strategy - Document Review

Section 13.2 of the West Hants Municipal Planning Strategy (WHMPS) describes the Council's intention with the Open Space zone to "...apply primarily to parkland and publicly-owned outdoor recreational uses which generally do not require main buildings. The main purpose of the zone is to preserve and protect open space for the use of residents of West Hants."

MPS Policy 13.2.1 *It shall be the intention of Council to establish an Open Space (OS) zone which applies to parks and other public outdoor recreation uses, cemeteries, historic sites and similar uses. Generally, open space uses do not involve main buildings, but the zone may also be applied to certain institutional uses, such as museums and interpretive centres, which are located on large parcels of land used as parkland.*

MPS Policy 13.2.2 *It shall be the policy of Council to zone only public lands for open space purposes.*

The subject property has been zoned Open Space since it was created, as it was publicly owned parkland over the past 35 years. However, this parcel was never developed into a park and the 2016 Parks and Open Space Plan identified it as a property for the Municipality to consider divesting. This determination considered the steep site conditions and the availability of other recreation opportunities within the larger community of Brooklyn.

West Hants Municipal Planning Strategy - Specific Criteria

Section 6.2 of the WHMPS allows Council to consider rezoning land to the Single Unit Residential (R-1) within the Village designation. The criteria are evaluated in Attachment A and discussed here.

MPS Policy 6.2.3 *It shall be the policy of Council to consider rezoning land within the Village designation to Single Unit Residential (R-1) or Two Unit Residential (R 2) subject to the following:*

- (a) the proposed use will not conflict with adjacent existing uses;*
- (b) any other matter which may be addressed in a Land Use By law; and*
- (c) Policy 16.3.1.*

If the subject property is rezoned to the Single Unit Residential (R-1) zone, as shown in *Figure 3* (proposed zoning), it is not expected that the resulting low density residential development would create conflicts with the existing uses. The adjacent properties on either side are vacant and the land on the opposite side of Riverview Drive is also vacant. The property sizes are large in this neighborhood, which results in considerable separation between dwellings and adequate private open space for each property.

West Hants Municipal Planning Strategy - General Criteria

WHMPS Policy 16.3.1 establishes the general criteria that must be considered for all amendments to the Land Use By-law (Attachment A). In summary, the proposal meets the criteria as:

- the proposal is not considered premature or inappropriate for the area;
- no municipal costs related to the proposal are anticipated; and
- the Development Officer, Community Development Department staff and the Provincial Road authority have no concerns with the proposed rezoning which have not been addressed in this report.

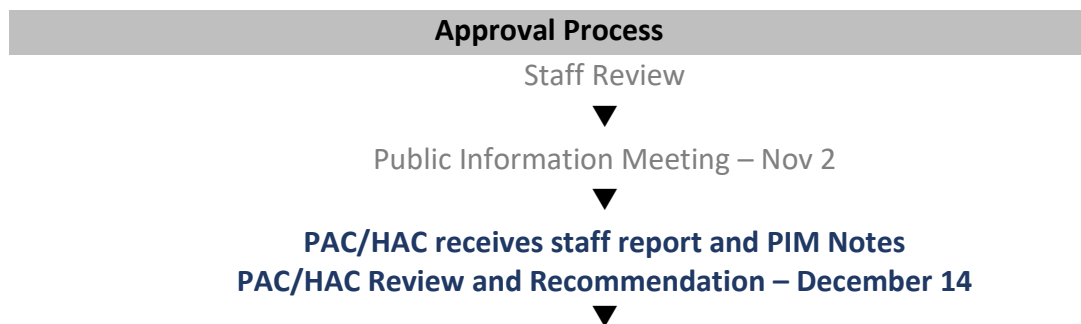
MUNICIPAL CLIMATE CHANGE ACTION PLAN

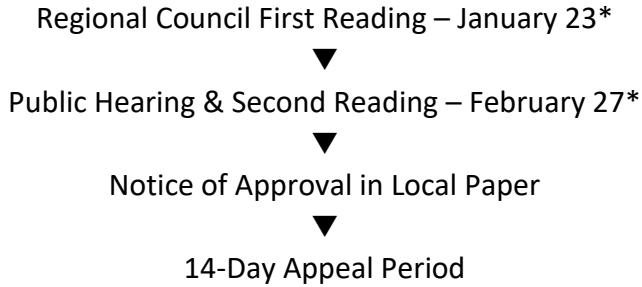
The West Hants Municipal Climate Change Action Plan (MCCAP) Simulated Flooding Extent from Storm Surge and Maximum Flood extent from Climate Change do not show a risk of storm surge or climate change related flood risk on the subject lot. The steep slope of the subject property elevates most of the lot above any potential flood risk from the Herbert River. Most of the lot does not appear within the potential sea level rise floodplain that is shown on the sea level modeling/coastal flooding map in the West Hants MCCAP report.

If the property is sold, any new property owners would be responsible for ensuring that their lot is suitable for the proposed uses.

NEXT STEPS

As noted above, the proposed amendment has been considered within the context of both the specific and general policies of the WHMPS and are consistent with the intent, objectives, and policies of the WHMPS. The amendment meets the specific and general criteria for amendment to the WHLUB or WHMPS. As a result, it is reasonable to amend the zoning of PID 45215290 to the Single Unit Residential (R-1) zone.





*anticipated dates; final dates set by Council

FINANCIAL IMPLICATIONS

There are no financial implications to the Municipality or residents with regard to the filing of this report. However, the possible future sale of the subject property, following the rezoning could generate Municipal revenue.

ALTERNATIVES

In response to the application, PAC/HAC may recommend that Council:

- recommend that Council hold First Reading and authorize a Public Hearing to approve the WHLUB map amendment as drafted or as specifically revised by direction of PAC/HAC;
- recommend Council not support this application to rezone the property and maintain the open space zoning and municipal ownership; or
- provide alternative direction such as requesting further information on a specific topic.

ATTACHMENTS

Figure 1	West Hants GFLUM Extract
Figure 2	West Hants Zoning Map Extract - Current
Figure 3	West Hants Zoning Map Extract – Proposed
Figure 4	Survey of Hillview Estates Subdivision 1988
Attachment A	Policy Summary for WHLUB Amendments
Attachment B	Public Information Meeting Notes

Report Prepared by: _____
Mark Fredericks, Senior Planner

Report Reviewed by: _____

Sara Poirier, Director of Planning and Development

Figure 1 - West Hants GFLUM Extract

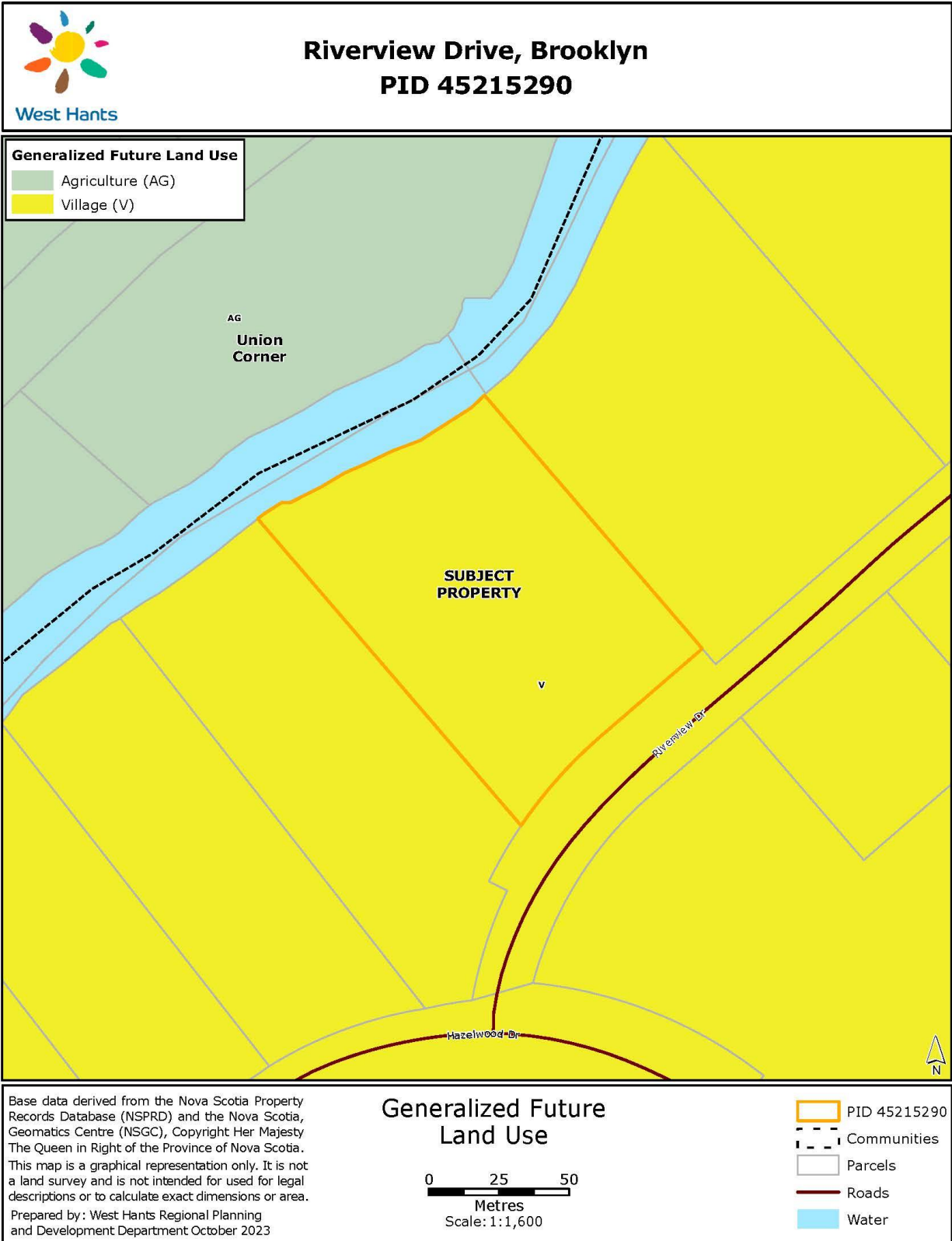


Figure 2 - West Hants Zoning Map Extract - Current

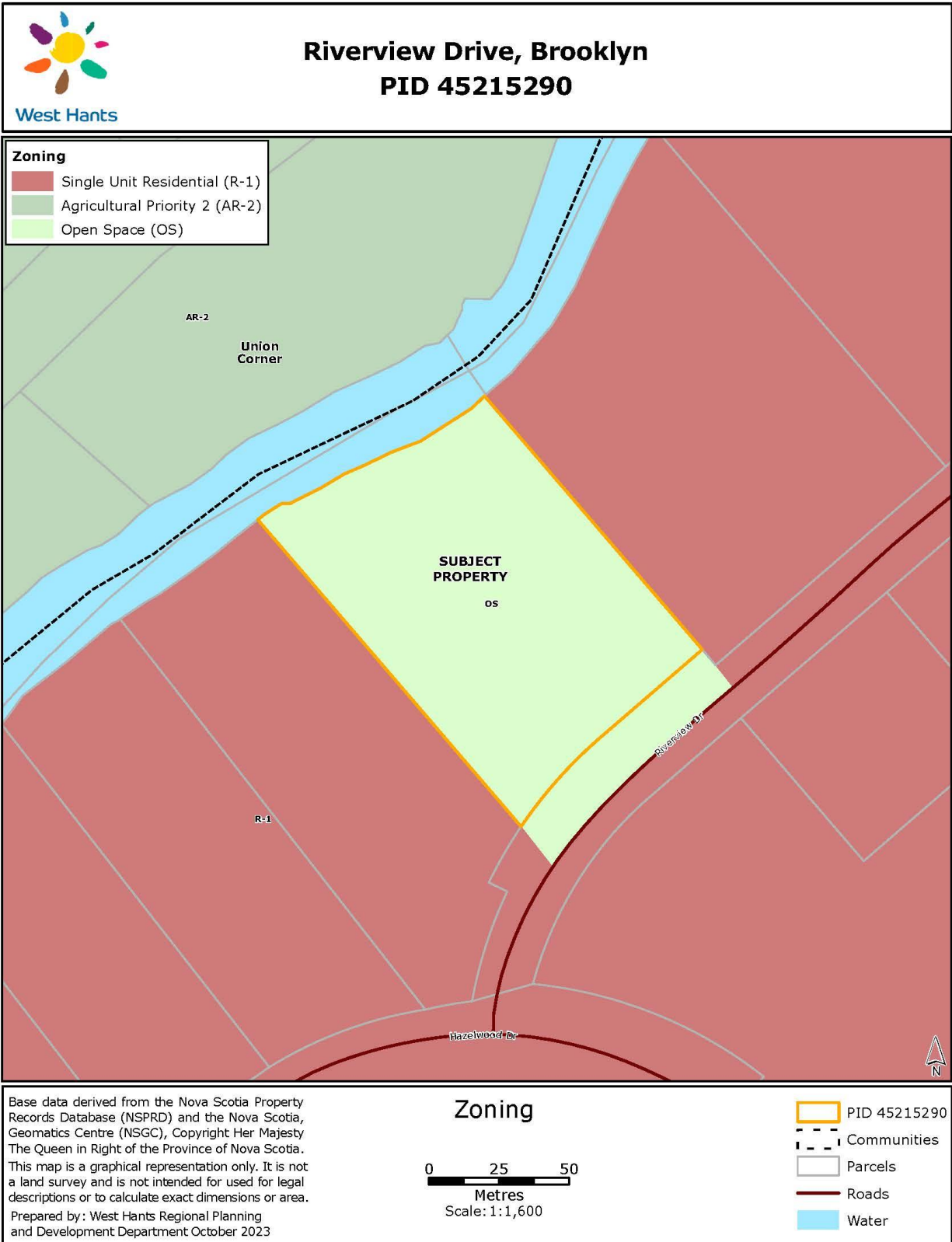


Figure 3 - West Hants Zoning Map Extract - Proposed

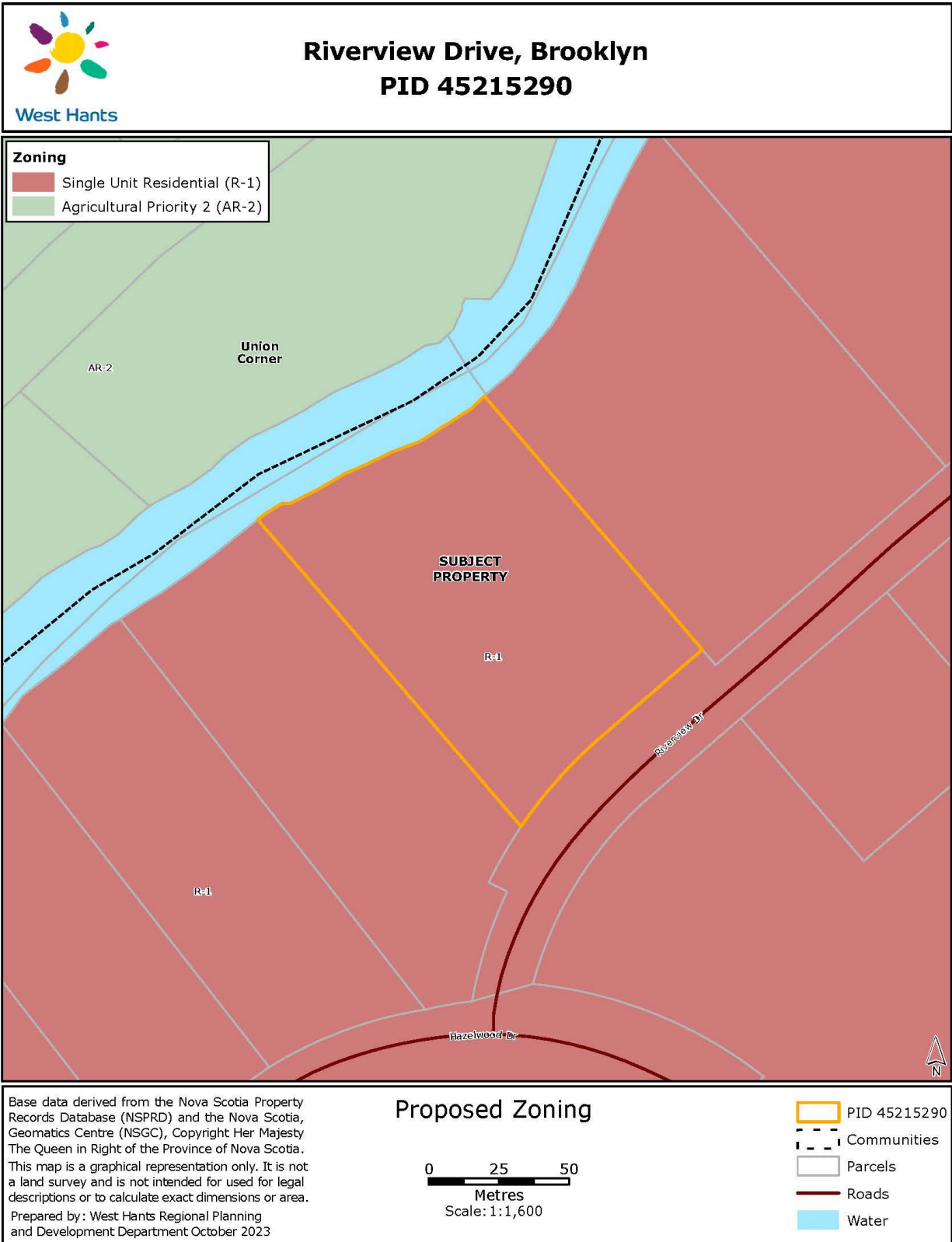


Figure 4 - Survey of Hillview Estates Subdivision 1988

Attachment A - Policy Summary for WHLUB Amendments

Policy 6.2.3 It shall be the policy of Council to consider rezoning land within the Village designation to Single Unit Residential (R-1) or Two Unit Residential (R-2) subject to the following:

CRITERIA	COMMENT
<i>(a) the proposed use will not conflict with adjacent existing uses;</i>	The proposed use is not expected to conflict the adjacent uses. The properties immediately adjacent and across the street are all vacant, undeveloped lots that are also zoned Single Unit Residential (R-1).
<i>(b) any other matter which may be addressed in a Land Use By law; and</i>	Not applicable.
<i>(c) Policy 16.3.1.</i>	Reviewed below.

Policy 16.3.1 In considering development agreements and amendments to the West Hants Land Use By-law, in addition to the criteria set out in various policies of this Strategy, Council shall consider:

<i>(a) whether the proposal is considered premature or inappropriate in terms of:</i>	
<i>(i) the adequacy of sewer and water services;</i>	No central sewer or water services are available in this community. The subject property has more than adequate lot area to meet the minimum standard of the Single Unit Residential (R-1) zone for un-serviced lots. This indicates the lot should be capable of accommodating an on-site well and septic system, that would be designed and installed at the time of permitting. The approval for these on-site services is the jurisdiction of Nova Scotia Department of Environment and Climate Change.
<i>(ii) the adequacy of school facilities;</i>	Brooklyn District Elementary School and West Hants Middle School are both located approximately 2km from the subject lot. The proposed rezoning represents a very small potential increase in school population which is expected to be accommodated by these schools.

<p><i>(iii) The adequacy of fire protection and other emergency services;</i></p>	<p>The Brooklyn Fire Department is approximately 2km away from the subject property. Staff reached out to the Fire Chief but have not yet received any feedback. It is likely that the proposed Single Unit Residential (R-1) zoning would not create any new issues with adequacy of emergency equipment or response time.</p>
<p><i>(iv) the adequacy of road networks adjacent to, or leading to the development; and</i></p>	<p>The Provincial Department of Public Works (DPW) indicated the road network was adequate for the proposed rezoning. They stated that the existing roads of Hazelwood and Riverview Drive are local gravel roads owned and maintained by DPW, the roads should be able to support low density single unit dwellings if rezoned.</p>
<p><i>(v) the financial capacity of the Town to absorb any costs relating to the development.</i></p>	<p>There are no anticipated costs to the Municipality regarding this development. However, the possible future sale of the subject property, following the rezoning, could generate Municipal revenue.</p>
<p><i>(b) whether the development is serviced, or capable of being serviced, by a potable water supply and either central sewer or an approved on site sewage disposal system;</i></p>	<p>No central sewer or water services are available in this community. The subject property has more than adequate lot area to meet the minimum standard of the Single Unit Residential (R-1) zone for un-serviced lots. This indicates the lot should be capable of accommodating an on-site well and septic system, that would be designed and installed at the time of permitting. The approval for these on-site services is the jurisdiction of Nova Scotia Department of Environment and Climate Change.</p>
<p><i>(c) the suitability with any aspect relative to the movement of auto, rail and pedestrian traffic;</i></p>	<p>The Provincial DPW indicated they had no concerns with the suitability of the proposed rezoning and would only request further analysis of traffic impacts if 20 or more units were being proposed. There is no active rail transportation in the vicinity. There is no sidewalk or other pedestrian infrastructure in the vicinity.</p>
<p><i>(d) the adequacy of the dimensions and shape of the lot for the intended use;</i></p>	<p>The shape of the lot is consistent with the surrounding residential lots and presents no</p>

	<p>concerns for the intended use as a low density residential use.</p> <p>The Development Officer commented that the shape and dimensions of the subject lot would not create any issues for residential use.</p>
<p><i>(e) the pattern of development which the proposal might create;</i></p>	<p>The arrangement of properties in this area would be consistent with typical rural residential lots, and the rezoning would not create any unusual development patterns.</p> <p>The Development Officer has no concerns regarding the pattern of development.</p>
<p><i>(f) the suitability of the area in terms of steepness of grade, soil and geological conditions, location of water courses or wetlands, and susceptibility of flooding;</i></p>	<p>The site and surrounding area appear suitable for the proposed residential development. While the lot was recognized as being too steep for park development, a residential dwelling could be located closer to the road and be less impacted by the slope than a park that covered more of the lot or had trail access to more of the lot.</p> <p>The Development Officer commented that there were no concerns with respect to suitability of the site for residential purposes and noted a 50-foot setback from the watercourse would be required for any structure.</p>
<p><i>(g) whether the proposal meets the requirements of the appropriate provincial or federal agencies as well as whether it conforms to all other relevant municipal by laws and regulations; and</i></p>	<p>All Municipal, Provincial, and Federal regulations will have to be met.</p>
<p><i>(h) any other matter required by relevant policies of this Strategy.</i></p>	<p>All relevant matters have been addressed in this report.</p>

Attachment B - Public Information Meeting Notes

November 2 –16, 2023

WHLUB Amendment – Riverview Drive, Brooklyn; File 23-26

Meeting date and time	A public information meeting was held on November 2, 2023 beginning at 8:15 p.m. in Council Chambers, 76 Morison Drive in Windsor.
Attending	In attendance: <ul style="list-style-type: none">• Councillor Ivey• Mayor Zebian• Councillor Francis• Chief Administrative Officer, Mark Phillips• Senior Planner, Mark Fredericks• Director of Planning and Development, Sara Poirier• Planning Administrative Assistant, Vanessa Lake• 1 member of the public
Municipal application Riverview Drive, Brooklyn, PID 45215290	Planner Fredericks outlined the request from the CAO to rezone a surplus Municipal property on Riverview Drive in Brooklyn from the Open Space (OS) zone to the Single Unit Residential (R-1) zone.
Comments	<p>One member of the public present at the meeting stated the subject property is the only public open space in their neighborhood and was opposed to the Municipality rezoning and selling it.</p> <p>Staff responded that the property was identified as surplus, and that Council provided direction to rezone the property. A previous study had determined the area has adequate open space and recreation facilities available nearby.</p>
Adjournment	The meeting adjourned at 8:30 p.m.

Phone Calls

Staff received one phone call from Sheila Mcgray, who is a property owner on Highway 14. Sheila was looking for more information about the location of the subject property and whether it backed onto her wood lot property behind her house. The subject lot does not share a boundary with the lot owned by the caller and no concerns were raised. A follow up email was sent to the caller to illustrate the location of the subject property relative to her house.

From: Mark Fredericks
To: Sheila Mcgray
October 31, 2023

Hi Sheila, nice speaking with you today.

As I mentioned, the application to rezone PID 45215290 will soon be available on our website here:
<https://www.westhants.ca/staff-reports.html>

The *attached* map shows where the property is located on Riverview Drive, with a yellow reference star on the property and on your house.

If you drive to the location, you should see a sign posted on the side of the road.

Please let me know if you have any questions.

Thanks

Map attachment:



Public Email Responses Submitted after the PIM

Staff responses appear as **purple text**.

From: Sandra Watson
To: Mark Fredericks
November 7, 2023

Hello Mark Fredericks,

My name is Sandy Watson and I live on Etter Road in Brooklyn. I spoke my concerns at the Public Information Meeting on Nov. 2 ,2023. I would like to put my concerns in writing as well add a few points. I am against rezoning this lot from open space to R1 as well as other lots that were discussed at the public meeting. Concerning the lot on Riverview Drive and the fact that it is unused Open Space space, I can see why the municipality looked at it. My question is why were the the residents of my subdivision never made aware that the space was available to them? I have been living on Etter road for the past 26 years and there is no mention of said open space in my deed. Nor was it ever brought to my or my neighbour's attention. Now that we are aware please do not take this space away. It is the only Open Space in our area of about 30 homes and 30 children. I would like to help develop a walking trail on this lot, perhaps add a bench, making a usable space for community health and

https://urldefense.proofpoint.com/v2/url?u=http-3A_happiness.in&d=DwIFaQ&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpgnVfiiMM&r=LfJ4kWqz0t7RR-gPKXzufVGmOyyXKByasImPnHCu6Nw&m=l-OhUejLZfzfi8S6gU9s2dm5UCQqctyqB46ahHbEVsVxQjF2QEw3UitwoNt1oFV7&s=xXHajEWx6rfiSjmLlGHG29O7oAKJNyIUP6lFhSqARo8&e= addition maintaining the habitat for the native plants and trees and also for the birds, butterflies and other wildlife. There is no other walking space in this area other than on the street. Going for walks outside improves both physical and mental health, reduces stress and gives people a burst of energy. Rezoning community Open Spaces is taking a step back in time and we should instead be preserving Open Space for the environment, for exercise, for mental health and for community social interaction.

Sincerely,

Sandra Watson
184 Etter Road Extension, Brooklyn
watsonsn58@gmail.com
902-790-1816

From: Mark Fredericks
To: Sandra Watson
October 31, 2023

Hi Sandra,
Thanks for reaching out regarding this change in your community. I appreciate and understand the desire to have access to public open space for recreation and wildlife habitat.

The subject property on Riverview Drive was identified as being suitable for divestiture during the 2015 Parks and Open Space Plan. <https://www.westhants.ca/recreatoin/482-parks-and-open-space-plan-main-body-1/file.html>

This plan reviews the available park sites and outlines the process used to determine suitability of public parks based on usability, suitability, and need. Part of this review process considered the surrounding sites in Brooklyn, which are listed on page 33 and include the Brooklyn Fire Hall Trail, the Brooklyn District Elementary School and Brooklyn Municipal Cemetery and mentions of Smileys Provincial park being nearby. On page 80 of the Parks and Open Space plan, the subject property on Riverview Drive is recognized as having "Little potential for water access or recreation use due to steep slope" and it is recommended to "Divest from Municipal holdings and invest in other parks or open space in the area."

I hope this helps explain how the Municipality reached this point. I would encourage you to review the Parks and Open Space Plan if you are looking for recreation opportunities as there are several sites available. More information about recreation sites throughout the municipality can be found on the website here:

<https://www.westhants.ca/recreation-sites.html>

Thanks

Let me know if you have any questions.

Mark Fredericks
Senior Planner

West Hants Regional Municipality
PO Box 3000,
76 Morison Drive, Windsor NS
T 902-798-8391 Ext. 148

From: Katerine Wadden
To: Mark Fredericks
November 9, 2023

Good morning, Mark,

My name is Katherine Wadden and I am reaching out about the Municipality's proposal to rezone PID 45215290 Riverview Drive Brooklyn from open space to R1.

I purchased a lot on Etter Road about two years ago, Lot 10, and I am planning to build a home there soon. I am currently renting on Etter Road and have two small children and cats, and we enjoy the outdoors together.

My family has lived on Etter Road for almost 30 years and we were not aware that PID 45215290 was zoned open space. Does this mean that we could have been going for walks on this property without it being considered trespassing? I asked several residents on the road if they were aware of the open space and no one I spoke to was.

I recently became aware that the subject property on Riverview Drive was identified as being suitable for divestiture during the 2015 Parks and Open Space Plan: <https://www.westhants.ca/recreatoin/482-parks-and-open-space-plan-main-body-1/file.html>. Nobody I spoke to was aware of this either. As you know, this plan reviewed the available park sites and outlined the process used to determine the suitability of public parks based on usability, suitability, and need. Part of this review process considered the surrounding sites in Brooklyn, which are listed on page 33 and include the Brooklyn Fire Hall Trail, the Brooklyn District Elementary School, and Brooklyn Municipal Cemetery, and mentions of Smileys Provincial Park being nearby. Although these are areas nearby for residents to access, getting to them requires a short drive or requires to cross the busy main road in Brooklyn which has no sidewalks or crosswalks in place. I took my children for a bike ride recently down to the cemetery and the Brooklyn firehall. I felt uncomfortable getting them across the street. There were so many cars and trucks coming they said they did not want to try to cross that street again and neither did I.

On page 80 of the Parks and Open Space plan, the subject property on Riverview Drive is recognized as having "Little potential for water access or recreation use due to steep slope" and it is recommended to "Divest from Municipal holdings and invest in other parks or open space in the area." I would like to comment that the property itself is not sloped and it is mainly flat. There is a steep slope going down to the river which should be avoided without proper infrastructure in place. There is ample opportunity to enjoy the view of the river from the property which brings peace and tranquility into people's lives. A water view like this is certainly not available at other sites within walking distance of Etter Road.

Another question I have is about development plans for subdivisions and the recommendation in West Hants Municipality to have 5% maintained as open space for residents. It seems as though when Etter Road was being developed this lot was set aside for this purpose. And now some years later the municipality is recommending against their own best practices for residential development.

There is such a need for community connectedness and I see open space lots as a catalyst for fostering community collaboration. With an anticipated high residential growth rate in West Hants, our municipality will be welcoming new residents who will be navigating the world of fitting into their new community. Having community projects available for residents to participate in brings people together and this is something we need now more than ever.

I would be happy to help coordinate a non-profit community group to adopt this parcel of land to provide stewardship to it. The benefits in the community would be passed down from generation to generation. People will gain a feeling of ownership, and connection to the land and each other. I could see this model being adopted in communities as a way to bring people together and to get them outside and active as the property is just outside their doors. Are you aware of other subdivisions or residential areas in West Hants that provide stewardship to designated green spaces?

Learning that this property was an designated as open space has a lot of people excited about its potential on Etter Road and I know as a collective we would adopt it and great opportunities for our community.

Looking forward to your thoughts and hope to hear from you soon,

Katherine

From: Mark Fredericks
To: Katerine Wadden
November 9, 2023

Thanks for sharing your thoughts, Katherine,

I am out of the office for the next few days and will get back to you next week after I have a chance to discuss your idea with our director of Parks and Recreation regarding a community group arrangement for this property.

Thanks again

From: Katerine Wadden
To: Mark Fredericks
November 9, 2023

Hi Mark,

Thanks for letting me know and I'm looking forward to hearing from you soon :)

Katherine

From: Mark Fredericks
To: Katerine Wadden
November 27, 2023

Hi Katherine,

I have spoken with staff from the Parks and Recreation Department, who also visited the site last week. The feedback I received was that the slope of the lot makes it difficult to develop into a park space. They believe finding space for parking and maintaining trails would be challenging due to the slopes on the property. These comments are consistent with the findings of the 2015 Parks and Open Space plan.

The municipality is expecting to continue processing the rezoning request, with your comments and the feedback from others in the neighborhood included in our report, to give the members of the Planning Advisory Committee and Municipal Council the opportunity to review all the public feedback before making their decision.

Thanks

From: Mandy Singleton

To: Mark Fredericks, Mark Phillips, Mark McLean, Abraham Zebian

November 9, 2023

Resending with the correct email address for Mark Fredericks -

I am contacting you to discuss the Municipality's proposal to rezone PID 45215290 Riverview Drive Brooklyn from open space to R1.

My husband and I moved to Hazelwood Drive, which joins Riverview Drive, 18 years ago. We have created a home, raised our children, and formed many cherished friendships in this neighbourhood. We consider it a fantastic place to raise a family and live a simple, rural life.

Our rear driveway, which runs off a garage on our property, is connected to Riverview Drive. When I walk from the end of that driveway to the current Municipality Rezoning sign on Riverview Drive, it might take me all of 40 steps.

I am sure you can imagine my dismay when I found out we could have been using that piece of property, with a river view, for almost 20 years with our children and pets to connect with nature and explore. How much would we have loved to go on nature walks when they were young without having to load our children in the car and drive to Smiley's Park? Or to take the dogs for a walk somewhere that isn't on a twisty, turny, road that is in a state of disrepair? Or to have access to a green space during Covid lockdowns? This would have been an excellent way for my children and the other children in the neighbourhood to have a break from being home, day after day.

If I were to guess, there are over 20 school-aged children currently living in our subdivision, as well as many dogs and cats who are known and loved by everyone within our little community. I am speaking for our family, and I'm sure for several others that we would appreciate keeping the green space we didn't know we had. It would be a great place to go for a walk in nature and sit and watch the river that flows through our community. And once you turn a lot from a green space to a residential lot, that isn't something you can get back.

Selling off access land for the sake of annual tax revenue from one residence hardly seems worth the cost of selling off a green space that would be well used in our community now that we have been made aware that we are able to use it. It has not been used over the years as we felt we would be trespassing, as many of us have indicated to you and the Municipality.

While making this decision, please keep in mind that Riverview runs off of Etter Road, which I am sure is well-known within the Municipality. It is in an embarrassingly horrid state, and as far as I can tell without having official confirmation, we have missed the window to have it paved within the J-Class Paving program between the Municipality and the Provincial Government, which brings us back to square one as far as the paving goes. We have no Municipal sewer and or water. I sincerely hope that the Municipality will consider the current and future residents of Etter Rd, Hazelwood & Riverview Drive before it is recommended to and voted upon by Council to take away a green space that will be used now that we know we have access to it, without the risk of trespassing.

Please feel free to reach out if you would like to discuss the matter further.

Mandy & Chad Singleton

From: Denise Forand

To: Mark Fredericks, Mark Phillips, Jim Ivey, Laurie Murley

November 23, 2023

Dear Planner Mark, CAO Mark and Councillors Laurie and Jim,

I am writing to address the issue of what you consider Your surplus land .

To sell these lots is detrimental to the citizens of our communities and of its intended purpose and uses. Some are subdivisions, some would allow access to lakes for fishing and most were the least desirable lots for developing, hence donated for the community in lieu of other incentives.

In regards to development downtown Windsor I strongly feel that the small area of the architectural district should hold the height restrictions of 3 stories especially with the view plains of the Very historical Fort Edward. Have you walked Chestnut Street? Do you know you can stand on that street and see the Fort. We have so many different historic homes with our rich long history standing in our quaint township and can help with tourism versus destroying the feel and look of this very small distinct district.

Hopefully you will look at some of my requests and at least physically observe these locations with the best intentions for the community and citizens you're serving.

Sincerely, Denise Forand