

Town of Sussex

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Minutes of Meeting of Council held this

25th day of November, 2009

A.D.,

The Town Council of the Town of Sussex met in special session, by appointment of the Mayor of the said Town, in the Council Chambers of the said Town on Wednesday the 25th day of November, 2009, at 6:00 o'clock in the evening.

The following members of the Council were present: His Worship Mayor Carr, Deputy Mayor Thorne, Councillors Campbell, Wilson, Bradley, Fulton and Wright. There were no absentees. Also present at this meeting was the Town Clerk/Treasurer, Paul Maguire.

His Worship Mayor Carr informed the Council that the Town Clerk has received a letter of resignation from Elizabeth Stuart resigning from Council as of November 24, 2009.

It was moved by Councillor Wilson, seconded by Councillor Campbell, that the agenda for this special Town Council meeting be approved. Motion carried.

No members present declared a conflict of interest on any items on the agenda at this time.

The purpose of this special Council meeting was to have a hearing of objections on the Municipal Plan By-Law Amendment, By-Law # 704-04-11 and Zoning By-Law Amendment, By-Law # 1350-04-23.

The Town Clerk informed the Council that the Town had received thirteen (13) written objections to the proposed by-law amendments. His Worship Mayor Carr and the Town Clerk read the written objections.

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The Town received an objection from Walter Brian Freeze of 166 Maple Avenue. In his correspondence, Mr. Freeze referenced some of the historical background of the land that is proposed to be rezoned. He noted that he would like to see a second access from Marble Street onto the property and also would like to see traffic lights installed at the corner of Aiton, Marble and Maple Avenue. Mr. Freeze stated that he would support the proposal.

A letter was received from John and Elizabeth Richardson, of 240 Maple Avenue, expressing their concerns with the development planned adjacent to their property. The Richardson's noted that they would be in agreement with the development if they were given the assurance that a privacy fence would be built by Prestige Homes and maintained by the Sussex Resource Centre.

A letter was received from Earl and Hazen Richardson, of 256 Maple Avenue, expressing their concerns with the development planned adjacent to their property. They noted that their concern lies not in the development itself but in the resulting change in their level of privacy. They would be in agreement with the development if they were given the assurance that a privacy fence would be built by Prestige Homes and maintained by the Sussex Resource Centre.

A letter was received from Bill O'Donnell and Barb Gibson of 264 Maple Avenue. Their objection to the proposed rezoning was that they felt that the low income housing project will lower their

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property values and directly affect the chance of selling their home. They also had concerns with privacy, increase noise, traffic and an increase in crime, drugs, property damage and loss of neighbourhood security.

A letter was received from Steve Cunningham, of 162 Maple Avenue, expressing his concerns with the rezoning application. He feels that the four proposed buildings would include half of the people being on welfare, which is a lot of people with no job, little money and lots of time on their hands to get involved in trouble. He notes that putting high density low income housing in this area would result in negative affects on his property and neighbourhood. Mr. Cunningham was also concerned with traffic and the affects of increase in crime. Mr. Cunningham states that it would be prudent to spread these buildings among several different sites or to have mixed housing such as low and middle income earners together.

A letter was received from Joyce Corbett, of 214 Maple Avenue, who expressed her opposition to the proposal. She states that people that require affordable housing should not be concentrated in one area, but instead dispersed amongst the community. She noted that there are no close grocery stores or pharmacies and the closest convenience store is 10-15 minutes away with limited sidewalks and various intersections. The hospital and two of the schools are within walking distance but the walk has a busy intersection with no lights. She noted that if the project was to go through she would like to see

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an adequate size fence on the back of the existing properties that border this proposed development.

A letter was received from the New Brunswick Non-Profit Housing Association Inc. stating that they are in support of the application and by ensuring a sufficient supply of affordable housing and thus ensuring its housing market functions well, Sussex will be able to meet the both social and economic goals.

A letter was received from Sandra and Ian Matthews, of 234 Maple Avenue, stating that they feel that the property should be zoned for Single Family Residential homes only, as most of the properties surrounding this area are single family dwellings.

A letter was received from Sharon and Dave Kaye, of 220 Maple Avenue. The Kaye's support this project, however they point out in the correspondence that Mr. Kaye is an employee of Prestige Homes working on the construction project completion. They noted that her husband's employer did not pressure them to support this project and that the project will help secure important work for the Prestige Homes facility.

A letter was received from the Canadian Paraplegic Association (N.B.) Inc. supporting the proposed development. They noted that finding accessible housing for their clients in the Sussex area has been a long and sometimes challenging endeavour and noted that Sussex needs safe accessible housing.

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A letter was received from the employees of Prestige Homes noting that it has been rather difficult times for their company and its employees and that they have been forced to deal with the economic realities of a slower housing market, rising Canadian dollar and the resulting total loss of our export housing market. Simply put this has meant a reduced workforce. They noted that Prestige Homes has been proud to call Sussex its home base and has been a proud supporter of many community initiatives. The letter was signed by 87 employees of Prestige Homes.

A letter was received from Sussex Resource Centre Inc. supporting the rezoning application, noting that it would allow for 24 new low income housing units off Maple Avenue and that this project will make a positive contribution to the affordable housing market in this Town.

A letter was received from Ralph and Nancy Dyer, of 210 Maple Avenue, which noted that they felt that the housing project was okay, but they would like to see a better screening process for residents of these affordable housing units as they have had to, in the last eight years, fix broken windows, broken deck fencing and remove steps from the side and their swimming pool due to living next to a low income property. They noted that Maple Avenue is a nice place to live, however Sussex does need affordable housing for young families and people over the age of 65.

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His Worship Mayor Carr asked whether any of the citizens present would like to speak against the proposed by-law amendments.

Sandra Matthews, of 234 Maple Avenue, noted that besides the point that she brought forward in her written objections, she also was concerned with the size of the physical four buildings and would like to see single or two family residences developed on the property.

Mr. Foisy, of 174 Maple Avenue, noted that development in the community is good, however there needs to be some sort of planning to integrate social housing in the community. He was also concerned with the effects of a dead end street and that the social housing mix should be within the communities. He stressed that there should be a plan to integrate social housing and to increase density in the neighbourhoods.

His Worship Mayor Carr asked whether there was anyone who wished to speak in favour of the proposed by-law amendments.

Mr. Don Darling, of Prestige Homes, spoke on the project noting that there is no evidence that social housing affects market value of existing housing. He also informed the Council that he has went door-to-door to meet with the residents to try to explain this project and feels that in his opinion that the project does integrate affordable and low income market value housing into the neighbourhood. He stated that they would be prepared to build a

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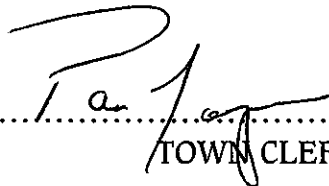
berm with tree screen behind the existing properties and to provide parking away from the existing houses on Maple Avenue. Mr. Darling noted that Prestige Homes has no intention of building apartment buildings on the remainder of the land that is proposed to be rezoned besides the planned four apartment buildings and that they have looked at many possibilities of developing this land but have to deal with the economic realities of providing housing.

His Worship Mayor Carr noted that there will be a special Council meeting on December 1, 2009, at 6:30pm in the Council Chambers to decide to proceed, reject, defer or amend the proposed by-law amendments.

It was moved by Deputy Mayor Thorne, seconded by Councillor Fulton, that this special meeting of the Town Council of the Town of Sussex adjourn. Motion carried.



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MAYOR



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TOWN CLERK