

# Town of Sussex

Minutes of Meeting of Council held this

21<sup>st</sup> day of November, 2013

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 Monday the 21<sup>st</sup> day of November, 2013, at 6:00 o'clock in the evening.

The following members of the Council were present: His Worship Mayor Thorne, Deputy Mayor Carr, Councillors Ryan, Armitage, Wilson, Wright, Boyle and Hutchings. There were no absentees. Also present at the meeting were the Chief Administrative Officer, Scott Hatcher and the Town Clerk/Treasurer, Paul Maguire.

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

Motion carried.

It was moved by Councillor Wilson, seconded by Councillor Boyle, that the following ten additional letters of objection be added to Item # 4: New Business A) Letters of Objection to the proposed Municipal Plan By-Law Amendment, By-Law # 704-10-13 & Zoning By-Law Amendment, By-Law # 1350-10-16:

- Muriel Belyea, 15 Meadow Lane;
- Margaret Corbett, 23 Meadow Lane;
- Olive Patterson, 17 Meadow Lane;
- Nancy Haire, 19 Meadow Lane;
- Phyllis McQuinn, 3 Meadow Lane;
- Ralph Elliott, 5 Meadow Lane;
- Ken Webb, Meadow Lane;
- Bruce Jackson, 31 Meadow Lane;

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- David Alexander, Meadow Lane; and
- Miriam Allan, Meadow Lane.

Motion carried.

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

The purpose of this special Town Council meeting was to have a Hearing of Objections to the Municipal Plan By-Law Amendment, By-Law # 704-10-13, and Zoning By-Law Amendment, By-Law # 1350-10-16. The by-laws would amend the future land use map, Schedule "A", by changing the designation of a portion of the property bearing P.I.D. # 30343067, from Highway Commercial "HC" zone to a Residential High Density "HD" zone to allow a multi-family residential permitting four buildings each with 12 units for a Condominium Association Development, with terms and conditions.

The Council received 19 letters of objections to the proposed by-law amendments. His Worship Mayor Thorne read the letter of objection from Ted Sparkes of 29 Meadow Lane. In his letter of objection Mr. Sparkes felt that the section of land is not appropriate for such an undertaking and felt that there would be a better parcel of land with a location that is not directly behind the homes on Meadow Lane and which would affect the people of Lansdowne Avenue.

William Dallon of 28 Meadow Lane and Bruce Jackson of 31 Meadow Lane addressed their concerns with the proposed development and Mr. Dallon read the letter of objection that he submitted as well as being submitted by the 17 other residents in the area. The letter of

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objections stated that residents are writing to Town Council to refuse the planning application from Jim Andrew for Condos off of Lansdowne Avenue. The letter stated that the development would overlook their properties which will lead to loss of privacy and would impact on the peaceful enjoyment of their homes and gardens, decks and backyards. They feel that the buildings would be visually overbearing and are an inappropriate design for this part of Town. Also, they were concerned with the additional amount of traffic that this development would bring to Lansdowne Avenue, which is already a busy street. Mr. Dallon stated that subsequent to having the letters signed by the residents, Mr. Andrew and Marcus deWinter, the Engineer for this project, met with the residents of the area. Although Mr. Dallon and Mr. Jackson said they could not speak on behalf of all the residents of the area who submitted letters of objection, they felt that they could work with the Developer and the Town on the project and, in particular, they felt that moving the berm 25 to 50 feet may be a way for the project to move forward. Besides moving the berm, it could be made higher and a tree line added on top of the berm and along the entrance via Lansdowne Avenue. Mr. Dallon and Mr. Jackson said that they would like to see the Developer meet with the residents over their concerns and have all the parties come to an agreement that would be acceptable to all with regards to this development.

His Worship Mayor Thorne asked if there was anyone in the Chambers who would also like to speak against the proposed development. Mr. Keith Brown, of 72 Lansdowne Avenue South, stated that his concern was privacy and also was concerned about the increase

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traffic that would be on Lansdowne Avenue and coming out of the condominium development by his home. Mr. Brown inquired whether, besides a tree line barrier, a wooden barrier could also be constructed.

His Worship Mayor Thorne noted that there was no further citizens who wish to speak on the proposed by-law amendments and asked if there was anyone present who would like to speak in favour of the proposed development.

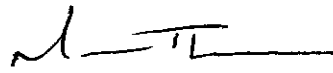
Mr. Andrew, the Developer of the proposed project, addressed Council in support of the application. He stated that an acceptable agreement with the property owners could be reached over their objections and stressed that the development is a Condominium Development which would have the units owned by individual owners who would also want to keep the project acceptable to the property owners in the area. Mr. Andrew indicated that he would meet with the concerned citizens to try to try to come to an agreement on the development which would alleviate their concerns and felt that the increase height and trees on the berm would not only help the properties on Meadow Lane and Lansdowne Avenue but would also help the ascetics of his development.

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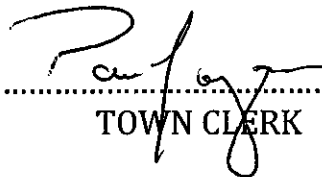
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It was moved by Councillor Ryan, seconded by Councillor Wilson,  
that this special meeting of the Town Council of the Town of Sussex  
adjourn. Motion carried.



.....  
MAYOR THORNE



.....  
TOWN CLERK