


*Village of New Maryland*  
*Special Session of Council*  
**08 May 2024**

**Present:** Mayor Judy Wilson-Shee Deputy Mayor Mike Pope  
Councillor Laurie Pearson Councillor Tim Scammell  
Councillor Alex Scholten Councillor Mariet van Groenewoud  
Cynthia Geldart, CAO/Clerk Maggie Kitchener, Assistant Clerk  
Rob Pero, Building Inspector/Development Officer  
Scott Sparks, Treasurer

**Also Present:** Approximately 55 (fifty-five) residents attended the meeting, as well as the property owner, Roger Shannon and the Applicants – Justin Bowers, Bowers Construction and Connor Wallace, Zzap Architecture and Planning.



**1. Call to Order**

Mayor Judy Wilson-Shee called the meeting to order at 6:30 p.m. with the acknowledgement that the land on which we gather is the traditional unceded territory of the Wolastoqiyik and Mi'kmaq people and that we should live and work on this land in relationships of peace, friendship and mutual respect.

**2. Approval of the Agenda**

**MOVED BY** Councillor Alex Scholten and **seconded by** Councillor Tim Scammell that the agenda be approved as circulated. **MOTION CARRIED.**

**3. Disclosures of Interest**

No *Conflicts of Interest* were declared.

**4. Public Hearing: Zoning By-law Amendment No. 04-01-2024 – Proposed 10-Unit Apartment Building at 7 Atkinson Lane (PID 75062455)**

- ❖ Mayor Wilson-Shee provided opening remarks for the Public Hearing and explained that Council has been asked to consider a request for an amendment to the Zoning By-law. The matter relates to the property located at 7 Atkinson Lane and the proponent's request that Council consider the re-zoning of the subject property from a Residential Zone Two to a Residential Main Street Zone.
- ❖ Re-zoning of the property would be required to enable the proposed construction of a 2 (two)-storey, 10 (ten)-unit apartment building at the subject property.
- ❖ Mayor Wilson-Shee clarified that this Public Hearing is not intended as a venue to engage in debate on the matter. The purpose of the Hearing is to allow the Applicants to provide a brief explanation of their proposal and to give residents an opportunity to express to Council any comments they may have regarding the requested zoning amendment and proposed development of the site. She further explained that Council will not be making any decision at this meeting and any written comments submitted previously, as well as verbal statements that are shared this evening, will be carefully considered by Council. A decision will be made at a future Council meeting.
- ❖ Rob Pero, Building Inspector/Development Officer continued the meeting and thanked everyone for attending. He commented on the importance of public consultation and noted that a resident of Baker Brook Court had attended a Planning Advisory Committee (PAC) meeting regarding this issue and provided valuable insight for consideration.

- ❖ Rob continued with an overview of the by-law amendment consultation process and reviewed the documentation contained in the public hearing package, as attached.
- ❖ Following a high-level review of the documentation and process, Rob explained that Council will give consideration to all the comments received at the meeting and the written comments received prior to or during the meeting. Council will assess the information along with input from our Municipal Planner, Village Engineer and senior staff to determine if the proposal fits in with our development and growth objectives. Council also has the authority to impose terms and conditions for the development if they deem necessary. Any proposed changes to an approved re-zoning or related zoning agreement would result in another public review process.
- ❖ Rob also clarified that this proposal does not require any variances.
- ❖ **Justin Bowers** spoke on behalf of the Applicants. He explained that he is heavily connected to the community having grown up in the Springwater Place subdivision and now living here with his wife and 4 (four) children. He explained that he feels the proposal is a good fit for the community and that the concept has the appearance of townhouse with basement apartments, as opposed to an apartment complex. They are currently working with their engineers and the Department of Transportation and Infrastructure (DTI) on the traffic study and recognize that traffic issues are one of the main concerns being shared by the public. They will ensure that any recommendations in the traffic study are implemented and are trying to avoid negative impacts or over-development of the property. The proposal will help to provide housing options and diversity. They are also working on other development proposals that are dependent on the municipal water capacity being available in 2025. Justin recognized that the construction phase would be disruptive but that it is temporary and he committed to ensuring impacts are minimum, that the site will be kept as clean and debris-free as possible, and that he is open to comments from the public. He concluded his comments by noting that he doesn't want to upset residents and that he would like to help the Village grow with projects that fit in with the community.
- ❖ Rob opened the floor to residents to bring comments forward and shared the reminder that this meeting is not a venue for debate and is an opportunity for information sharing.
- ❖ **Roger Shannon**, the property owner, spoke in support of the proposal. He explained that he has lived in the Village for 60 years and that the proposed building will be constructed adjacent to his own property. He is subdividing one lot that will be used to construct a single-family dwelling for a member of his family. Roger confirmed that he has been involved in numerous consultations with Justin and has had input on the height of the building, location on the lot, etc. He remarked that when he bought the old farmhouse on the subject property and tore it down that the residents were very appreciative and he has worked hard to maintain the lot since that time. He now wants to develop the lot to provide housing options other than single-family dwellings that many young people can't afford.
- ❖ The following residents shared comments during the meeting:
  - Phil Hersey – 93 New Maryland Highway
  - Jason George – 64 New Maryland Highway
  - Ahmed Shaltout – Atkinson Lane
  - Saurabh Pandey – Woodlawn Lane
  - Ron Stewart – Baker Brook Court
  - Brynle Barrett – Woodlawn Lane
  - Brian Smith – 45 Atkinson Lane
  - Mark Leahy – Woodlawn Lane
  - Matt Harris – Atkinson Lane

- Maureen Caslake – Woodlawn Lane
  - Basil Fisher-Fox – Atkinson Lane
  - Steve Cooke – Shaw Lane
  - Sarah MacMillan – Woodlawn Lane
  - Carol Ross – Woodlawn Lane
  - George Versloot – Atkinson Lane
- ❖ The comments included the following issues and concerns:
- clarification was requested regarding the terminology of an apartment complex versus the reference to townhouses with basement units; the configuration of the property doesn't lend to separate houses and the units will be rentals; the design has elements of row dwellings or stacked townhouses but they will function as rental apartments; Connor Wallace explained that the units are designed as 5 (five) townhouses with basement apartments and no shared entrances or common areas, however they are all connected and therefore considered an apartment building; all units have direct access to the outside;
  - the building is aesthetically pleasing and commendations were shared for Justin and Council in trying to bring housing options to the Village;
  - Justin clarified that his target audience will be young professionals, nurses, military families, people working on short-term construction projects, etc.; he will not be renting to university students and the units will be upscale units with granite countertops and hardwood floors throughout, etc. and will be no-smoking units;
  - traffic was the main concern expressed regarding the addition of the driveways so close to the intersection to the New Maryland Highway, the excessive speed of many drivers, morning and evening rush-hour traffic congestion, challenges of Baker Brook Court residents turning North, speed of heavy trucks headed South to Marwood, difficulty in turning into subdivisions or onto the highway, and increased potential for traffic accidents;
  - the traffic assessment has been discussed with DTI and the applicant will work with DTI to see what interventions may be required; the proponents will be required to implement any directives from DTI;
  - relocating the access to Kerry Lane may help resolve some of the traffic issues at the intersection to the highway; the proposed location of 5 (five) driveways so close together and so close to the intersection would create an unsafe situation;
  - it was suggested that the size and purpose of the building does not fit in with the neighborhood of single-family homes; there are many children that live in the immediate area and their safety may be impacted with additional vehicles in the area;
  - a compromise should be considered to reduce the size of the proposed development; there should be a happy medium that would let the developer proceed in a way that doesn't impact the safety of residents;
  - the location of Serious Fun Daycare and children crossing the highway was noted as an additional concern;
  - concerns regarding garbage collection, winter snow removal, snow plowing, lack of sidewalks, and construction traffic were brought forward;
  - residents who have recently moved to the Village did so because the area is 95% single-family dwellings; the turnover in rental units was expressed as a concern as many are looking for long-term or permanent neighbors;

- the current speeding and traffic conditions should be corrected before any additional development takes place;
  - water capacity and fire hydrant installation throughout the community should be a priority before additional development is approved; and
  - the recommendation from staff was questioned regarding the reference to the Age-Friendly Action Plan; it was questioned how the proposal would help keep seniors in the community if the units are too expensive for our seniors; seniors don't want a 2 (two)-level unit or a basement apartment; Rob clarified that the Age-Friendly Plan includes references to housing options and diversity, which this proposal would provide; the issue of affordable housing was discussed and Council has more control over that aspect when they own the subject property.
- ❖ Rob thanked everyone for their input and reiterated that Council would consider all of the comments received during the meeting as well as those that had been submitted in writing. No decision will be made until the traffic study is received and all input from the engineers, planner, consultants, etc. has been reviewed. He then turned the floor back over to the Mayor.
- ❖ Mayor Wilson-Shee, in an effort to ensure everyone had been heard, called 3 (three) times for further comments in favor of, and in opposition to, the proposal. After hearing none, Mayor Wilson-Shee concluded the Public Hearing and thanked the residents and the Applicants for attending. She commented that their participation in the public review process is appreciated and reiterated that Council will fully consider the information received from both the Applicants and the public and will assess the desirability of the proposal with particular regard for municipal policy, assessed need and the potential impact on the community.
- ❖ Mayor Wilson-Shee concluded her comments by encouraging residents to contact Rob at any time if they have additional questions.

## 5. Adjournment

**MOVED BY** Councillor Alex Scholten and **seconded by** Councillor Mariet van Groenewoud that the meeting be adjourned. **MOTION CARRIED.**

The meeting adjourned at 7:56 p.m.

Respectfully submitted,

Cynthia Geldart  
CAO/Clerk

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Judy Wilson-Shee  
Mayor

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Cynthia Geldart  
CAO/Clerk