

RICHMOND COUNTY MUNICIPAL COUNCIL

PUBLIC HEARING

JUNE 5, 2000

Location: St. Peter's Fire Hall

Deputy Warden Boudreau called the Public Hearing to order at 6:35 p.m. and welcomed everyone to the meeting.

The Clerk took roll call of Councillors.

Public Hearing re: Amendment to St. Peter's Land Use By-Law re: Proposed Mobile Home Park (attached)

(i) Presentation from District Planning Commission Staff

Ms. Jane Sodero addressed the meeting indicating that Canada Adventure Resort has applied to rezone a piece of land, formerly the site of Joyce's Campground, from Mixed Use (C-2) to Mobile Home Park (MHP). The site currently has 41 recreational vehicle sites as well as some tenting sites. In addition, there are several outbuildings including an arcade, washrooms, laundry facility as well as mini-golf, a playground and a swimming pool. She indicated that at the present time, many of the buildings are in poor condition and the pool is not properly fenced and noted that with this proposal, 16 mobile home pads would be created leaving not more than 20 recreational vehicle sites and a limited tenting area. The pool area would be improved and many of the outbuildings would be moved and repaired or demolished.

Ms. Sodero indicated the St. Peter's Village Commission had been approached regarding water and sewer and they felt there was adequate servicing for the site and proposed uses. She indicated Department of Transportation had been asked to comment on the location of the entrances/exits and they approved the entrance to Highway 247 but could not approve the other entrance because it is too close to the intersection of Highway 4 and Highway 247, therefore the proponent has agreed to eliminate the entrance on to Highway 4. She noted the R.C.M.P. had also indicated there would be serious traffic problems with an entrance on to Highway 4.

Ms. Sodero indicated this had been approved at both the Area Advisory Committee and Planning Advisory Committee.

Ms. Sodero indicated the District Planning Commission staff were recommending that the Municipality of Richmond rezone the property as shown on Map 1 from Mixed Use

(C-2) to Mobile Home Park (MHP) to allow the development of a Mobile Home Park with 16 Mobile Home pads.

Deputy Warden Boudreau thanked Ms. Sodero for her presentation.

(ii) Receipt of Oral or Written Submissions

Deputy Warden Boudreau asked if there anyone who wished to present oral or written submissions.

Mr. Dan MacLean presented a report on behalf of a group of St. Peter's residents, who were strongly opposing the rezoning of the area known as Joyce's Campground from its current designation of C2 (Mixed Use) to that of Mobile Home Park (MHP), and he gave reasons for the opposition (copy attached). He also presented a petition that contained 359 signatures, which is more than 70% of the voters in the district and noted that Councillor Stone had also signed the petition.

Mr. Keats Currie indicated he was strongly opposing the rezoning and also noted that the Village Commission did not know anything about this rezoning until a few days ago, when the Village Clerk presented them with the letter.

Mrs. Pam Martell presented written submissions from herself and the following individuals who strongly oppose the rezoning application:

Charles MacDonald
Elizabeth and Joseph MacDonald
Wayne Stone
Albert Martin
Leonard and Brenda Doyle
Scott Marchand
Tammy Martin
Shirley Martin
Donna Touesnard
Albert J. Martin
Delores Wedge
Audrey and Donald MacAulay
Earl & Germaine MacDonald
Abbie Wambolt
Gordon and Linda MacDonald
Cindy and Jerry Martell
Pamela and Kenneth Martell

Mr. Hans Lanz indicated a letter had been received from Rena Burke of the St. Peter's Village Commission giving permission for water and sewer to the proposed mobile home park.

Mr. Hubert Holtz, owner of the Joyce's Campground addressed the meeting, noting he had purchased the campground approximately two years ago and he wished to keep 20 to

30 spots for recreational vehicles and proposing to develop a mobile home park with 16 mobile home pads. He noted he was proposing a horseshoe design with the recreational area and pool in the middle of the property. He noted repairs would be made to the pool.

Mrs. Audrey MacAulay addressed the meeting noting she has resided next to the campground for 40 years and this campground has always been well utilized and never had any trouble with children, etc., but expressed great concern with a mobile home park noting this will take away from the tourists who come to St. Peter's each year and bring business to the community and noted without the campground, the tourists will not stop in St. Peter's.

Mr. Ed Sampson addressed the meeting noting he has grave concerns over the water situation, indicating he presently needs a pump to get water and fears he will soon run out of water if the campground is permitted to hook on to the water system. He noted the Village Commission cannot put any more pressure on the line to the north side. He requested clarification on the letter received from the Village Commission giving permission to hook on to the water and sewer.

Ms. Sodero read the letter received from Rena Burke dated March 29, 2000 (copy attached).

Mr. Jim Mullins addressed the meeting noting he lives on Kavanagh Street, next to the MacAulay's and noted there are approximately 40 homes at present in the area who require pumps to obtain water and indicated the system cannot take it. He indicated the park has been in a deteriorated state since the new property owners took it over and indicated he objects to a mobile home park next to his property.

Mr. Bill Harnish addressed the meeting indicating the St. Peter's Village Commission is presently completing a \$100,000 project on the pumping station and he noted the question to the Commission was whether water and sewer existed and he indicated the Commission's position at the time was that it did exist.

Mr. Clair Rankin addressed the meeting indicating he strongly opposed to the rezoning application because he felt it was more important to have recreational spots in the campground as opposed to mobile homes stressing the importance of tourism for the area.

Mrs. Lorraine Ferguson addressed the meeting opposing the rezoning application noting the deteriorated state the campground has become. She noted the kids' pool had green stagnated water in it, and they had promised to replace the buildings after they burnt, and this was never done. She indicated she had grave concerns for a mobile home park, when the owners had allowed the campground to become such a deteriorated state.

Mr. Lanz indicated it was not Mr. Holz's intention to tax the water supply or to create problems. He noted he had spent a considerable amount of money in Joyce's Motel and he is fully aware of the problems with the swimming pool and plans on making the repairs necessary. He noted he was simply trying to use the unserviced land and give residents something that is needed, and not trying to push something into the community that is not wanted.

In response to a question, Ms. Sodero indicated the letter to the Village Commission specifically asked if water was adequate and the ability of the water and sewer to support the development. She indicated the letter should have indicated the concerns regarding the water and noted she appreciated the concerns expressed.

In response to a question from Councillor MacPhee requesting if the District Planning Commission was still in favor of going ahead with this application, or if there were reservations in light of what was said at tonight's meeting, Ms. Sodero indicated that given the paper work at this time, it supports the application, however, if the letter from the Village Commission were to be changed to recognize that there are concerns with the water pressure, then the issue would have to be revisited and she recommended that returning the issue to the Area Advisory Committee at this time would be an appropriate choice by Council.

The Clerk indicated tonight's Public Hearing was to hear views and concerns individuals may have regarding the rezoning application, and he indicated Council appreciated the many individuals who came forward to express their views and concerns.

In response to a question, Ms. Sodero indicated this was the first time the St. Peter's Area Advisory Committee had met in the past three years. Ms. Sodero indicated this rezoning had been discussed at the Area Advisory Committee, which had been advertised, and recommended to the Planning Advisory Committee and noted no water issues were disclosed at either meetings.

Moved by Councillor Sampson, seconded by Councillor MacPhee that the Public Meeting be adjourned. Motion carried.

There being no further business, Deputy Warden Boudreau adjourned the Public Hearing at 7:30 p.m.