

Fundy Albert Council Public Hearing

To rezone a portion of the property bearing PID 05115621 from Rural Area (RA) to Dwelling Group for the purpose of a 48-unit mini home park.

Present:

- Mayor Campbell**
- Councillor Elderkin**
- Councillor Land**
- Councillor Jonah**
- Councillor Coates**
- Councillor Ward-Russell**
- Councillor Garden**

Staff Present:

- Kim Beers – Director, Legislative Services/Clerk**
- Jillian Hutchinson – Treasurer**
- Ian Barrett – Director, Operations**

CALL TO ORDER

Mayor Campbell called the meeting to order at 6:00 pm.

CONFLICT OF INTEREST DECLARATIONS

None declared.

PRESENTATION FROM PLAN 360 - SOUTHEAST PLANNING REVIEW AND ADJUSTMENT COMMITTEE RECOMMENDATIONS

[Presentation](#) by Caleb Babin and Phil Robichaud, Plan 360 Planners

REVIEW OF WRITTEN SUBMISSIONS

Three letters of objection were read for the [record](#).

COMMENTS FROM GALLERY

Mayor Campbell asked those in the gallery if anyone wishes to speak.

A resident of Justin Drive expressed concern about the proposed connection of roads and the increase in traffic resulting from the construction of 48 mini homes. Currently, there

are only five homes on Justin Drive, and this level of development was not anticipated when the property was purchased.

The planner confirmed that while Justin Drive is designated as an emergency access route, the roads will indeed be connected. The primary access to the development will be from Route 114, across from Tidewater Court.

The resident noted that vehicles will still be able to access existing homes via Justin Drive, which the planner confirmed as accurate.

Mr. Jeff Breau, who recently built a home on Justin Drive, stated that he was misled during the purchasing process. He had expected a quiet, rural setting and is disappointed that the new mini home development will be located directly behind his property.

Another long-term resident, who has lived in the area for over 20 years, raised multiple concerns:

- Potential negative impact on property values
- Possible contamination of Well water
- The effect of new septic systems and runoff, especially due to a nearby stream
- Loss of property boundary clarity, noting that a survey pin is missing and another appears to be located three feet inside his property line
- Increased traffic on Justin Drive, particularly near the community mailbox

In response, the planner advised that **Plan 360** consulted with various provincial agencies regarding the septic systems. A comprehensive water assessment will be required to ensure water quality before a development permit is issued. Final approval of septic systems rests with the Province.

QUESTIONS FROM COUNCIL

Councillor Ward-Russell inquired whether a watercourse exists on the property. The planner confirmed that a watercourse has been identified by the Province along the northern border of the property. As a result, development is restricted within 30 meters on each side of the watercourse—a total width of 60 meters—unless a *Wetland and Watercourse Alteration Permit* is obtained. The planner clarified that addressing this permit is not within the scope of the current application.

Councillor Ward-Russell then noted that the public hearing report states there is no wetland present. The planner responded that the Province identifies wetlands and watercourses separately.

Councillor Ward-Russell requested confirmation that the main entrance to the proposed development will be off Route 114, and the secondary access will be via Justin Drive. The planner confirmed this to be correct.

Councillor Ward-Russell also asked whether there are any covenants, conditions, or defined maintenance requirements for the property—specifically concerning greenery. The planner advised that no such conditions are included in the plan.

Councillor Ward-Russell asked if Plan 360 is operating under the Westmorland-Albert Rural Plan. The planner confirmed that they are.

Councillor Ward-Russell inquired whether there will be any access from Petersfield to the proposed mini home park. The planner responded that this is outside the scope of the current rezoning application.

Councillor Land pointed out that the PID (Parcel Identification Number) appears to be larger than the area shown in the report and asked whether the entire PID is being rezoned to “dwelling group.” The planner explained that only the grey-shaded area in the report is being proposed for rezoning.

Councillor Ward-Russell asked whether the applicant would need to return to Council to request rezoning for Phases 2 and 3. The planner stated that the current rezoning request covers the entire project area, as shown in grey in the report.

Councillor Jonah asked the gallery attendees who had reported being misinformed when they purchased their homes to clarify who had misled them. The residents responded that it was the property owner and the realtor.

Councillor Elderkin requested confirmation regarding the location of the new road (the main entrance), asking if it is located across from Tidewater Court. The planner confirmed that is correct. **Councillor Elderkin** also asked for the name of the new street. The planner advised that it has not yet been named.

CONCLUDE PUBLIC HEARING

Mayor Campbell concluded the Public Hearing at 6:30 pm

Mayor

Clerk