

Rural Municipality of Miltonvale Park
Public Meeting – Tuesday March 25, 7:30 p.m.
Subdivision PID 283226 in the Planned Unit Residential Development (PURD) Zone

Present: Mayor Hal Parker, Councillors Paul Poole, Jamie Taylor, Andrew Frizzell, Spencer MacDonald, and Leo Doucette, Planning Board Member Bob Peake, Development Officer Mirko Terrazas, CAO Shari MacDonald; Alex Dalziel, Director of Housing Development, and Brad Gordon, Construction Manager from the Department of Housing, Land and Communities.

Regrets -Councillor Rosemarie Ramsay and Planning Board Member Zach Stephens

Residents and landowners– Enid and James Gallant, Joan Doyle, Sheila Curtis, Betty Pryor, Bonnie MacLeod, Jill Stevenson, Andy Matheson, Annette MacKinnon, Wade MacKinnon, Terra MacKinnon, Earl Hambly, Gail Ling, Tammy Doucette, Steve and Linda Madden, Justin O’ Brien, Goops Wooldridge, Brad Wooldridge, Gloria Wooldridge, Wade MacQuarrie, Roger Matheson, Dave May (? -resident at 310 Royalty Road), Jonathan Hammill

Public -Nicole Ford, Don MacKinnon, Carolyn Simpson, Kent Dollar, Ryan Shanahan

Planning Board Chair and Deputy Mayor Paul Poole opened the meeting at 7:30 and thanked everyone for attending and asked people to sign in. He introduced Alex Dalziel and Brad Gordon, from the province, CAO Shari MacDonald, and Development Officer Mirko Terrazas.

The purpose of the meeting is to provide the public with information regarding the subdivision application received for property identification number 283226 at 371 Sleepy Hollow Road, on land just beyond the community park towards the correctional center. This is part of an entire development which is proposed in five phases. This first phase has 39 lots.

Planning Board Chair Paul Poole asked people to turn off cell phones, pointed out where the washrooms were and noted that coffee, tea, and snacks were available. He introduced municipal Councillors Andrew Frizzell, Spencer MacDonald, Leo Doucette, Jamie Taylor, and Mayor Hal Parker. Councillor Rose Ramsay sent regrets as she is ill. Planning Board members include Bob Peake, who was introduced, as well as Zach Stephens, was also not able to attend the meeting.

Planning Board Chair Poole asked the public to hold their questions until the province has made their presentation, and briefly reviewed highlights of the Procedural Bylaw in which people were reminded to be polite and respectful, and wait until they were recognized to speak. He asked that speakers try to keep their remarks to three minutes, since there were a lot of people in attendance. It was also noted that the meeting was being recorded by video camera, and the video would be uploaded to the municipal website. The municipality will accept written concerns until 9 a.m. Monday morning, March 31. It was noted that CBC had expressed that they might attend; however, it was believed they were redirected to the Charlottetown Council meeting.

Development Officer Mirko Terrazas reviewed the process to date and presented a slide show. The application was received from the province on February 3, 2025 for subdivision of 33 lots. This was subsequently revised on March 17 to 39 lots. Planning board recommended a public meeting be held and letters were sent to all residents and landowners within 500 feet. An ad was placed in The Guardian and a sign was erected on the subject parcel. The Development Officer had written a report on the information that has been presented to date, which has been reviewed by the planner. Planning Board makes a recommendation to Council at their meeting at 7 p.m. on Thursday, April 3.

The parcel is zoned Planned Unit Residential Development or PURD. The permitted uses in that zone are Single Unit Dwelling, Mini-home, Duplex Dwelling, Semi-Detached Dwelling, Multi-Unit Residential Dwelling up to six (6) units, Accessory Apartment, Tourist Establishment, and Accessory Building.

The application is to subdivide 39 lots for residential use. 18 lots would be for semi-detached dwellings, while 20 lots are for a single-unit dwellings with the one lot used for a six-unit dwelling, for a total of 62 dwelling units on the parcel.

Phase 1A includes lots 8 - 27, for single units lots and Phase 1B includes lots 1-7, and 28 - 39 and they are proposed as duplex lots with a lot for a six-unit dwelling. There are two streets proposed to serve this subdivision. It was noted that the Official Plan for the municipality was updated in 2022 and, at that time, a Planned Unit Residential Development (PURD) zone was established.

Generally, when a Development Officer receives an application, if it meets the requirements in the bylaw, it is approved, as of right. The Development Officer has authority from the bylaw, which allow him to make decisions for specific applications. Planning Board and Council get involved in more complex applications. This parcel is zoned Planned Unit Residential Development and is designated as Residential in the Future Land Use Map.

Servicing by municipal water and sewer was crucial to the development. The City of Charlottetown has agreed to service this portion of the Project. It was noted that the Special Planning Area has severely restricted development in the municipality since it was designated in 1993. The municipality's Development Bylaw and Official Plans support development to the serviced area. If the municipality is going to develop and grow, the serviced area is the logical place for that to happen.

It was noted the planning decisions of Council can be appealed to IRAC by an aggrieved person, following the procedures outlined in the Planning Act. IRAC investigates if the application meets the requirements in the bylaw, and if proper procedures have been followed.

Alex Dalziel, Director of Housing Development for the province, and his colleague Brad Gordon were introduced to explain the application from the province. Alex Dalziel noted that the province had released a housing study called *Building Together* in early 2024, which addressed the housing crisis and the shortage of housing and affordable housing. Their goal is to facilitate housing for low income and medium income Islanders. The province identified that they owned 75 acres between the Provincial Correctional Facility and the Community Park. They intend to develop the area as a model for Eco planning and tiny homes. There is a definite need for housing, with 106 families and 37 seniors identifying this area as a preferred location.

Housing Corporation intends that this is phase 1 of a larger project. The city has approved tying in Phase 1 to their municipal water and sewer. All the parcels in this phase would be owned and maintained by the PEI Housing Corporation. They envision a mix of families, seniors, and single people. The survey plan was shown. The tiny homes are being built by the Construction Association, and PEI high schools. The cottages, currently on another parcel on the Sleepy Hollow Road, will be placed on site to jumpstart the development. They do have plans for two bedroom and single unit dwellings. Mr. Dalziel presented design concepts, with an interior floor plan, for some of the proposed dwellings. They have consulted a traffic engineer who reported there is no need for a comprehensive traffic study as existing roads and intersections can handle any traffic expected with this development. There was an archeological site assessment completed. The Hartz family gravesite was identified and development will stay well away. If a contractor encounters any historic artifacts, construction would cease, and the provincial archeologist would investigate further. There was a Phase 1 Environmental Site Assessment completed, which showed no concerns. The province completed their duty to consult with L'Nuey, who had no opposition to the project. There was a coastal hazard evaluation. The homes were designed to be on higher ground and are far away from the water course. The four later phases were outlined. There were no design plans yet for the duplexes.

The Planning Board Chair opened the floor to residents' concerns.

Joan Doyle from Amber Avenue shared concerns about the roads with speeding cars, the sharp turn in the road, and the lack of street lights or sidewalks in the area. She felt that there should be a 60 km sign along the whole route, as people regularly travel 70-80 km/hour. She also had a concern that the development would increase the tax rate. Planning Board Chair Poole noted the tax rate was not increased in 2025-26, and that the municipality did not anticipate a change in the rate, but expected the tax base to grow. She had concerns about the possible residents of the proposed development and did not want to see it become a division of Park Street (Outreach Center). She also expressed concerns about decreasing property values in relation to her mini home. Ms. Doyle also felt that huge improvements were needed to the Community Park. The Planning Board Chair noted the park had tennis courts, soccer field, a ballfield, dog park. She felt that the dog park was a swamp and there were low wet areas. The development would be owned by the province and the units are intended to be rented for social housing. She had no problem with low-income tenants. She reiterated her concerns about safety of pedestrians. She invited the traffic engineer to come and visit. It was noted it would take tax dollars to make these improvements. It was also noted that there had been significant upgrades in the playground with items added recently with the tennis courts and basketball court resurfaced and significant additions to the playground in 2024, with further upgrades planned. She would also like to see improvements to the transit service.

Jonathan Hammill, a new resident to the area, asked if the traffic engineer had considered the whole proposal or just phase 1. It was believed the entire concept was studied. He asked how many units and structures were planned, and learned there are currently 138 structures planned, including one apartment unit, which would encompass 200 to 205 units. He asked if the traffic engineer had suggested sidewalks were necessary and he noted he did not believe the engineer considered the lighting on the road, or just the capacity. The provincial representatives thought that lighting was not considered, but noted that the road is a provincial road so that the lighting, safety, and sidewalks would be a provincial responsibility. The province noted that the city transit comes up to the Royalty

Road and they would engage with the city to extend the traffic further out to the development. This would be beneficial to seniors. The Deputy Mayor noted that seniors may not create the same level of traffic as 25-65 demographic. Ms. Doyle disagreed with this point and again complained about the speeding in the area. She was also noted that there was litter in the ditches, and people felt it was unsafe to walk.

Justin O'Brien, a Sleepy Hollow resident, asked if there was any hope for residents to purchase these units. Alex Dalziel noted this would not be a possibility in phase one. It was noted that the housing corporation is building an 82-unit across from the Petro Canada in Winsloe, and also two more units in Summerside. They are currently about a dozen projects happening. Their current focus is to have this phase be fully social housing.

Earl Hambly noted that there had been a study done on PEI regarding the loss of agricultural land for development. He believed that the land was currently zoned agriculture; however, the land for the potential subdivision is zoned PURD (Planned Unit Residential Development). He has farmed that land for the last number of years and asked 55 acres of farmland would be taken out of production to only build 200 units, instead of building apartments. There is no more farmland being produced, and for the provincial government to take on that process and expense, and to think that was a good idea, he did know where their heads were stuck. He owns a farm and has a family with two children and five grandchildren and noted he "had to do everything but kiss the lord's arse" to get land for his daughter and now the province is sucking up 55 acres of to build 200 homes. He wanted the zoning confirmed as he believed it is zoned agriculture. The Province said they had met with the Development Officer and CAO, and learned that the area is not suited (zoned) for mid-rise and apartment buildings. That area is predominately single-family homes, so the development was designed to fit with the surrounding area. Mr. Hambly asked if it was the fault of Miltonvale Park that they were wasting 55 acres of land, rather than two. Alex Daziel responded that the proposal was designed to fit with the area. Mr. Hambly noted there are currently five apartment buildings in North River and that it could be done here. The CAO clarified that when the PURD zone was implemented during the Official Plan and Bylaw review in 2021, the largest structure permitted in the PURD zone was six dwelling units. Earl Hambly noted that the government study strongly suggested that development go up, instead of out. He suggested Miltonvale Park should change the rules, especially as this development is on a dead-end street and is the only development that could occur in that area, and it would not be seen by many people.

The Planning Board Chair noted that because Miltonvale Park is in the Special Planning Area, the only place for significant development is in the Sleepy Hollow area because water and sewer servicing is available. Mr. Hambly thinks Sleepy Hollow would be an ideal spot for high rise apartments and suggested ten apartments or 200 units be built. The municipality is still at the mercy of Charlottetown for servicing. It was noted if the land grows up in trees, it is still land, but once you put houses on it, it becomes impossible to return it to the land, and it is gone forever from agricultural production. He felt this was a shortsighted development. He suggested that the water and sewer system would be improved in the future, allowing for further development. He also noted that with respect of traffic, he has waited 10 minutes to get out onto Lower Malpeque Road from Sleepy Hollow Road and felt that a traffic light or roundabout should be considered for that area. He suggested that leaving Mark's Work Warehouse and getting to Paul Poole's house, there would be nine traffic lights on the route.

Mr. Hambly suggested the Province go back and do more thinking on the proposal.

Resident Brad Woodridge asked if Miltonvale Park could get a guarantee that this development would not turn into a Park Street area. There are six phases, governments change, and no one remembers what was said and he would like a guarantee in writing.

Goops Wooldridge noted that when the jail was put in, that residents were assured that nothing else would go in that area. The Sleepy Hollow area has already housed the jail and the former landfill site which he said is a toxic waste site. They were assured that there would be nothing else put down there. They had the dump, the dump got the water, and now the water is getting this. He stated that City Council voted 8-2 tonight that Park Street has to go, and it has to go somewhere, and it is not wanted in Sleepy Hollow.

Gloria Wooldridge asked when is the best time to plant a tree? The best time is 20 years ago but the next best time is today. She reiterated that you can't reclaim land once it is gone. The zoning for the area was changed in 2021, but she is not sure why. She felt that this is a rural community and adding 200 homes takes away from the rural aspect of the community. She's lived in the area for 40 years and is not interested in living in the city or having the city "feel." She wants the municipality to keep as much land as possible, plant trees and add to the park. If there are 200 families being added there, she feels the the park is not big enough. The Planning Board chair noted that with the current plan, the province indicated they intend to deed about 37 acres of the land over to the municipality for green space. She believes you can never have too much green space. She knows that the website says that we are a rural community. When inmates are released that 64% of inmates who are released go out into homelessness and she would like assurance that this would not turn into transitional housing. This should be homes for people who want to be part of the community and take part in the community. There is a concern that the transit system is not adequate, especially if residents would be low-income. There are no services provided in that area for people who require transitional housing. She emphasized that the land should be preserved and should be zoned for that purpose. She noted that parcel in the provincial map/atlas for 2024 appears to be zoned as a wildlife managed, and that land shouldn't be developed. It was noted this may refer to the property across the street as there can be the same number on both sides of the road, but this should be investigated.

Betty Pryor, who lives on Sleepy Hollow Road, noted that since Charlottetown Water and Sewer gave approval she assumed that fire protection and hydrant would also have been considered. She does not know discussions that were had with Planning Board and Council but she believes this would be an ideal time to connect water and sewer to the Community Park. She noted that although T3 transit services the area, it is subsidized by the province, the city, Stratford and Cornwall. It provides two buses in the morning at 6:30 and 7:00 a.m. and noted it says afternoon services as needed. She would hope that it would be improved as people who live in that area will need transportation. She also does not want Miltonvale Park to have to subsidize the bus service. She noted that while there are paved shoulders along the Sleepy Hollow Road, they do become narrower past the Community Park towards the jail. She also suggested sidewalks be installed. She noted that for fire access there is only one way out of this phase. There should be more ways out of the area. She also thinks that Royalty Road and Heather Drive need to be repaved. She asked if the archeological survey went beyond the headstones, and beyond what could be seen? Brad Gordon believed it included the historical atlases and aerial photos of the entire development. There was also consultation with L'Nuey, who

sometimes have historical records. The archeologist also walked around and did a visual inspection. It was noted again, that if the contractors find anything historic during construction, it would be halted.

She agreed with the good comments that Earl Hambly had made and expressed disappointment that if the pastureland, which was being farmed, is now gone. The Province leased the land to the community, which for the last number of years had leased the land to Earl Hambly. Ms. Pryor noted that the community pasture had been part of the landfill agreement, in 1983-84 and it seemed a shame to her that the pasture no longer exists. The Planning Board Chair noted that it was known to the municipality in 2024 that the province would be ending the lease. The CAO added that the lease had been being renegotiated in six-year terms and when the last six-year term expired several years ago, the municipality was advised that the province was hoping to use the land for housing and it was unlikely that the full six-year term would be reached. In June 2024, the municipality was advised that the lease would expire at the end of September, 2024.

It was noted there was a history of promises being made by the province regarding development in that area. It was asked if the municipality had access to what was promised then when the correctional centre was located. Gloria Wooldridge noted that she had asked the CAO if she had access to minutes from then, but none were readily available. The Planning Board Chair noted that the municipality did not have responsibility for planning at that time. It was believed the province had said there would be no further development. Betty Pryor noted that she was not here at that time, but she was in the area for the landfill discussions. It was asked if covenants on the title search could be accessed because it was believed there was no industrial or intensive developments were to be permitted in the area. Alex Dalziel said they could do a title search on the property. It was noted the proposed development is not industrial. A resident suggested it could be intensive. The Development Officer noted that the density in the PURD allows 10 dwelling units per acre, and this development is much less and complies with the regulations. It was noted by a resident that tourist establishments were a permitted use in the zone. It was suggested that the province would likely establish their own covenants and regulations for the units which could prohibit this use.

Andy Matheson from the Royalty Road asked why this area was chosen. He noted there is a lot of great land in the city and he would rather this development take place in the city, where people would be closer to services. Alex Dalziel noted that they do have 85 acres around Hillsborough Park that is being developed. They have been trying to identify all the provincially owned land. This site and Hillsborough Park are probably the two biggest they own. This province will be demolishing the curling club in town and will establish a housing development there, although, obviously not the same type of design as this one. All those places are close to amenities, so Mr. Matheson asked if it would make more sense to move this development in there. The province noted that this land can be tied into water and it is also served by transit, although there is work to be done to improve the service. The province owns this land which is near the city, and there is not as much provincially owned land available. Mr. Matheson noted the province could buy more land; however, Bob Peake noted that land is quite expensive in the city. Mr. Matheson responded that this was not much of an excuse and advised the province to do better.

Goops Wooldridge noted that the Development Officer had stated that letters were sent within 5000 feet earlier in the presentation*. This was clarified, by the Planning Board Chair that if that was indeed the case, he misspoke because the bylaw requires 500 feet and as included in the written

presentation and the letters were sent to landowners within 500 ft. Goops Wooldridge noted that this is what he is up against. People make promises and say things, and when the jail went in, he was not smart enough to write things down. They (Province) assured residents when the jail went in, there would be nothing else coming there. Then when the dump went there, they were assured nothing else would go there. Apparently, in his opinion, those promises meant dick all. He feels that the province is now going to promise more stuff. He's been in the area 55 years and believes the province's word is not worth anything, and feels it is pretty discouraging.

He noted that the CAO had told him that the Department of Transportation said that the road would be good for 1200 cars per hour. The road was made an all-weather road for the dump, and to service the jail. He believes that the road might stand that amount of traffic, but the municipality won't. He does not believe that the infrastructure is in the municipality to support a development of this size.

Goops Wooldridge also noted that there's a second graveyard in the area, with five-six grave sites belonging to the Stan Carson family who moved to Sydney Street. The tombstones are no longer there, but were located along the side of the road, possibly in the area of lot 33. He questioned whether the archeologist and province had done due diligence.

Mr. Wooldridge also noted that it was concerning to him when the Mayor of Charlottetown plus several city Councillors noted that they were interested in annexing Sleepy Hollow into the city. What would they get out of it? Paying extra taxes for nothing. They were told it wouldn't happen, and it may never happen, but it is another issue weighing on their minds. Compass reported tonight that the outreach centre was voted down 8-2 by the city and they know the city wants it out of there. Minister Steven Myers has said the Province will put it wherever they want. It makes a person question the viability of it all. Sleepy Hollow was good enough to allow the jail, and the jail has been a good neighbour and hasn't bothered us, other than the speeding traffic, which is felt to be mostly workers and police. The residents in the area do not feel they deserve this development. He noted that if sidewalks and street lights were installed it would be the municipality having to pay for it. He asked how long the municipality has been waiting for the deed for the park. Planning Board Chair Paul Poole responded for about a year. Mr. Wooldridge noted that was something the province should have done automatically. It makes them question what the government is going to do. He also noted that residents currently have no MLA, and no one to represent them in the Government. They had a terrific MLA previously but currently feel there is no one to stick up for them. They hope the Province sees what they feel and why they feel this way. They feel as if this is being forced upon them and rammed down their throats. He noted that he did not attend any of the meetings when the Official Plan and Bylaw were being changed, and took responsibility for that. They were was held during Covid and he suspects that not many people attended the meetings.

He feels there are so many things are wrong about this. If the province is planning to use the cottages that are there, they would need to be upgraded to meet fire standards. For instance, the six-plex would need firewalls between the units, as would duplexes. There was also a concern regarding neighbours moving into an area with established activities -such as farming, or in this case- a jail with maximum security or a toxic waste site, which he believes has thousands of barrels of PCBs. New residents often do not want to reside beside what they do not like, and may request they cease operation. The dump is the reason the water and sewer in there. When they wanted the dump extension, which was another deal the municipality had to sign onto, they were assured that they

would put in sewer and water, and when it became available, they would get it installed for nothing. The got a portion of money and now the city charges Miltonvale Park residents 25% more than city residents and the water comes from the Miltonvale Park wellfield. It feels to him like the Sleepy Hollow area keeps getting kicked and kicked. He hoped that Councillors have recourse to get rid of this proposal. If there were 10 20-unit apartment buildings, it might not be a bad idea. This makes them look like Sleepy Hollow is the dumping ground of PEI. The province had made promises for 50 years. They have kept some, but haven't kept many others, and the residents don't believe any promises. They wait long enough until the people who remember have died. He requested that the meeting be cancelled, as they feel this is being rammed down their throats without an MLA to protect them and no way to fight back.

Steve Madden, who lives in the Meadowvale Park, said he has many of the same concerns expressed tonight and the same as the farmer. Why aren't big multiple buildings going in? He asked if this was a done-deal that the residents have to like it or lump it, or does their input get factored in with the Council. You can see the people don't like this plan. Can residents sway the government or the community Council? The buildings are there. The survey plans have been drawn. Money has already been spent on this. He feels that the Park now has become semi-elitist with people that are aged 27-60 playing pickleball or basketball. If you observe other parks in the Maritimes, people want to see a water park for children, and felt this should be installed, as the water is there.

The Planning Board Chair noted that it is not a done deal. This meeting to provide information to the community members and hear their concerns. The community would be taking written submissions until Monday at 9 a.m. Planning Board will review everything that was said tonight, and the submissions, and will make a recommendation to Council on what should be done with the application. Mr. Madden asked if the municipality could develop a website where people could vote yes or no whether they approve this development. Planning Board Chair Paul Poole noted that the Development Bylaw does not allow for planning decisions to go to the public for a vote.

Mr. Madden noted that the municipality had already been told about the traffic on the road. He said the people and those going to the jail use it like a racetrack. He has lived there 10 years and he has yet to see an RCMP patrol car patrol his street, other than once seeing a spot light in the area when there was a jail break. He feels policing is inadequate now, and that adding more people to the area will make it worse. Mr. Madden asked the government and the Council each to take this into consideration. Mr. Madden said that young children would be using the dangerous road to get to the community park. The Planning Board Chair noted that the survey shows an access point from the new development to the park. Mr. Madden does not believe an eight year-old would not take the road. Mr. Madden remarked there is a side street to every question and wouldn't believe anything else unless it was in writing.

Wade MacQuarrie asked about the buildings that are down there now, and who authorized that or if they were located there without permits? The Planning Board Chair noted that the Province parked them there after they were removed from the Royalty Maples property. A resident interrupted the Planning Board Chair's response to note that there was no road closure when they were moved and that they cut off both lanes of the road during the moving process. Goops Wooldridge noted that they were destined to go by Nick Haddad's near a Quartermaster Marine, with a site cleared for them there. Mr. Wooldridge noted he did not mean to be disrespectful, but he has seen a lot of social

housing projects and feels that in most cases, for the first 10-15 years, he feels they look like dumps until the older people get in, and they get cleaned up. He feels that if people don't own the properties, they do not take care of them in the same way as if they are renting them from the government. He feels it is disrespectful to people in the area to have the development down there.

Don MacKinnon noted that his daughter, Terra, and his son own land closest to the Community Park and the development. He noted a Coastal Hazard Assessment was done and questioned the extent of the environmental assessment, and if it was to the same extent he would have had to do in order to build on the land, and if the environmental issues related to the landfill site were investigated. The Planning Board Chair noted that there test holes and excavator tracks on the property. Brad Gordon responded that it was a Phase 1 Environmental assessment, which was carried out by Peter Joostema of Joose Engineering, to see if more assessment is warranted. The study was focused on the parcels for the proposed development, not the landfill site.

Mr. MacKinnon stated that there was a buffer zone of 500 feet required around the landfill property, because of the methane gas and pollutants in the former landfill site that might escape. A resident suggested that the landfill site was operated right to the edge of the Sleepy Hollow Road. Don MacKinnon said that 62 of the Waste Resource Management Regulations be reviewed, as well as section 9.2. He stated he knew this because there were monitoring wells on his property and he has access to information on the water monitoring, and the information is "not pretty". He felt it was about time the area got services. He had applied for a building permit for his property to see what could be done. If clause 9.2 was still in effect, the project would need considerable changes to be approved.

Mr. MacKinnon noted that in 1973, the province had a program to improve and fence cemeteries and the Hertz cemetery was fenced at that time. There are monuments remaining and he believes something should be done to preserve the area. The area around the headstones has grown up in trees, and the fence is dilapidated.

Mr. MacKinnon also noted that the province has 65 acres on Upton Road that is currently used for forestry and he feels that eventually that location will have to move. He believes that this proposal would be an ideal location for that site, where a single-family homes, duplexes and apartment buildings could be put on the Upton Road Forestry site. There is also land to the west of that that the City owns a right of way to the land which is mostly used for walking dogs.

Mr. MacKinnon asked if this was a done deal. He believes it as close to a done deal as it's going to get, unless a viable alternative can be provided. He said if the issue is to provide housing, the Province should seriously look at using larger buildings, which could be spread out to improve the quality of living. He suggested the cost of servicing and roads for the proposed project might be \$20 million; however, larger buildings spread out along the Sleepy Hollow Road could save money for servicing and the roads. He believed the apartment buildings could be set back from the road so the parking is out of the way. If the Forestry site was looking to relocate, this area would be ideal for a new forestry development, and if it were combined with the agricultural land, he believed everyone would be happy.

Goops Wooldridge noted that there were chemicals in the water and for the years after the dump closed, the government would check the water regularly, and that's why they got water and sewer, due to the high levels of carcinogens and toxins.

If there is indeed a 500 m buffer zone for the landfill site, he noted that the dump went right to the edge of the of the Sleepy Hollow Road, and once the 66 foot right-of-way for road was considered, a building on the other side of the road, would have to be approximately 450 feet off the road.

Mr. Wooldridge also asked if there were any covenants regarding building close to a jail, as he was quite certain there would be regulations.

Ryan Shanahan, who lives off Sleepy Hollow Road, in Charlottetown, noted that his subdivision has changed as the population density increased due to changes in the City's regulations. He asked Alex Dalziel if the province is equipped to handle this development. For example, for the units in Hillborough, if garbage is blowing around, people call the Bylaw officer. Who will field calls about this development? Are they equipped with electricians and carpenters? Do they have a plan for waste collection – individual bins or cart corrals? He asked how well the department cares for the social housing projects it has now. He does not want this to turn into Park Street. He noted that while some people treat social housing very well, there are others who do let their cat use the bathroom in the basement for six days. He believes the Province has no recourse if tenants do not treat the units well.

Mr. Shanahan asked about the capacity of the housing department, and if there was a building manager. Alex Dalziel noted that both he and Brad Gordon work on the capital projects for the Department, and the operations side of the department looks after those details. They do have building managers, property managers and tradespeople. The two sides of the department do meet continually, especially when the keys are being turned over. He was not sure if a cart corral would be needed. The provincial Housing Authority has currently 1700 units. They continually look at inventory and hire people. Ryan Shanahan noted that his grandmother was Edith Crabbe, who lived in Springvale, and when he wanted to subdivide a lot from her property, when he was 20, it was not allowed. He knows things have to change, but believe this it too quick a step in the other direction.

Planning Board Chair, Paul Poole agreed with the difficulty to acquire land, as he has lived in the municipality since 1966, and knows he was very lucky to get an approved building lot. He's also had issues trying to buy land.

Leo Doucette mentioned there have been talks about getting rid of the Special Planning Area. Gail Ling believed that, when she was on Council, if the municipality did the planning that they could get out from under the Special Planning Area rules and she doesn't believe that Council worked hard enough to make that happen.

Gail Ling noted that she has a social housing unit in her yard for her challenged sister, and that she found it difficult to have someone to service the property. An electrician was sent to build a deck.

Joan Doyle repeated that Park Street is closing and felt that the government must know what they are doing. Alex Dalziel responded that the vote was just tonight; and he is not a politician; however, there are no plans to move the Outreach Centre to Sleepy Hollow. The zoning would need to be changed to

allow that to happen. It was suggested by Ms. Doyle that the municipality look at building up instead of -sprawl. There is currently a six story 82-unit apartment building going up on Winsloe. She is hearing tonight that bigger buildings would be better. The Development Bylaw would have to be amended to allow larger units.

She also confirmed with the Province that the units would be rented to low-income people and asked how they would be insured; by the province, or would they require tenants' insurance? She also asked if the province is furnishing the units, and was told they are not. She suggested a maintenance person or guard at the gate 24/7.

Goops Wooldridge noted that in Warren Grove, at the corner of the Kingston Road, he believes there are currently three low rental housing units being built, of 16 units each. It was suggested that Bill Campbell may be involved in these units, which were built by Arsenault Brothers. This former single-family lot is being used for 48 units.

It was asked if the Province would be using local contractors. The work would be put out to public tender. It was also asked how many of the tiny homes have been built. The schools have built six or seven already.

Gloria Wooldridge asked if there would be adequate space in nearby schools. She recognized that the bylaw has been in effect for a few years, but wondered why Council would think it was necessary to take this area and make it high density when we identify as a rural community, and why this process is going so fast. She knows it is because there is water and sewer available. It was noted that the area is so peaceful and she believes the cart is being put before the horse. She was also disappointed that a lot of meetings have taken place before the residents were made aware of it.

Earl Hambly asked if concerns at tonight's meeting also needed to be submitted in writing. This is not necessary as the CAO is taking minutes. He also wanted to add to Don MacKinnon's comments. There were five test wells -one behind the park, a couple behind the jail, but none in the field currently proposed for subdivision.

Steve Madden asked if IRAC had been contacted, as he felt the location of two cemeteries along with the loss of agricultural land, would be of concern to them. He said they should get involved and stop the process. The Planning Board Chair noted that here is no role for IRAC at this point.

Another resident said that he would really like to see people own their own property in the in the development, and have skin in the game. He would also be really disappointed to see the units being used for Airbnb, as he noticed they are a permitted use in the PURD zone. There was a query as to whether an Airbnb would be the entire home or a room in the home. The Planning Board Chair suggested that the province would likely use covenants to prevent that use. It could also be addressed in a development agreement. The Chair confirmed that the meeting tonight was to get people's concerns so they could be addressed in a development agreement.

Gloria Wooldridge noted that the development was advertised as affordable housing and wanted to know if the project was low-income or affordable housing. Alex Dalziel suggested it was both. Ms. Wooldridge noted that there is a significant difference in the two. With affordable housing, people

can get homes. Young people may get a break on the mortgage, have an opportunity to enter the housing market and work towards something. There is a different feel with low-income housing social housing. There's no investment, and if people stay there for ten years, they are not getting any further ahead. They're just paying rent and not building equity. People feel secure when they have their own homes, but with the social housing, security is not being provided – people are there as long as the landlord says they can be there. She would like to see land ownership instead of a rental situation. Mr. Dalziel noted this might be possible later phases, but the immediate priority is to provide homes for social housing clients from the social housing registry.

Brad Wooldridge wanted to know the process going forward. Planning board meets on Thursday, April 3 at 7 p.m. to review the application and all the information gathered. He asked it was an open meeting. It is a meeting of Planning Board, but is it held in public so people can attend and watch. Anyone planning to come was asked to RSVP. The current meeting is for the public to participate. Mr. Wooldridge noted that if the majority rules, he thinks the majority doesn't want it, and that Council should know the feelings of people in the area, and they shouldn't pull a Trump and push it in. He also asked where the gentleman from the housing department of the province lived and suggested they should look at land near them for this development.

Goops Wooldridge thanked the representatives from the province for attending and expressed hope that they would listen to the residents.

There being no further comments, Paul Poole thanked all for attending and adjourned the meeting at 9:22 p.m.

Mayor

CAO

April 16, 2025

Date approved

*A video review of the Video 1 confirms the Development officer said letters were sent to those within 500 ft.

VIDEOS

1. <https://www.facebook.com/100064615272834/videos/685524660494237>
2. <https://www.facebook.com/RuralMunicipalityofMiltonvalePark/videos/4110126575978600>
3. <https://www.facebook.com/RuralMunicipalityofMiltonvalePark/videos/1161434391862256>
4. <https://www.facebook.com/RuralMunicipalityofMiltonvalePark/videos/1211628003929213>
5. <https://www.facebook.com/RuralMunicipalityofMiltonvalePark/videos/1557417728280416>