

## **Feedback noted at the Public Meeting Re the Subdivision Application for PID283226**

### **Rural Municipality of Miltonvale Park -March 25, 2025**

Please note that these are not official minutes, but a summary of public comments, with some responses given at the meeting.

- Safety concerns -Current rate of traffic, speeding car, and the sharp turn on Sleepy Hollow Road. There are no streetlights, there are no sidewalks. There should be a 60 kilometer/hour sign along the entire route. It would be dangerous to families in that area, with respect to the roads. It was suggested that there be speed bumps installed on the road. It was also noted that there is currently litter in the ditches in the area
- Would it increase the tax rate. The addition of the subdivision should not change the tax rate, but would increase the tax base and revenue.
- Concern it would become a division of Park Street.
- There was a concern that they would lose value on their mini homes.
- The current Park has swampy land and is a low area.
- Who would own the property? It will be owned by the province and rent it to social housing clients.
- It was suggested that the playground at the park could be improved.
- It was felt that there could be better transit service. The province will engage with the city to see if there would be additional transit routes
- Did the traffic engineer consider the entire development? Residents did not think that the traffic engineer had considered lighting on the road. It was noted that the road is a provincial road, so lighting and safety is a provincial issue.
- How many units were expected? The current concept plan is for 138 which would provide approximately 200 - 205 dwelling units over the entire development. Current application is for 39 lots which would have 62 units.
- Would be any hope for residents to purchase these homes? This would not be possible in phase one, as there is a significant list of social housing clients that they wish to home first. But it is not out of the question for further phases.
- A study was done on the island noting the loss of agricultural land, and this land is zoned PURD. 55 acres of farmland are being taken out of agricultural production. If that is happening. the density should be increased so that you're providing more than 200 units.
- The province was asked to look at what is best suited for the area and what fits the area the best. And it was noted the North River now has high rise apartments. It was suggested Miltonvale Park should change the rules. It was noted the development is not in a visible location as it is at the near the end of a dead end road.
- The only significant development that can occur in Miltonvale Park is in that area. It was felt it was an ideal spot for high rises and it was suggested 10 could be placed there. I

- It was noted that if the land is allowed to grow up in trees, there is still land there, but once you put houses on it, it is gone.
- There was a concern that the city may not service an extended number of homes, but the resident felt that the water and sewer systems will be improved in the future.
- The farmer who had been using the pasture land, noted waiting up to 10 minutes to get out onto Lower Malpeque Road from the top of Sleepy Hollow Road, and perhaps a light or roundabout should be installed there.
- A resident wanted a guarantee that there would not be a use comparable to the Outreach Center at Park Street.
- When the jail was established, residents they would were assured that there would be minimal/no/no industrial use in the area.
- The provincial landfill site is a toxic waste site. The dump was located there, and then the contamination of the water meant that the water got upgraded, and now that there's municipal water, it opens it up to further development.
- The best time to plant a tree 20 years ago, but the next best time is today. Land can't be reclaimed once it is gone. The zoning was changed in 2021 to allow it to be a planned unit, residential development. We are rural community, and 200 homes takes away from the rural aspect of the community. It's been rural for 40 years. It was suggested that we keep as much land for the municipality as possible and add to the park. The province is anticipating 37 acres of the development would be left as green space and deeded to the municipality. It was noted that on the municipal website, Miltonvale Park is a rural community.
- 64% of inmates, when they are released, are released into homelessness, and they want an assurance that this would not be transition housing.
- Would like to see the transit system approved.
- The land should be preserved and it should be rezoned for that purpose. There's a wildlife management designation for either those lands or the lands across the street in the provincial maps.
- it was noted that the City had approved the water and sewer for the development, and it was assumed that fire protection and hydrants would have been included within that approval.
- It was suggested that the community park be connected to water and sewer.
- The current level of transportation services provided by T3 transit is not adequate, with two busses and early morning and few runs throughout the day, it would be hoped that transit would be improved. They don't want Miltonvale Park to have to subsidize the improvement in transit.
- The paved shoulders on the road become more narrow past the Community Park. Sidewalks are suggested. Royalty Road should be repaved and so should Heather Drive.
- Did the architectural survey go beyond the headstones? The province noted it went back to the historical area, aerial photos and the original Atlas for the areas. There has been

consultation with L'Nuey, and he believed the consultant walked through the property to see if there was anything visually apparent. If any artifacts are found during construction, then construction will cease and the archologist will be consulted.

- It was noted that the farmland had been farmed and is now not available to farm. The province had leases the land to the community which had rented it out to farmers. The pasture lands were part of the agreement when the landfill site was placed there. The municipality was advised prior to 2024 that the province was anticipating revoking the lease with the intent to use the land for housing.
- The Bylaw maximum density for the PURD zone is 10 dwelling units per acre, and so that this application meets that requirement.
- Why this area, as there is land available in the city? The resident would rather a subdivision like this take place in the city. The province responded -they're trying to identify all provincially owned parcels of land to see what would be repurposed for housing. There may be some land available when the curling club is demolished in town, but this and the 85 acres around Hillsboro Park are the two biggest land parcels that they have found that the province owns. This property can be tied into municipal water and sewer. Transit services are available, although there can be work done to improve this. It was suggested the province buy more land.
- Another resident noted that land is expensive within city boundaries.
- It was noted that the development officer had said letters were sent to within 5000 feet in his verbal presentation, the written presentation, and the regulations require 500 feet, and that is what was done.
- A resident who lived in Sleepy Hollow area when the correctional facility was there, was told that there would be nothing further coming to that area. And afterwards, the landfill site went there. He believes it's been 55 years.
- It was noted that Sleepy Hollow Road would be good for 1200 cars an hour, according to the Department of Transportation, that road was made an all-weather highway for the landfill site
- Resident also noted there is a second graveyard that is not indicated on the plans belonging to the Stan Carson family, and he believes it's located on the side of the road near lot 33
- It was noted the Mayor of the City of Charlottetown, and several councillors have said they would like to annex Sleepy Hollow into the city, which would increase the taxes for people in that area. It's also noted that the evening of the public meeting, campus had reported the city had voted to deny the location of the outreach center eight to two and wanted out of the city. However, Minister Myers had said that it may not be moving.
- Sleepy Hollow was good enough to allow the jail and has been a good neighbor, but police speed in the area
- It was noted, if sidewalks and street lights were put in, that the municipality and the residents would likely be responsible for paying for them

- A resident expressed they felt this development was being rammed down their throat because there is no current MLA.
- The Official Plan Review took place during COVID and a resident suggested that not many people attended meetings.
- The cottages that are currently located in that area need to be upgraded to fire standard and would require firewalls between the units in the motel.
- There was a concern that, as happens frequently to farmers, people move in and then don't like what is there (e.g. agricultural smells). What happens when people move in and don't want to be beside the jail? Would the jail be forced to move?
- There are PCB barrels and other toxic waste in the landfill site.
- A resident noted when water and sewer were promised when the landfill site was put in, they were assured the water and sewer would be available to them at no cost. However, currently, the city charges Sleepy Hollow residents 25% more than city residents...and the water comes from the Miltonvale Park well. It feels Sleepy Hollow area keeps getting kicked.
- It was asked if the councillors have any recourse to get rid of this proposal.
- Another resident suggested that perhaps ten 20-unit apartment buildings would be more appropriate.
- It makes Sleepy Hollow look like the dumping ground for the municipality, and the resident felt that the province's promises haven't been kept to them.
- Another resident asked if this was a "done deal" and if it happens, residents would just have to like it or lump it. Does their input get factored in? It appeared to him that people don't like this plan.
- Is there an ability to sway Council? The buildings are there, the plots are drawn. There's been money put into the development of the plans.
- He also felt that the park has now become semi elitist for people who are 27 to 70 who play pickleball. He would like to see a water pad/water park established for children in the area water park, as the water is there.
- Council will accept written submissions until Monday, March 31 at 9 am. The Planning Board will review comments, the bylaws, application, reports, and other information.
- A resident asked if website could be developed so that residents could vote on the proposal. The Planning Board Chair noted that proposals like this do not go to the public to get voted upon.
- There was concern that the road is a racetrack and that in 10 years one resident has lived in the Meadowvale Park, he has yet to see an RCMP patrol car on his street. He feels that the government and council need to take this information into consideration.
- It felt that promises from Government need to be in writing.
- The survey shows an access point from the new development to the park.

- It was noted that there were buildings there now, and asked who authorized that. Was it done without a permit? When the units were moved to the area, there were no road closures.
- There was a concern that often with social housing units, for the first 10 or 15 years until people get established, there may not be pride in ownership and the upkeep of the homes may not be ideal.
- A resident questioned the extent of the environmental assessment. A phase one environmental assessment was done. It looked to see if more assessment was required. The assessment was done by Joose Engineering. The Provincial representatives did not believe he assessed the land at the landfill site.
- It was suggested that a buffer zone, according to the environmental regulations, needs to be applied within 500 feet of the landfill site in Section 62 of the province's Waste Resource Management Regulations. There are monitoring wells in the area.
- Section 62 and 9.2 of the regulations may need to be considered. It was noted that the landfill site went right to the edge of the Sleepy Hollow Road. If that was the case, and the 500 ft setbacks applied to structures, once 66 feet for the road is removed, buildings would have to be located almost 450 feet off the road.
- It was suggested that there might even be covenants regarding locating residences close to the correctional facility.
- The Hartz family cemetery is located on one of the fields. In 1973, the province had a program to improve and fence small cemeteries, and it was fenced at that time, and the monuments were there. That area should be preserved. The area around it has grown up in trees.
- The province owns the 65 acres on Upton Road for used for forestry, and it was believed, it will eventually have to leave. That would be an ideal location for single family homes, duplexes and apartment buildings.
- If the issue is to provide housing, it was suggested that larger buildings could be used to increase the housing density. It was suggested that servicing and constructing the roads would be a \$20 million project, and if larger buildings were spread out along the Sleepy Hollow Road, it would save money in servicing.
- There was a concern about chemicals in the water.
- A nearby Charlottetown resident said he's seen the population density increase in his subdivision and the city has changed. Are Miltonvale Park and the Province equipped to handle this development.
- Someone who works in the trades and has been inside social housing units, said while some people treat it very well, other people do not. And what is the recourse available? Do they have electricians, carpenters, plans for Waste Watch? How are all these items going to be handled? Will there be there a manager? The province noted that there is a manager on the operation side, the representatives at the meeting work on the capital side of the program. They do continually meet with the operations-side and there would

be managers in place. Currently there are 1700 social housing units. They're currently continually looking at inventory and continually hiring people.

- There was frustration expressed from a gentleman whose grandmother owned land in the municipality, and the rules did not allow it to be subdivided when he wanted a lot.
- Another said it was also felt that this activity and application had come together very quickly.
- The Special Planning Area has significantly impacted the municipality since 1992, noted a resident who also has a social housing units in her yard. She said that she has to work very hard to get someone to service the unit properly.
- There was a concern that Park Street is closing, and that the government must know what is going to happen to that facility and its clients. The provincial representative said, that he was not aware of the plans, and that that vote was just tonight.
- There was suggestion that the development should be building up instead of sprawling out. For instance, there's a six storey 82-unit apartment building being developed in Winsloe
- Does the province inquire tenants insurance? Is the province furnishing the units? Do they have a maintenance guy/guard at the entrance?
- It was thought that both Warren Grove and Kingston have low-income rental units developed by Arsenault Brothers, one of them being cooperative housing, possibly organized by Bill Campbell.
- Would the province be hiring local contractors? The Province would be use a public tender process.
- Are there enough schools for residents and developments of this type?
- Why would Council think it was appropriate to take this area and make it high density when we identify as a rural community. Why is the process going so fast? It is such a peaceful area.
- Meetings had taken place before the residents were informed.
- Is the planning board only going to review written concerns? Do the verbal concerns presented tonight have to be represented in a written form? They do not.
- There are five test wells in the pasture land. One is behind the park. There's no test well in the fields being developed in this phase, but there are a couple of test wells behind the jail.
- One resident wondered if IRAC was contacted about this development which proposed taking out of agricultural land out of production and included the two cemeteries. There is not a role for IRAC at this stage.
- A resident would like to see the development have the opportunity for people to own property, and would be really disappointed to see it turn into an area where there could be Airbnbs, and which would go against the whole idea. It was suggested that the province would likely have covenants. Although Airbnbs are permitted use, people do

need approval to change the use of their homes. There could also be stipulations in a development agreement

- It was asked it was going to be low-income housing or affordable housing? The Developers suggested it may be both.
- A resident noted that it's a total difference between the types. People can get homes. There's no investment if it's just social housing, and people don't get any further ahead. People need to feel secure when they have their own homes. And she would prefer to see land ownership instead of a rental situation. The province noted this may be possible in later phases. In this early phase, the priority is to get people off the social housing registry.
- Residents wanted to know the process is going forward. The planning board meets Thursday, April 3, reviews all the information and makes a recommendation to Council for their next meeting.
- A resident suggested, if the majority rules, he believes the majority doesn't want it He asked where the housing develop corporation/provincial staff lived, and suggested perhaps they would like to have this development located near them.