

VICTORIA COUNTY MUNICIPAL COUNCIL
June 2, 2008

A special meeting of Victoria County Municipal Council was held at the Court House, Baddeck, on Monday, June 2, 2008, beginning at 5:00 p.m. with Warden Wayne Budge in the Chair.

Present were:

District #1 – Paul MacNeil
District #3 – Bruce Morrison
District #4 – John Graham MacInnes, Deputy Warden
District #5 – Fraser Patterson
District #6 – Lawrence Barron
District #7 – Wayne Budge, Warden

Also present were:

Sandy Hudson, CAO
Heather MacLean, Recording Secretary

Absent were:

District #2 – Keith MacCuspic
District #8 – Robert MacLellan

CALL TO ORDER

Warden Budge called the meeting to order.

ROADWAY – NEW ALDERWOOD REST HOME

Warden Budge turned the meeting over to Councillor Fraser Patterson, Chairman of the Alderwood Management Board, to explain the situation that precipitated calling this meeting.

Councillor Patterson requested others in attendance to provide introductions. Also in attendance were the following:

Murray Tate, Project Manager, Alderwood Home Project
Arlene Morrison, Facility Manager, Alderwood Rest Home
Kaye Garland, Member of the Alderwood Management Board
Dave Parkinson, Adjacent property owner

Connected by conference phone were:

Eileen Woodford, Adjacent property owner
Kathy Anne Woodford, Adjacent property owner

Councillor Patterson explained the situation regarding the roadway to the new Alderwood and indicated that the action taken at Council at the last meeting has to be revisited.

Murray Tate indicated that hopefully from this meeting a solution will be found that will be acceptable to all parties involved. He provided an overview of the situation and indicated a couple of issues with regard to the Council motion passed at the last meeting. The issues were the 22 foot paved surface and the Department of Transportation and Infrastructure Renewal standards for paving.

Mr. Tate indicated that the 22 foot paved surface is not standard. The standard is 6 meters (19.7 feet). The requirement for 22 feet will mean that it will require excavation into land that Alderwood does not own. Also the construction to highway standards is open. Mr. Tate indicated that they need to build the appropriate road and two of the foremost experts in road building in Nova Scotia have designed a road they feel is best suited for this development.

Mr. Tate indicated that the streets in Baddeck are Class J type roads that allow for an 8% grade. The road they hope to build is a Class H road that allows for a 12% grade with a capacity for 300 cars per day. By allowing this type of construction, no additional land will be need to be acquired, it will keep costs down, prevent a delay of the project and the engineers have indicated it is the most appropriate road to build.

The Class H road will meet the necessary standards. The 300 cars per day capacity is more of a safety issue than a capacity issue and if necessary, the speed limit can be reduced to further promote safety.

Discussion took place on the adjacent property owners and the potential future development of these properties. The affect the proposed roadway would have on the development of these properties was discussed.

The road will be built as a private road and converted to a public road when completed and taken over by the Municipality. Mr. Tate assured that the roadbed, gravels and asphalt will all be up to standard and it will a quality built road.

It is not the intention to restrict adjacent property owners from future development of their properties. The properties in question are outside the zoned area, which ends at the Village boundary.

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Murray Tate checked with John Bain, Eastern District Planning Commission, and he indicated that the Planning Commission would not request a traffic study for this type of subdivision request. As long as proper stopping distances and site lines are maintained, traffic is not an issue to be considered.

Further discussion took place on the matter. Both property owners were satisfied that there were no restrictions in the foreseeable future to the development of their properties.

If Council agrees, a new letter is required indicating that the Class H roadway proposed is acceptable with a paved surface of 6 meters. As 2/3's of the Council members were not present it was agreed that Sandy Hudson would provide Alderwood with the revised letter and the matter will be brought to Council on June 23, 2008, for ratification.

ADJOURN

There being no further business, on motion of Councillor Morrison, seconded by Councillor Barron, the meeting adjourned at 6:00 p.m.

Wayne Budge, Warden

A. W. (Sandy) Hudson, CAO