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## **ATTENDING**

Mayor Don Clarke, Chair  
Deputy Mayor Mike Trinacty  
Councillor Ty Walsh  
Councillor Derrick Jamieson  
Councillor Adam Lutz  
Councillor Chris Goddard  
Councillor Rod Reeves  
Jen Boyd, Chief Administrative Officer  
Krista Longmire, Executive Assistant  
Chrystal Fuller, Brighter Communities Planning & Consulting

## **ALSO IN ATTENDANCE**

85 members of the public

### **1. CALL TO ORDER**

The meeting was called to order at 6:36 pm

### **2. PUBLIC HEARING**

#### **a) Overview of the Proposal**

Chrystal Fuller, Town Planner gave an overview of the proposed municipal planning strategy and land use bylaw, highlighting the significant changes from the current plan. The proposed plan promotes housing choice and affordability by diversifying Berwick's housing options. Part of the solution to achieve this is to focus on the "missing middle". The proposed plan would encourage more commercial development by reducing the number of parking spaces for commercial uses, and allowing up to 5 stories of residential and mixed-use buildings in the downtown core. A street classification system would be adopted. There would be a plan for future street and trail networks and improve traffic safety and efficiency. In the agricultural zone, the proposed change would allow smaller lot development, and allow for subdivision along Willow Avenue only while allowing the lands to the rear to remain vacant and possibly used for haying or other similar agricultural uses.

#### **b) Public Input**

Robin Bustin, 183 Cottage Street

- Would like an R1 only zone
- Concerns about the Aquifer

Ian Blenkarn, 321 Veterans Drive (*representing the concerns of several citizens*)

- Would like the decision on the documents deferred – insufficient research done
- Concerns about the water supply, volume, quality and safety. Invest in a central water system for safe, reliable drinking water year-round

- Inadequate sewer system
- Fire protection has limited resources and no fire hydrants in the Town
- Lack of RCMP presence and a constant increase in vandalism
- Limited health services
- Deteriorating infrastructure, roads and evacuation routes
- No increase in green spaces in the proposed plan
- Promoting single-family neighbourhoods but eliminating R1 zone
- Lack of democratic process, lack of communication and transparency
- Feels this matter should go to a plebiscite and not a decision of Council
- If Council approves documents as proposed, there will be an appeal

Susan Dodd, 172 Main Street

- Would like more thought on agricultural development within the Town instead of outside, encouraging smaller landholders to plant fruit trees, organic farms
- Concerns with the sewage treatment plant–air quality issues as well as water quality and noise
- Conservation - need to protect and not constrict

Holly Morrison, 11 Bezanson Drive

- Deteriorating infrastructure throughout the Town
- Lives in a subdivision with covenants and unclear on the proposed change to R1 zone
- Water supply issue on their property since the inception of Eden Valley Poultry
- Flooding on property with current developments, infrastructure is not able to handle any additional development

Tanya Pothier, 127 Cottage Street

- Concerned about how the proposed R2 from R1 will affect taxes/tax rate and property values.

Bonnie Meister 34 Gravenstein Drive

- Lack of police services, any increase in population will need an increase in police presence
- Increased revenue for the Town from development but no increase in services
- Disappointed with the lack of notification of previous engagements
- Feels the decision on the documents has already been made

Jennifer West, 130 Maple Ave

- Same concerns which have already been addressed
- Lack of communication in notifying residents of public engagement
- Restricting Air BnBs or short-term rentals in the residential zones, will increase housing but limit long-term rentals
- Clarification on Shared housing – up to 10 units

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Neil Mattson, 54 Gravenstein Drive

- Purchased property purposely in an R1 zone so their neighbours would be single-family homes and not a fourplex

Bob Stewart, 251 Commercial Street

- Concerns about boarding House, doesn't feel that 10 rooms in a single dwelling is low-density
- Definitions in proposed documents need changing to be consistent regarding shared dwelling and boarding house
- Accessory Dwelling Units, very restrictive in size.
- Typos throughout the documents

Monica Franey, 264 Main Street

- Severe flooding on property
- Wondering if the past flood studies have been implemented to their full capacity
- Has the new subdivision done proper drainage
- Feels she can't use her property because of the constant flooding
- Concerns over the sewage treatment plant flooding which would be an extreme health hazard
- Disappointed that current issues haven't been addressed but looking to develop the Town

Alan Seward, 260 Main Street

- Severe flooding on property
- Concerned that his large property will be expropriated for development with the change in zoning

Julius Smolders, 38 Gravenstein Drive

- Felt completely off guard when the letter was received, no previous communication had been received
- Concerned about the meeting on July 29<sup>th</sup> and what will happen to the documents

Steven Bates, 319 Veterans Drive

- Need an infrastructure budget plan – 5-year plan
- Protect the single-family dwellings and keep the development agreements in place for larger developments.
- Other municipalities are maintaining their zoning

Angela Chenier, 319 Veterans Drive

- Maintain R1 in existing properties and designate R2 to vacant lands

Terry Marchant, 127 Foster Street

- Water supply concerns
- Flooding in the Town

Debbie Gibson, 38 MacIntosh Street

- Concerned that the zoning change is due to the federal government funding available for increased development
- Covenants aren't protected
- Not following the vision and mandate for the Town

Allan Lees, 304 Veterans Drive

- Concerns with allowing affordable housing in R1 zone
- Would like to see the documents go to a vote of the residents
- Doesn't feel the documents reflect the Town's vision

Sheila Stewart, 251 Commercial St

- Development agreements and the appeal process are not pleasant and there is very little success.
- Large documents with significant changes and feels there needs to be more than a week to process and make a decision
- Flood plain areas, there needs to be firm plans in place before the Town moves forward with any development
- The well being built at Eden Valley Poultry will have a huge impact on the Town aquifer

Jane Bustin, 183 Cottage Street

- Acknowledged that she did receive notices for previous public engagements
- Feels that documents of this importance, notices should have been addressed to residents before this final engagement
- Was taken back over changes in the R1 R2 designations

Jane Bezanson, 151 Cottage Street

- Acknowledged that work that has been put into the documents and thank Town Council for listening to the concerns

Dan Antle, 34 Gravenstein Drive

- Concerns that the covenant in his subdivision will not be adhered to under the proposed plan
- Property values will decrease if duplexes or fourplexes are constructed on the vacant lots

Bill Scott, 53 Bezanson Drive

- Concerns with the water supply in the Town. The wells that are being drilled at Eden Valley Poultry do not meet its needs, so doesn't feel the aquifer is as adequate as the Town may think it is.

Polly Scott, 53 Bezanson Drive

- Been a resident of Berwick for 24 years and enjoys living here and knows Council is doing everything they can to keep the Town as vibrant as they can

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Philip Wentzell, 159 Lawrence Avenue

- Long-time resident of the Town. Feels Berwick is a bedroom community as most of the commercial business is gone. Doesn't feel that adding additional residential units will attract any new commercial business
- Feels there are a lot of assumptions made

Planner Fuller addressed several concerns regarding the aquifer, stormwater management plan, and infrastructure throughout the public presentations. Fuller also provided additional clarification on the proposed R2 zoning.

**c) Written Submissions**

- Allan Lees, 304 Veterans Drive
- Denis Sincennes, 270 Main Street
- Stephen Bates & Angela Chenier, 319 Veterans Drive
- Marc & Gwyneth Allain, 323 Veterans Drive
- Margaret Welin, 316 Veterans Drive
- Susan Dodd, 172 Main Street & Christina Van Driest & David Dodd, 166 Main Street
- Concerned Citizens (via Monica Franey)
- Holly Morrison, 11 Bezanson Drive

**c) ADJOURNMENT**

**IT WAS REGULARLY MOVED AND SECONDED THAT THE PUBLIC HEARING  
BE ADJOURED 9:17 pm.**

**MOTION CARRIED**

As recorded by Krista Longmire, Executive Assistant & Planning Services  
Coordinator

21 July 2024

Allan Lees  
304 Veterans Drive, Berwick

Written submission to Town of Berwick in regards to the draft MPS and LUB

I am very disappointed with the draft MPS and LUB for Berwick. Both documents seem to be crude, simple, knee jerk reactions to correct mistakes, to appease unknown developers and stakeholders under the guise of creating affordable homes and to more easily submit to federal/provincial grant programs that help investors.

There are no further meaningful changes to the draft other than trying to clean up past mistakes and deleting all R1 land use zone maps.

- No additional green space/recreational areas. The two main cornerstones for inclusiveness when increasing densities, bridging inequalities and supporting local neighbourhoods.
- No road or traffic flow plans. Roads are in need of repair and can't stand up to increased traffic.
- No two 2 way in/out of some subdivisions or senior institutions.
- No new flood plain expansion to include impacted areas. Increased flooding events are ignored.

The draft MPS does not adhere to principles. **Page 17 2.5.2 to protect and maintain the character of existing residential areas... 2.5.4 Future residential areas will be planned...**

- No increased community supports, policing.
- The sewer capacity which needs upgrading just to meet current usage.
- No water usage master plan. Berwick is on drilled wells, water demand will increase. Wells already have to be drilled deeper to get the volumes needed. Already shortage impacts felt.
- What is the plan if there is a contamination issue with increased density of hundreds of individual wells?
- No climate mitigation strategies. It is negligent in today's world to have no plan.

R1 zone single dwelling designation is recognized across Canada and the US.

Removing all R1 code from single dwellings will not create affordable homes. There is no correlation.

There is surplus land for planning and development for affordable housing and areas for restructuring.

Has council done any real cost analysis on impacts?

First details publicized was the July 4<sup>th</sup> flyer mailed to some home owners. It feels like you are soft shoeing this important matter past unsuspecting home owners. (See APPENDIX) There is no transparency, all now seems deceptive and eliminates a swath of home owners of some age groups.

Most significant is how the draft MPS, LUB is being rushed through Council, pre the fall elections.

- Council should not erase R1, just to ease their council load or to make it easy for to apply for grants. (7 land use submissions since 2022) and to pass on zone decision to investors without council oversight.
- A vibrant town has diversity not homogeneity. Mixed use developments like R2-R4 can happen along with R1, for people who are in-migrating, investing themselves in what they see Berwick has to offer.
- Removing R1 zones is a simplistic shortcut, counter to stated principles, highlights forsaking core values for the sake of perceived "free money".

**I believe the proposals should be deferred until the next council is elected.**

- At that time, due diligence can be performed, and a coordinated plan to improve and increase the availability of affordable housing with the need to address infrastructure needs can be developed with real input from residents, neighbourhoods of Berwick so you can make it a place people still would want to come live.

**I feel the magnitude of this type of decision should be voted on by the people living in Berwick.**

Your website (2024) under "Residents" **"The single family character of Berwick's residential neighbourhoods is perceived as a value worth preserving"**

## Near future:

Families looking to build a single family home will go look elsewhere or actually relocate/ migrate out to other towns in the valley that are preserving their R1 neighbourhoods. The towns and villages all have their map accessible online so it is an easy task. It happened to a lot across the street, they found out about the proposal and now the lot has just been put up for sale. The stigma has started.

In essence you are giving free hand to investors to develop anything, anywhere. A developer approaches your neighbours, buys their place to have a serviced lot that they can build a 2, 3 or 4 unit dwelling, shared housing for 10 units, short term rentals, small options homes, land lease community etc.. Your life plans are now altered.

Some families invested life savings to build a forever home in a neighborhood that fit their lifestyle, like myself. I invested in my home in Berwick to protect my savings not to lose a portion of my savings, because 6-8 people decided to take the easy way, totally eliminate R1 single dwelling zones hence devaluing single family home values in all of Berwick. This changes the structure and essence of Berwick and thus the reason we chose to live here.

## APPENDIX:

Looking at council and planning advisory committee minutes, it was very obvious that not much effort was made to inform the citizens of Berwick what you were up to.

- Multiple failures at transparency with lack of details,
- similar shades of pink zones in various maps,
- a general notice on a face-book page,
- hints only in council minutes of a MPS review,
- no public at one “public event
- unidentified “public” at a mystery workshop.
- No records from workshops,
- very late meeting posting of may 27 posted after July 11 2024 posted.

## LIST

- *Nov 8, 2022 council minutes, under new business* was a small suggestion to look at the scope of MPS plus motion passed for spending.
- **No information** *September 2022 staff workshop.*
- **No information** *October 2022 Council workshop.*
- **No public attendance** *May 5<sup>th</sup> 2023 a Public Participation Meeting* was held, now referred to as 1<sup>st</sup> open house. No public was in attendance, only a MPS amendment regarding minimum standards for public engagement was reviewed.
- *May 9<sup>th</sup> Council meeting*, council had made a suggestion that an item be deferred to the MPS review for clarification.
- **No information.** There was an *unknown May 17<sup>th</sup> 2023 workshop* which reported 16 public members attending. Was it by invitation only? was it potential stakeholders?
- *June 6<sup>th</sup> 2023 Planning Advisory Committee meeting minutes* had a 4 sentence report from the unknown 17<sup>th</sup> May workshop.
- *June 13<sup>th</sup> 2023 Council meeting* it was mentioned the Berwick is undergoing a MPS review.
- *August 1<sup>st</sup> Housing Accelerator Fund (Canadian Mortgage Housing Corp) application* was approved.
- **No information.** *November 2023 2<sup>nd</sup> Open House.*
- **No information.** *March 27<sup>th</sup> 2024* (a face book post March 15<sup>th</sup> Friday of school break)
- **No Minutes posted.** *April 2024 Planning Advisory Committee review.*
- **No Minutes posted.** *May 27<sup>th</sup> 2024 Addendum: minutes posted 18 July 3:45pm*
- **Not all homeowners received one.** *July 4<sup>th</sup> notice* mailed to some individuals within households,
- **Addendum:** *Meeting minutes of July 11, 2024 posted Thursday pm, 18 July 2024, before May minutes*

signed: Allan Lees 21 July 5: 30pm

**From:** [Denis Sincennes](#)  
**To:** [Planning](#)  
**Subject:** Public Hearing July 22, 2024  
**Date:** Monday, July 22, 2024 11:17:38 AM

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I do agree with Berwick's development plan for future use of it's land to better service it's increasing population but I think modification must be taken in consideration. All plans to build along the flood plains of the Cornwallis river should be put on hold until a solution for the ever increasing flooding be address.

We add 76mm of rain on July 6 and 97mm July 11 with the results of flooding for the residents along Main street where water raised to a level that was never reached since I moved to Berwick 14 years ago and this will be getting even worst in the following years do to climate change.

The town of Berwick needs to be pro-active on this issue and not wait for more studies that will tell us what we already know, a specialist on drainage should be hired and meetings with affected residents should be initiated you would be surprise by the amount of solutions some of us may have. Thank god we did not receive 200mm + on July 11 like Hants county last year many lives would of being affected since as you know, there's no flood insurance available for us and we all know it will get worst before it gets better.

My question: What will be done to mitigate the chance of increasing flooding up stream when you give a building permit and what are the guaranties that it will work.

Denis Sincennes  
270 Main street

Stephen Bates and Angela Chenier  
319 Veterans Dr  
Berwick, NS B0P 1E0

To Berwick Council,

Please accept this letter as our opposition to rezoning of our property at 319 Veterans Dr , Berwick as part of the proposed full scale rezoning of residential areas within our community.

After review of the first letter we received on proposal, dated 4 July and further review of the public hearing documents found on the Berwick website, we understand that the proposal will combine all the R1 and R2 zones into new R2 zones. The letter we received states that the decision has already been made however this is the first correspondence that we have received on topic. It is also the first correspondence we have received from Berwick that was addressed to Angela solely, while Stephen is the member of our household who has communicated with the town on taxes, electricity, and meetings and whom everything is addressed to.

While we are acutely aware of the need for more affordable housing in Nova Scotia and Canada as a whole, the issue for us is the impact this large change will have on our home. When deciding where we were going to live upon our return to the Annapolis Valley, we did much research to ensure we would not experience some of the negatives we experienced in other areas we lived. We settled on Berwick and specifically Veterans Dr based on our understanding that although there would be continual development in the area the R-1 designation and the covenants that are in place would protect us from those negative impacts and maintain the value of our home investment. Throughout our building process we adhered to the covenants knowing that these rules were exactly what we wanted for our community lifestyle, to see additional changes within the proposal that would degrade what we purposefully sought out is unacceptable.

We agree that addressing affordable housing is required however it should not be done at the expense of those landowners that knowingly chose and paid significantly to build in R-1. Assigning R-2 zoning to a future development allows buyers to make informed decisions and be aware of the implications, adjusting the zone after considerable investment has been made is unfair, unethical and shows minimal care for the R-1 taxpayers that are also paying high amounts of property tax due to NS provincial property assessments.

We felt completely confident to invest in Berwick for the remainder of our lives because we did our research on the areas available to us, including the zoning, covenants and tax rates. We chose Berwick because it provided us everything, we were looking for with the R-1 zoning and covenants in place.

Thank you for your time and we hope that this provides context for consideration to the impacts this change will have on the Berwick residents.

Respectfully,

Stephen Bates

Marc & Gwyneth Allain  
323 Veteran's Dr.  
Berwick, NS B0P 1E0  
July 19, 2024

To Whom It May Concern:

Please accept this email as our opposition to the proposed draft document regarding changes to the rezoning of R1 properties in Berwick.

We understand your draft proposal, now under review, is to combine the current R-1 and R-2 zones into a new R-2 zone. However, in your recent letter addressed only to Gwyneth Allain, you indicate the current zoning is changing. This statement implies your decision has already been made!

Yes, there is need for more affordable housing in Nova Scotia. However, the issue here is the impact this rezoning will have on all R1 zone homes. This change after building, landscaping and conforming to the existing rules, would create a loss in home values. We were aware there would be future housing development, but we also knew this area was designated as R-1. Thus, we felt confident investing in Berwick and specifically in this community.

The need for more affordable housing is real and should be addressed but not at the total expense of R-1 landowners who have knowingly chosen R-1 zoning in which to live. We can understand a zone change for future developments as then buyers would be aware of the zoning regulations in place by the town of Berwick. However, to enact this change now is unfair, unethical and shows little regard for R-1 taxpayers.

Other concerns we have with this rezoning change are the increased demand for water and sewage, an increase in traffic, and a requirement for more policing. It is important all these issues be addressed in depth and have taxpayer input before a massive rezoning change, as the one proposed, takes place. A rezoning of this magnitude which will affect approximately 65% of the Berwick tax base is an important election issue for the upcoming Municipal elections this fall.

We emphasize our home was built in this area because we liked what we saw, we knew the zoning was R-1 and covenants were in place.

Thank you for listening to our concerns and we ask you to consider the far-reaching impact the total elimination of R1 designation throughout Berwick will have on the future growth of this town.

Respectfully submitted,  
Marc & Gwyneth Allain

**From:** [Margaret Welin](#)  
**To:** [Planning](#)  
**Subject:** R1 to R2  
**Date:** Monday, July 22, 2024 1:27:28 PM

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I have a number of issues with the zoning change in Apple Valley Acres.

1. Notice states "**zoning on your property is changing**" which indicates council has already decided this is happening. While further in the notice it states **The Proposed Change** the opening certainly gives the impression the decision has already been made?
2. Notice was addressed to female owner in a number of incidents. I appreciate the Town of Berwick for recognizing the true head of most households but in most cases our male spouses are also joint property owners and therefore all mail should be addressed to both of us. Our tax bill and electric bill are addressed to both so it should be easy to include both on all mail.
3. R1 (single family residential) and R2 are real estate standards across Canada and other countries. If this proposed change is approved anyone planning to relocate to the Annapolis Valley to build/buy in an R1 zone will not find any in the Town of Berwick. They will go elsewhere and the other towns nearby will be happy to have them. Our existing homes will be devalued and difficult to sell and when our home values decline so will the tax revenue for the town. The town will find it difficult to improve/maintain existing services and infrastructure with less revenue. This is not what we expected when we built in a R1 zone in 2021. I recently attended a Canada Day celebration in Bedford and one of the attendees announced he and his wife were looking to relocate to Berwick with their young daughter. I can guarantee when they sell their Bedford home, they will not consider moving to a R2 zone-they will look elsewhere. This change will result in Berwick becoming a second rate town. Do we want this? It is obvious council members in previous years worked hard to make Berwick the attractive town it is today. This move will negate years of effort. Who will be attracted to Berwick after this change? I believe our residential tax rate is already higher than both Kentville and Wolfville but now we will have the added 'benefit' of living next to semi-detached homes, day cares, tiny homes, short term rentals, shared housing up to 10 units, etc. etc.
4. Howard Little has obviously invested significant time and money in planning and developing Apple Valley Acres. He has a list of covenants all home owners have to comply with and he ensures every homeowner adheres to those restrictions but he is also willing to help us if needed. As a result of his attention to detail this area is a gem within Berwick. This change in zoning will undoubtedly impact the sales in Apple Valley Acres and has to be an insult to Howard after all he has tried to do for the residents in this area and for the town. My understanding is he recently donated \$25000 to the Apple Dome and I am sure there are other donations. I would have expected the town would be more supportive of a developer who is contributing so much to the

betterment and bottom line of the town. I expect there would have been a number of discussions between Howard and council when this development was planned and now to have this change must be very disturbing to Howard. Town of Berwick will be hard pressed to find developers of this caliber to work with on future projects after treating him with such disrespect. Other developers will question the support from the Town on a go forward basis.

Respectively submitted

Margaret Welin  
316 Veterans Drive

## Regarding the Town of Berwick Municipal Planning Strategy and Land Use By Laws

July 22, 2024

Please accept this submission as part of the July 2024 review of the Town of Berwick's Municipal Planning Strategy. We take for granted that all of the designated land use zones will need to be reconsidered in light of new flooding levels and increased frequency of extreme weather.

To begin, we are grateful for the collaborative spirit of the current management and we are deeply impressed by the Town's commitment to renewable energy.

We are glad to have this public hearing as an opportunity to raise longstanding concerns about existing services, as well as questions and concerns about proposed future development.

1. **Traffic on Main Street, east of Maple Avenue.** Traffic calming devices are needed—especially speed bumps—along the stretch between Maple Avenue and Cottage Street. A three way stop at the corner of Cottage and Main would help as well. As things stand, there is an ongoing problem with speeding and even stunting along this stretch of road. The speed indicator seems to incite some drivers to see how fast they can accelerate.
2. **Pollution from the Waste Water Management System—Water, Air, and Noise:** We understand that there are plans in place to improve the existing wastewater management. This is very good, and absolutely necessary. The existing system has been inadequate to the Town's needs for decades and it becomes less and less acceptable as the demands placed on the existing infrastructure increase.

As we have noted in ongoing communication with Town employees and elected representatives, we remain concerned that the town meet provincial standards in effluent water quality and noise levels.

Though we understand that there are no provincial standards governing air quality, this has been a significant problem for decades. The revolting smell from the sewage lagoons has impacted our ability to work and enjoy our property, and it simply cannot be good for either physical or mental health to be continually subjected to sewer gasses. The noise and odour are surely one of the reasons that houses around the corner of Maple and Main are so often on the housing market. The oppressive odour has often meant that windows had to remain closed, and patios were unusable. As well, the odour has seeped into the houses in every way. The stench is oppressive and can severely impede the quality of life here on Main Street and lower Maple Avenue. We understand that part of this problem has been non-compliance by Eden Valley chicken processors and their predecessors. This has been a major and ongoing problem. We are greatly relieved that there will soon be a tender for upgrading the water treatment system that will address air, water and noise pollution. We urge the Town to monitor and make public its struggles to comply with provincial standards, and to give notice when it fails to do so.

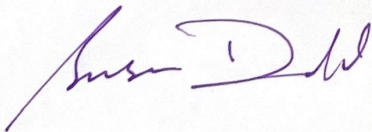
We continue to be concerned about the health of the river and wetlands. Our property has done the work of a cleaning wetland for decades, and is home to waterfowl, birds of prey, sometimes beavers, and all kinds of critters whose habitats are shrinking as development increases. We continue to welcome the possibility of an engineered wetland to improve wastewater management in every way.

3. **Conservation along the Cornwallis River:** The map of designated conservation areas shows that the river and its flood plain are protecting significant wilderness space in the Town of Berwick. This is great. Given the volatility of water levels under intense rain conditions, we hope that this conservation area will be expanded so that more of the green space around the river will be protected.
4. **Agricultural Land within Town Limits:** In the field portion of our property, we remain committed to agricultural usage. As well, we have begun small orchards and urge the Town of Berwick to encourage other homeowners to plant fruit trees, especially apples, in honour of the Town being the "Apple Capital." We hope that agricultural land use on a small scale will be encouraged, in light of the need for insect and bird habitats, as well as the power of green space to lower urban temperatures.

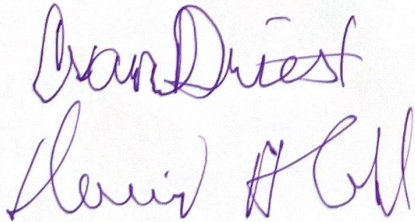
Thank you for this opportunity to contribute to this discussion.

Sincerely,

Susan Dodd (172 Main Street)



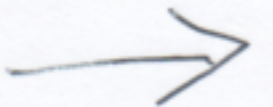
Christina van Driest and David Dodd (166 Main Street)



① Holly Morrison  
11 Bezanson Drive j.morrison@ns.sympatico.ca

## Berwick Acres Subdivision

- 1) Covenants - signed legal document - Nov 1984  
(single family dwelling) purchased property
- 2) (a) No water issues until 2012:  
Eden Valley - drilling wells - for  
their water demands
  - \*no water  
- 2012/2013 installed new pump (receipts - do not have)
  - No water again May 2014 - larger pump  
installed - cost \$637.00
  - Nov 2015 - no water - again - purchased  
a submersible pump - cost \$2265.00
- 2) (b) - new developments - Beckwith Drive  
& above us - Howard Little - subdivision, etc
  - plus sidewalk Sept/Oct 2020
  - resulted run off to our lower area  
flooded basement Feb 2021
  - installed sump pump \$656.00



pg 2 Holly Morrison - 11 Bezanon Drive

- wet weather in 2023 - pump ran all year.
- rainfall July 11/2024 flooded our lot like never before. at least 6 inches of water entire yard; front ditch full as well.
- there is a natural spring 2 lots from us, so more development in this area - where / or what will happen to the water
- infrastructure needs serious attention
- well water with the flooding
- big concern
- we are into the water expenses ~~to~~ over \$3500.00

July 22<sup>nd</sup> 2024

The proposed R-4 Residential multi-unit zone Land Use By-Law would help with the housing crisis we currently have in Nova Scotia, however, a very important question that needs to be considered and answered should be at the forefront of everyone's mind with the recent flooding (2<sup>nd</sup> significant flood event this spring/summer). How are we going to manage our storm water with the increase in impervious surfaces caused by increased development? The transformation of "larger undeveloped parcels" will remove yet more soil which could absorb water, and leave impervious surfaces creating more storm drainage volume, an issue already impacting lower elevation properties on Main Street. With the climate changing and more severe rainfall events becoming ever more frequent we need to be even more sensitive to the current flooding situation when we talk about further development.

With the recent flooding residents or visitors of Berwick would not be able to enter or exit the town through its main entrance point. Commercial Street in front of the fire department, critical for emergency response, was flooded with enough water that access was restricted to the station. Our town sewer treatment system was flooded allowing un-treated waste water to flow over surrounding areas that can cause health issues. Our own town's public works employees were not able to enter the public works garage for a period of time due to the biohazard risk created by the half meter of water which flooded the building.

Current storm water drainage systems are not being properly maintained by the town. Several new subdivisions have been connected to the drains on Main Street, west of Commercial street and residents have seen an increase in severity and frequency of property flooding. The cistern on the north side of Main Street across from Foster Street drains across a property into a ditch so silted that it has become more of a pond than the drainage ditch it should be. New subdivisions may have done water management plans but simply adding their output to an already overstrained drainage network is not a valid solution. Residents by Eden Valley and across from Foster Street have watched flooding increase with the connection of these developments to their storm drainage. Regardless of the location of further development in the town it will ultimately affect the north side of Main Street in Berwick as the storm drainage water will be dumped into the same natural drainage system, the Cornwallis River. This drainage area is already not properly managed by the town and is damaging properties. The brand new multi-million dollar solar garden is among properties at risk of storm damage given reports of water beneath the solar panels in our most recent flooding.

The town developer, engineer, and public works need to work together to investigate the state of drainage in this town and come up with some solutions. We hear that an updated water study needs to be done and this is true, but this study should be conducted before the Commercial Street bridge replacement is set in stone (in case we need to increase the throughput to move water effectively downstream) and before many more developments contribute to our severe flooding issues. We would like to see the most recent flood maps (at a minimum the 1:20 and 1:100 year flood line) and hold the town accountable for adequately planning for storm water drainage. Implementation of the current plans have left those residents in low lying areas with huge portions of their land flooded, damage to personal property, and storm water entering basements of multiple houses multiple times per year.

This proposed by-law should only be considered if the town can manage to craft a plan for the increase in storm runoff, acknowledging that the town is already falling behind and is failing their duty to do so.

Signed,

Concerned citizens of Berwick

(This letter will be followed up with written signatures from concerned citizens and delivered in person.)

Monney 264 Main -

 270 Main

J. Shields 270 Main

 272 Main

Al P.  260 Main

Viggo Decker 250 Main

John P. Prall 218

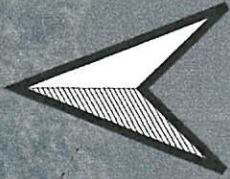
  
Shannon  
Christie 218 Main St.

George Russell 224 MAIN



W. Sanders 262 Main St.

Kathy Hart 273 main Street.

\* The town CEO reported that the sewer system did not flood -  
The Public Works Building was flooded by the River.



**Legend**

- Severely flooded properties 
- Flooded area 



150 m

75

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