

**Town of Berwick**  
***Public Hearing***  
***Alderwood Estates - Rezoning***

**Minutes of the Meeting**

**May 8, 2007**

**Attendance**

In attendance

Mayor John Prall  
Deputy Beth Easson  
Mayor  
Councillors Richard Horsburgh  
Mike Trinacty  
Don Clarke  
Gary Whittier  
Anna Ashford-Morton

Chair

Guests John Nichols  
Mike Marshall  
Murray Bezanson  
Judy Clarke  
Karen Clarke  
Robert Balsor  
James Morrison  
Holly Morrison  
Kathy Hart  
Marie Marshall  
Keith Rankin  
Mary Rankin  
Joe McGrath  
Andrea Cutcliffe

Media Sarah Keddy

Kings County  
Register

**1. Call to Order**

The Hearing was called to order at 7:00pm

**2. Public Hearing**

The Chair, Deputy Mayor Beth Easson, welcomed everyone to the meeting. She described the technical aspects of the proposed Alderwood Estates and stated that the lands are now zoned R1 and the request is for lands is to be rezoned R2.

The Chair opened the meeting for questions.

Ms. Morrison asked what the difference was between R1 and R2 zoning. The Chair explained the difference between the two zones.

Ms. Morrison then asked if there was a limit on duplexes that could be constructed in this subdivision. The Chair answered there was no limit.

Ms. Morrison inquired about the number of lots Mr. Nichols was proposing for Alderwood Estates.

Mr. Nichols states there would be approximately 30 lots. At this time, Mr. Ashley read aloud the lot particulars set out in the proposed Development Agreement.

Mr. Nichols spoke on his intent for Alderwood Estates. He indicated he wants to build duplexes for ages 55+ and sell each side, not rent them. He emphasized the fact that the entrance into the subdivision is directly beside his house, so it is definitely not his vision to have a subdivision with a poor appearance.

Mr. Ashley spoke about traffic and noted there would be plenty of room for same. On a normal traffic day, at a maximum, there would be approximately 111 vehicles entering and exiting the subdivision.

Councillor Trinacty asked the Chair to explain the Zero Lot Line concept to the gallery. The Chair explained same.

Ms. Cutliffe relayed she felt that this subdivision would be a terrific asset to the Town. It would provide a community for elderly citizens and there is a genuine need for this in our area.

Ms. Clarke also commented on the necessity for this type of subdivision in the Town of Berwick, and felt it should go forth.

The Chair thanked everyone for attending the meeting.

### **3. Adjournment**

The Hearing was adjourned at 7:20pm.

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Deputy Mayor Easson  
Chair

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Chantal Pineo-Atwood  
Recording Secretary