

# BEECHVILLE COMMUNITY DEVELOPMENT ASSOCIATION

---

**Location:** Beechville Baptist Church

**Date:** July 17, 2018

**Time:** 6:00 pm

**Facilitator:** Yvette Jarvis

**Minutes By:** Jenee Jarvis

**Distributed By:** Bev Alferink

---

**Attendance:**

Yvette Jarvis  
Marjorie Wright  
Doris Shephard  
Wanda Colley  
Jenee Jarvis

Bev Alferink  
Thelma Hill  
Gary States  
Danielle Jackson  
Cassie Dunn

Deacon Patsy Crawford  
Robert Hill  
Iona Duncan-States  
Nychelle Shephard  
Carolann Wright

**Regrets:**

Elsie Sampson  
Jacob Sampson  
Marlene Crawford

Mike Sampson  
Tippy Scott

Janelle Sampson  
Troy Crawford

**Agenda Items:**

After reviewing the questions asked and the maps worked on by the Community at the last meeting on May 29, 2018, the Planners have brought some information to share about their understanding of where the process is.

**Question 1** – *Council knew this was happening 25 years ago – throwing a bomb into Lovett Lake* and **Question 3** – *Why weren't we (Community) included in writing the policy from the very beginning?*

**Planner's Answer**

- When planning strategy was created Beechville was part of the County
- They weren't sure of public participation
- Process now is essence of some of the process done 25 years ago
- Council stated that engagement is a must with Community during this process
- Planners are gathering information with the Community to take back to Council
- Planners suggested creating a group with Community Members to work with around the development process
- Council stated that planning must be an involved process with the Community and to make sure that the Community group has a strong influence on the process
- Council has to approve of the plan the Planners use with the Community to keep the Planners in check and accountable and to make sure there is transparency with the Community

## Proposal Public Participation Program

- Processes in the past have had less structure and no involvement from Community
- Beechville already had Phase 1 completed (Create Group) before the Planners became involved
- Phase 2 (Map Assets and Opportunities) was completed with the Community's involvement when mapping the assets and history of Beechville
- Community knows the history / culture / area better than anyone
- Council knowing about the development is partly true
- Looking around Halifax there is development in every community
  - Development plans are out of date
  - 40 areas under development are asking for new planning policies
  - Council has been made more aware of the need for better consultation with areas being developed
    - It all comes down to **RESPECT!** The 40 other communities being developed are not African Nova Scotian or Indigenous Communities
    - Raines Mill Road has been on the plans for more than a few months
    - It seems like this (Raines Mill Road) was a hidden agenda last meeting and the Community was bombarded with its development plans
    - We're (Community) being treated like we're unaware of what's going on and some people were unsure of coming back and continuing with the process
- We (Planners) dropped the ball with the Raines Mill Road development
  - All the name and boundary line changes should not have happened either
  - The Community of Beechville has been here and as soon as a new development happens the boundary lines change and sections of Beechville are changed to a new community name and that's not right
- The Planners "goofed" when it came to informing the Community when it came to the Raines Mill Road development; they noticed when they didn't see the Community at the information meeting; tried to cover their butts instead of having an honest conversation with Community
- Planners have information around Raines Mill Road because it has only been proposed it hasn't been approved yet
  - Raines Mill Road should not be listed as Lakeside because it is in Beechville
- Planners are working with Civic Addressing group to look at the Beechville boundary lines
- Council instructed the Planners to work with the Community to establish boundary lines and try to find a correction to the current boundary lines (if there is one)
- Lucasville has gone through this Civic Addressing; Planners are unsure of the success
- African Nova Scotia Communities have historically been changed without any conversation and against their will
  - Naming businesses is an issue as well. It disrespects our Community and from the time we've been here, businesses in the Community claim to be from a neighboring community
  - Is there a way to stop Raines Mill Road from being approved?
    - Yes
      - Show us how instead of continuing the same conversation we've been having over the last year!

### **Raines Mill Road Proposal**

- The Planners for the Raines Mill Road development are on Step 4 (Detailed Review of Proposal)
- There is time for the Community (Beechville) to have their input for Raines Mill Road which wasn't made clear at the last meeting
- Planners want to have a conversation around the boundary lines and if it can be changed

### **Comprehensive Development Districts**

- Proposal for new public street – coming out into Beechville
- Plan implemented in early 1990's where the idea for large scale developments could be considered for Comprehensive Development Districts which means Council can consider changing zoning districts based on the proposed development
- Council has to make sure that the development would fall under Comprehensive Development Districts before approving zoning changes
- Everyone has their part to consider – Council has to follow policy – Planners make the recommendations to Council – Community is the voice to influence the recommendations of the Planners and decisions for Council
  - Community should have all the notes from the meetings (chart paper and Planners notes)
  - How many houses were proposed for the Raines Mill Road development?
    - 39 houses, 1 building with 39 units (Community was told 200+ in the last meeting)
  - The map doesn't show 2 exits as the policy states
  - UR11(f) touches on this which could help stop Council's approval of the development
- Community can make their own recommendations to Council, the secretary would make copies of the Communities notes and give them to Council
- Community could attend a Public Hearing to voice their concerns and thoughts for Council to consider
- There is also an appeal process if the Community doesn't agree with the Council's decision
  - The group who were opposed to the Willow Tree development were still denied even though they were well organized; was that stopped because of policy?
    - That was a different re-zoning issue
    - Staff (Planners) recommendations were not followed during Willow Tree process
    - Council's decision for the Willow Tree development was based on community context and the location
    - Raines Mill Road rules are the rules we have to work with in that Council has to follow as well
- UR12 lays out the steps for the Community to voice their concerns
- All these policy have been created without the African Nova Scotian Communities at the table and don't benefit our Community in anyway
- If the Community presents and can prove that the development has a greater impact on the Community than Council realizes, then Council will have to evaluate the concerns raised

- Only broad evaluations were done in the past and Community input was not considered
  - The policy set up on how the Council sees the Community in the future is not an accurate representation of Beechville because the Community has not operated in that way since the beginning
  - The Community is asking how do we make the Raines Mill Road development benefit us because we know it is going through regardless
- Melissa (Raines Mill Road Development Planner) was not happy with the feedback from the last meeting and doesn't want to move forward with a project not approved by the Community being affected
- The rules cannot be changed during the process unless they are proved to be problematic
  - The policy was designed from a Eurocentric view which doesn't work for the African Nova Scotian Community
  - Does the Community have to present to Council to save our Community's future for our children and future generations
  - You've already agreed that the policy has parts that are "jacked up"
  - The Community has lobbied against all the changes happening to the Community but has not been successful
  - How many of the policy points does the development have to pass to move ahead?
    - The proposal has to be consistent with all parts with the Planning Applications Approval Process to be approved
  - Can we (Community) get together as a group to line out our concerns / voice our feelings around the Raines Mill Road development?
  - The ARMCO development never had 2 access / exit points but it seems like magically overnight they now have 2 access / exit points
  - We don't want to share our ideas and have them used against us
  - What do people (Community) want to do?
    - We should develop a Community group to present our concerns / feelings to Council
    - Talking to Melissa (Raines Mill Road Development Planner) is an option (Melissa has not finalized her recommendations to Council as yet)
    - We (Community) should develop our own Strategic Impact document to present to Council

Some specifics around the ARMCO development to build a new public street, park and 250 homes

- Development to start in 4 years
- ARMCO asked that HRM extend outcomes of their approved proposal
- ARMCO asked that the sunset clause (expiry date for development) be changed for the existing agreement because of the new process of working with Community

Robert Hill closed in prayer.