

From: [Shawn Zinck](#)
To: [Debbie Uloth](#)
Subject: Long Lake Community
Date: Friday, April 5, 2024 2:18:39 PM

Hello Debbie

My name is Shawn Zinck and I am writing this letter on the behalf of myself and the other happy residents/future residents of Long Lake community. On Tuesday evening(April,2) a town hall was held on behalf of the new development planning for Mount Uniacke.

I was very disappointed with the outcome that took place concerning the Long Lake Community. As someone who owns land in the this community with plans to build there in the very near future. I feel has if it was only the negativity that was highlighted due to the people being upset over the first presentation from Maple Tree development, Not giving Cottage Country a fair public address to pitch the full plan and projected image for the bright future of Mount Uniacke.

I personally am a contractor who has worked in Long Lake Community for years. A number of years ago I did the finish carpentry work on my first house in Long Lake for Bruce McDow and Cottage Country. I immediately fell in love with what was being developed there. a wide range of affordable to extravagant beautiful well built homes in a beautiful community like setting with kilometres of walking trails along side the beautiful lake views, multiple lake access boat and kayak/canoe launches even boat storage docks that triple as great swimming and fishing locations for the growing families to make lasting summer memories. The roads in the winter season are very well maintained in a very timely fashion.

The economical effect of this Mount Uniacke development area is like no other. This development will create new local job opportunities, drive up local business sales which in turn brings more tax money to the area. The more people we get living and paying taxes in the area can only better the quality of life and travel in the area.

Thank you for taking the time to hearing my thoughts and I really would appreciate another opportunity to present this plan at a second session town hall where councillors and other city officials will be in attendance

Thank you

Shawn Zinck
Sent from my iPhone

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From: [Michelle Lynch](#)
To: [Debbie Uloth](#)
Subject: Land usage Cottage Country
Date: Wednesday, May 1, 2024 10:07:05 AM

Hi Debbie --
Thanks for calling me back.

Since I live in Toronto, I couldn't attend the meeting.

Here are my concerns:

I own pid 45145372, which will be abut along the new development. Cottage Country (as per my phone call with them) cannot guarantee that people who buy the homes will not proceed to drive ATVs over my property or begin to dump equipment or garbage or cut wood off of it.

Cottage Country also can't guarantee that *they* won't park their equipment on it, despite them telling me they won't, & I'm basically an absentee landlord as I live in Toronto, it's not like I can go and check my property while this building is going on.

I'd like them to post "private property, no trespassing" signs on my land at their expense & also to erect a fence to keep people off my land.

I know the land doesn't look like it's owned by anyone, but it is & eventually I want to log it, and having people drive over my land, misuse it or take wood off of it creates a problem for me when *I'm* going to use it.

Therefore, I am opposed.

Thanks,
Michelle Lynch

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From: [Abigail Reynolds](#)
To: [Debbie Uloth](#)
Subject: FW: Cottage Country Development Proposal
Date: Friday, April 12, 2024 8:02:24 AM
Attachments: [image001.png](#)

Good Morning Debbie,

Please see below from Matt Smith regarding the Cottage Country proposal.

Thank you,



Abigail Reynolds, Administrative Assistant
Municipality of East Hants
(902) 883-6145
www.easthants.ca

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Sent: Thursday, April 11, 2024 7:58 PM
To: planning <planning@easthants.ca>
Subject: Cottage Country Development Proposal

To whom it may concern :

My name is Matt Smith, and I live in The Villages of Long Lake. I attended the meeting in Mount Uniacke April 2nd, concerning the development proposal for Cottage Country. I was quite shocked at some of the comments and questions regarding this. It seemed most were questioning things that didn't really have anything to do with the proposal, but more so provincial government issues such as provincial roads, street lights etc. I believe this meeting cast an unfair shadow on the proposal.

Realistically, people that don't have any complaints on an issue generally don't attend such meetings to voice their opinions, like those who would feel negatively towards it do. I truly believe there are 10 people for this development, for every 1 person against it. Pretty much everybody I talk

to in our neighbourhood is all for Bruce's development proposal.

Another thing I will say, is that if all developers in this province, I couldn't pick a better person to develop than Bruce. He is all about keeping it local. His rock/gravel is local. His employees are always as local as possible. The trees they cut down get milled into lumber to build the homes.

His guys pay so much attention to keeping the natural flow of water on the land flowing. There are culverts everywhere for this reason, probably many more than required. They are everywhere on the roads, the walking trails etc. They really try their best to keep this community and land as "nature" as possible and it surely shows.

Besides all of that, I think growing this part of East Uniacke could benefit many people. If we could get enough people up here to warrant a convenience store, bakery, coffee shop, daycare. You name it, it would succeed up here with more people around.

Another thing, Bruce is proposing an affordable living section for mobile homes. I won't name any builders in particular, but none of the "big guys" would ever do such a thing. His land prices are below any land around here.

I guess what I'm getting at is I am strongly FOR the proposed development, as are quite a few people and I hope there is some serious consideration within the application process.

If you need to chat more, feel free to reply to this email or give me a call at [REDACTED]

Thanks a lot,
Matt Smith
Cottage Country resident.

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From: [Steve Hames](#)
To: [Debbie Uloth](#)
Subject: Cottage Country Rezoning & Proposed Development
Date: Monday, March 25, 2024 12:54:47 PM

March 25, 2024.

Steve Hames
[REDACTED]
[REDACTED]

Municipality of East Hants
Debbie Uloth
Elmsdale, NS
Attn; Debbie Uloth

RE: Cottage Country Rezoning & Proposed Development

Hello Debbie,

Cottage Country is seeking approval of 1,088 acres for current & future development through a zoning change.

At the same time, Cottage Country is proposing a development agreement for 550 dwelling units using 60.79 acres of the 1,088 acres. What is being proposed for the remaining 1,027.2 acres that will be developed in the future beyond a concept plan? A concept plan means very little. It is just conceptual and not a development proposal. A concept plan can be changed very easily. Once rezoning is approved it would be much more difficult to oppose any future development that varies substantially from a 'conceptual plan', for the remaining 1,027.2 acres.

What if Cottage Country decided to sell the 1,027.2 acres to another developer who wanted to dramatically increase the density? It would be much more difficult for residents and the East Hants Municipality to oppose a future development proposal, once the zoning change has been approved. It immediately makes the 60.79 & 1,027.2 acres much more valuable. Either Cottage Country or a new developer could tell residents & the county that the 'old conceptual plan' for the 1,027.2 acres was not financially viable.

The proposed 60.79 acre development has extremely high dwelling units per acre, for land that has no available Municipal Sewer & Water.

How will potable water be supplied to 550 dwelling units? What about the sewage generated by 550 dwelling units?

This rezoning and development proposal is very questionable. Possibly the developer has suggested that higher density dwelling units would keep housing prices more affordable as a 'concept'. Concepts have a habit of changing due to financial viability issues. Theoretical concepts can sound appealing but are seldom enforceable.

This may also be a very appealing opportunity to increase the East Hants tax base but it does not come without some very serious environmental impact concerns.

This proposed land rezoning and proposed development agreement should have been a non-starter. Why would the Municipality of East Hants go as far as, scheduling a public information meeting? The proposed development agreement for 550 dwelling units on 60.79 acres should have been denied. It is so far beyond the existing zoning as to be laughable. The Municipality of East Hants doesn't seem to have any problem telling a homeowner what they can and cannot do, based on zoning and other common sense development restrictions. It seems to be a very different matter for a developer that is trying to maneuver a much higher return on investment by increasing the number of dwelling units per acre.

I expect more from the Municipality of East Hants.

I am very interested in hearing your response.

Regards,

Steve Hames B.Comm



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From: [Suzanne borovsky](#)
To: [Debbie Uloth](#)
Subject: Villages of Long Lake Expansion
Date: Tuesday, April 9, 2024 4:49:43 PM

Hello Debbie,

As a long time resident of the Villages of Long Lake I have many reasons for supporting the expansion that Bruce McDown has made application for. My husband and I bought our lake front property in 2013, built our home in 2015 and I have lived here every since (unfortunately my husband passed away in 2018 but he was a huge advocate for the Condominium Lake Life Living). He was also a huge supporter of Bruce McDow and Cottage Country.

There are many of us in the community that are embracing condominium style living with dirt roads that are fairly well maintained, many private docks for lake access, incredible walking trails for more km's than I can count, garbage pick up has never been an issue, we are close enough to the city for conveniences and far enough away to enjoy country life. I fully support The Villages of Long Lake expansion.

Regards

Suzanne Borovsky

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