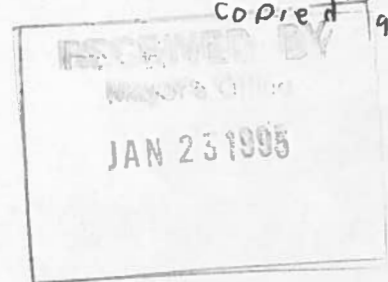




SHUBENACADIE CANAL COMMISSION
Fairbanks Centre Tel: (902) 462-1826
54 Locks Road Fax: (902) 434-6787
Dartmouth NS
B2X 2W7

Copy to: Councillor Waters
Susan Corser
Mr. Hogg. (v)



61/24/95

22 January 1995

Mr R. Ball
Mayor
Halifax County
2750 Dutch Village Road
Halifax
Nova Scotia
B3L 4E5

Dear Mayor Ball:

Thank you for your letter of 17 January in respect to the potential tourism development for Lock 5, Wellington.

It is unfortunate that recent press reports have given to Mr Hogg and other residents of Wellington the erroneous impression that the Canal Commission has agreed to create a Mi'kmaq encampment at Lock 5. It is true that the Commission has been approached on an informal basis about this possibility by Nebooktook Tour Promotions, a private company in Halifax, however I can assure you and our neighbours that the Commission has made no decision regarding this.

Early in December Ms Anna Nibby-Woods, an independent businesswoman was directed to the Shubenacadie Canal as a possible site for her development of a Mi'kmaq cultural tourism park. At that time she explained to us that her company, in conjunction with Eco/Nova Marketing, is promoting a Nova Scotia aboriginal cultural tourism experience in Europe and in particular Germany where interest in North American Indian culture is very high. When the promotional package was developed last year, it was the expectation that an aboriginal cultural park would open in Shelburne in May of 1995, using some of the native props from the film "A: The Scarlet Letter". Unfortunately these plans were disrupted, apparently due to some confusion following the municipal elections.

This situation, as we understand it, left the aboriginal tourism development without a specific location and the Canal Commission was approached for a possible site. The Commission's interest in promoting the history of the waterway, including the important aboriginal heritage, and the growing need to foster

potential sources of revenue in order to maintain and improve the various heritage assets of the Canal, highlights the merit of exploring the possibility of locating such a unique and potentially valuable tourism development along the waterway.

Accordingly we have discussed the matter of the establishment of the aboriginal encampment at Wellington with Ms Nibby-Woods. While this concept has merit, is consistent with the goals of the Commission and we are cautiously enthusiastic for its potential, no agreement has been reached and the Commission is awaiting a formal proposal for consideration. We have asked that the annual fishing derby at WADRA be respected in scheduling so as not to conflict with that event. Also, we asked if any agreement should be reached between the Commission and Nebooktook Tours, that a meeting with the local residents be held at the earliest possible time to outline the plans for the operation.

Unfortunately the financial consultants to Ms Nibby-Woods have been delayed in presenting their report. This is why the proposal to the Commission has been delayed and why no meeting with the residents has yet been called.

Although some of our neighbours at Wellington have called the Commission to enquire about the suggested development and have been understanding in this matter, we fully concur that the community should be better informed and at an earlier time than anticipated. On receipt of your letter we have been in touch with Ms Nibby-Woods and are working with her to arrange such a meeting at the earliest possible time, even though no understanding has been reached between us.

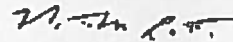
With regard to Mr Hogg's question about surveyors on the Canal property, it has been noted that very low power and telephone lines stretch across the property which must be moved for safety reasons, regardless of what future activity may occur there. A surveyor was required to establish property markers on our western boundary to ensure the placement of new poles does not encroach private property. I suspect this is to what Mr Hogg refers. We hope to have the poles and lines relocated soon.

Although our contact with the proponent has been limited we can give a little information about the proposal as we understand it. Ms Nibby-Woods, who has had a long involvement with tourism and is a board member of the Canadian National Aboriginal Tourism Association, had been directed toward the Canal through Parks Canada. We believe the intention would be to create an encampment inside an enclosure, within which all activities related to the Mi'kmaq culture would occur. The enclosure (upright poles of ten-twelve feet) is expected to blend with the landscape, provide privacy for the visitors and the residents, and provide security for the park. We understand the activities (crafts, native spiritual services, gift and food shops) would initially occur on a scheduled basis, depending upon response. Although the Canal Commission would not be directly involved in the operation of the development, it is important to us that the offering be of a high

calibre. We understand that in the development of the Mi'kmaq encampment Ms Nibby-Woods has consulted broadly in order to provide a superior presentation. I am also given to understand that a delegation from Canada Tourism in Ottawa may be visiting the site in the near future, which has generated considerable interest because of its unique subject and presentation. Given the dearth of materials regarding the native population in our schools, it can be supposed this will fill an important educational need as well. As you will appreciate the specifics will unfold should the development occur.

Thank you for your time and interest in this matter. Should any other questions arise please do not hesitate to call. As matters evolve we will be sure to keep you informed while Councillor Peters is recuperating.

Sincerely yours,

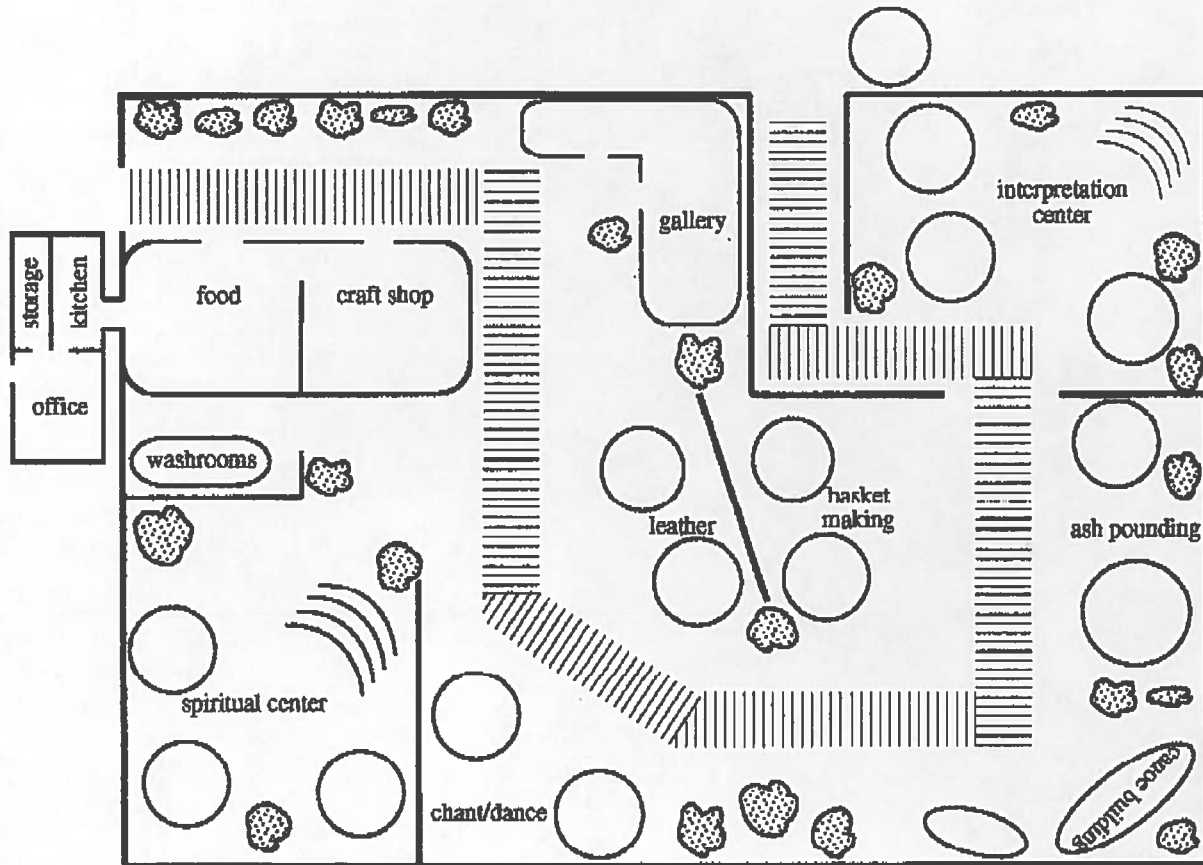


Peter Latta
General Manager

cc F. Cosman, MLA
B. Hodgins, Chair, Shubenacadie Canal Commission
B. Hart, Chair, Education Committee
A. Nibby-Woods, Nebooktook Tours

Ma'wiami the gathering place

DRAFT - DEC 12 1994

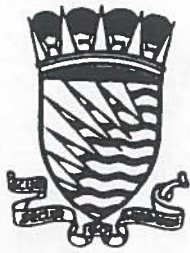


APPROX 1.5 ACRES.



TOTAL P.05

D.14 file



Halifax County Municipality

Office of the Mayor

Administration Centre
2750 Dutch Village Road
Halifax, Nova Scotia B3L 4E5
Tel: 902-453-7560
Fax: 902-453-7762

January 17, 1995

Mr. Peter Latta
Shubenacadie Canal Commission
54 Locks Road
Dartmouth, NS
B2X 2W7

Dear Mr. Latta,

Please find attached a copy of a letter received from concerned residents of Lower Kings Road.

As you know, any proposed development of this nature is best achieved when you have the support of the local residents. I therefore suggest that the commission call a public meeting so that you can explain the intentions of the Commission with regards to enquiries about the establishment of a cultural park at the Wellington Lock Site, and to review your actions to date.

I look forward to hearing from you in this regard.

Yours very truly,

Randy K. Ball
Mayor

cc **Mr. Stewart Hogg**
Representative of the Residents of the
Lower Portion of Kings Road
RR 1, Enfield, NS
B0N 1N0

cc **Councillor Beverley Peters, District 14**

cc **Susan Corser, Planning & Development**

Attachment

BIF
Jan 30



Fax To: Mr. Randy Hall
Fax From: Stewart Hogg
Re: Kings Rd., Wellington
Date: January 11, 1995.

No FAX# given

I am writing to you in regards to Kings Rd. in Wellington. A meeting was held Sunday, January 8, 1995, to discuss the possibility of a section of Kings Rd. becoming public. This meeting was called by Beverly Peters. During the discussion, information regarding a Mic Mac Interpretation Center, being located on Kings Rd., was disclosed. According to the information given, the center would be built on land currently owned/leased by the Shubenacadie Canal Commission.

Needless to say, the residents, on the lower section of the road, were quite shocked and therefore request your comments on the following:

1. How and why has the planning stage of this development proceeded to the point of having land surveyed without any information being passed on to the residents who will be living directly across the street?
2. Has there been any discussion or investigation regarding possible effects on property values as a direct result of this development?
3. Was there any consideration given to the possible concerns of residents?

The property owners, on this road, purchased in this particular area because of the tranquil setting and the fact that this was a private road (the longest in Nova Scotia). We now have very strong concerns about not only the plans of the Canal Commission but their method of carrying those plans out.

Your comments on this situation would be very much appreciated and we would like to thank you in advance for taking the time to address our concerns.

Yours sincerely,

Stewart Hogg
Stewart Hogg
Representative for the residents
of the lower portion of Kings Rd.

Latter Peter

R-6

WADRA property survey

*Canal Commission
Law company - concession stands.
P-2 property*

CC Francene Cosman

Stewart Hogg

RR#1 Enfield.

BONINO

Page redacted to protect privacy of
personal information

D. 124

January 17, 1995

**Mr. Stewart Hogg
Representative of the Residents of the
Lower Portion of Kings Road
30 Kings Road
Wellington, NS B1T 1A2**

Dear Mr. Hogg,

Further to your January 11, 1995, FAX and our telephone conversation, I have now had an opportunity to investigate your enquiry about the possibility of a section of Kings Road becoming public to permit a Mic Mac Interpretation Centre.

As I indicated to you, I did not have any prior knowledge of this matter; however, our staff was contacted in December, and I am enclosing copies of the relevant correspondence – a memo from our planner who received a call on December 14, 1994, and her subsequent letter to Mr. Peter Latta of the Shubenacadie Canal Commission.

I am enclosing a copy of my letter to Mr. Latta, of today's date, requesting that he call a public meeting to outline the intentions of the Commission, and to review their actions to date.

Yours sincerely,

**Randy K. Ball
Mayor**

- cc Councillor Beverley Peters
District 14**
- cc Susan Corser, Planning & Development**
- cc Mr. Peter Latta
Shubenacadie Canal Commission**

MEMORANDUM

TO: Development Officers Committee

FROM: Susan Corser, Planner, Policy Division

RE: PROPOSED "CULTURAL PARK" ON LANDS OF SHUBENACADIE CANAL COMMISSION IN VICINITY OF WELLINGTON (LOCK NO. 5)

DATE: December 15, 1994

Need a P-3 zone

Rosemary

On December 14, 1994, I was contacted by Peter Latta, Executive Director of the Shubenacadie Canal Commission. Mr. Latta indicated that the commission is interested in applying for the P-3 (Park) Zone to accommodate a cultural park at the Wellington Lock Site (Lock No. 5). The commission has been carrying out some lock restoration work and related activities at this site. The site is approximately 4 acres in size and is leased from the crown.

The proposed "cultural park" would involve native historic interpretation and demonstration of native arts and crafts, highlighting the relationship of such activities to this historic waterway. The proposal would involve enclosing approximately 1½ acres of the 4 acre site with a fence (palisade). An admission fee would be charged. Included with the interpretation and demonstration activities, there would be a gift shop and catering service (food concession) serving native foods.

The Canal Commission would be looking to sub-lease the 1½ acre portion of site to the tourist developer interested in pursuing this project. (At this time, no names have been provided).

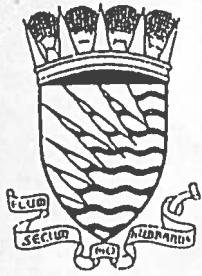
In terms of on-site septic facilities, I have recommended that the "developer" make an application through the Sackville Office. The developer wishes to explore the feasibility of "pit toilets".

I have discussed this proposal with Rosemary McNeil. We have agreed that many aspects of this project could fall under a private park. A question does arise, however, concerning the addition of a gift shop and food concession and whether or not these uses would be considered accessory to a private park.

If this cultural park is determined to be a private park, then the current P-2 and R-6 zoning on the property would allow it. (The Canal Commission may, however, wish to seek the P-3 Zone through the upcoming 14/17 Plan Review to reinforce their long-term goals as a regionally significant and historic site.) In order to be zoned P-3, the site would have to be redesignated from Mixed Residential to Special Area.

At this time, I would like the input of the development officers committee. I wish to provide Mr. Latta with an indication of the options available and whether or not a plan amendment/rezoning application is necessary at this time.

...\inquiry\fas\cultural



Halifax County Municipality

Planning & Development
Policy Division

Administration Centre

2750 Dutch Village Road
Halifax, Nova Scotia B3L 4E5
902-453-7468/69
902-453-7495 (Fax)

January 9, 1995

FILE COPY

Mr. Peter Latta
Shubenacadie Canal Commission
54 Locks Road
Dartmouth, Nova Scotia
B2X 2W7

Dear Mr. Latta:

Further to your inquiry of December 14, 1994, regarding the development of a cultural park at the Wellington Lock Site (Lock No. 5), the Development Officers Committee has confirmed that the P-3 (Park) Zone would be required. While some aspects of this project may be defined as a private park, the addition of a gift shop and food concession would constitute a commercial tourist facility. The P-3 Zone would permit such commercial uses (ie. restaurant and retail outlet). A copy of the P-3 Zone standards is enclosed for your information.

In order to change the zoning on the subject lands, the property must first be redesignated from Mixed Residential to Special Area. As I indicated, a review of the land use policies and regulations in effect in Planning Districts 14 and 17 will begin in March. Four open house sessions and a public meeting will be held in the Plan Area to solicit input from residents and property owners. It is anticipated that this review process will take approximately 6-8 months.

While the Plan Review Process would offer an opportunity for the Canal Commission to have its future development plans considered, the time frame involved in this type of process cannot be guaranteed. Should the Canal Commission wish to pursue the necessary amendments immediately, I would suggest that you make an application for a plan amendment. The fee for this application is \$1100. This includes a \$100, non-refundable processing fee. The remainder of the application fee is required to pay all costs associated with the advertising of a public participation session and a public hearing, which are necessary in order to have the property redesignated and rezoned.

.../2

MR. PETER LATTA
JANUARY 9, 1995
PAGE 2

If you decide to apply for a plan amendment, I would ask that you provide in writing the details of the proposal and outline the reasons why the Canal Commission feels the land use designation and zoning should be changed. Also, please indicate the area of land to which the application applies. If I can be of further assistance, do not hesitate to call me at 453-7461.

Yours truly,



Susan Corser
Planner
Policy Division

SC/ccb

Enclosure

...\shubie\latta

cc: Rosemary MacNeil, Development Officer, Sackville Branch Office

PART 23: P-3 (PARK) ZONE

23.1 P-3 USES PERMITTED

No development permit shall be issued in any P-3 (Park) Zone except for the following:

Park Uses

Conservation uses
Recreation uses Public and private parks and playgrounds
Campgrounds

Commercial Uses

Restaurants
Guest homes
Inns
Retail outlets
Lodges

Resource Uses

Agricultural uses
Forestry uses

23.2 P-3 ZONE REQUIREMENTS

In any P-3 Zone, no development permit shall be issued except in conformity with the following;

Minimum Lot Area	40,000 square feet (3716 m ²)
Minimum Front or Flankage Yard	30 feet (9.14 m)
Minimum Rear and Side Yard	20 feet (6.1 m)
Maximum Lot Coverage	35 percent
Maximum Height of Main Building	35 feet (10.7 m)
Maximum Building Size	3,000 square feet (278.7 m ²)

23.3 OTHER REQUIREMENTS: COMMERCIAL USES

In any P-3 Zone where commercial uses are permitted, no open storage or outdoor display of goods shall be permitted.