

**REGION OF QUEENS MUNICIPALITY
PUBLIC HEARING
AMENDMENTS TO THE
REGION OF QUEENS MUNICIPALITY LAND USE BYLAW
- REZONE MUNICIPAL LANDS ON BARSS STREET
TUESDAY, JUNE 20, 2017
8:55 A.M.**

MEMBER OF COUNCIL: Mayor David Dagley, Chair
Deputy Mayor Susan MacLeod
Councillor Kevin Muise
Councillor Brian Fralic
Councillor Raymond Fiske
Councillor Jack Fancy
Councillor Gilbert Johnson

MEMBERS OF STAFF: Richard MacLellan, Chief Administrative Officer
Jennifer Keating-Hubley, Director of Finance
Christine Watson, Recording / Management Secretary
Mike MacLeod, Planner

REGRETS: Councillor Heather Kelly

CALL TO ORDER:

Mayor Dagley called the Public Hearing to order at 8:55 a.m.

REMARKS:

Mayor Dagley reviewed that the purpose of the Public Hearing is to provide any interested person with an opportunity to present an oral or written presentation to the Council of the Region of Queens with regards to its intention to adopt a bylaw respecting amendments to the Region of Queens Municipality Land Use Bylaw:

- Rezone PID #70021126 from Restricted Residential (R1) to Multiple Unit Residential (R3).

Mayor Dagley reviewed the procedures for the Hearing which was provided on the agenda.

REPORTS AND PRESENTATION BY STAFF:

There were no reports presented.

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WRITTEN AND ORAL PRESENTATIONS:

Written submission received from John G. Leefe (copy attached to original set of Minutes).

George Hanspiker, 59 Barss Street, Liverpool – Mr. Hanspiker voiced his displeasure of apartments behind his property, although he's not opposed to them, and suggested being located near Queens Place Emera Center would be more appropriate.

Kim Williams, 56 Barss Street, Liverpool – Ms. Williams voiced her concern of additional traffic in the area. She enquired if the current sewer and water can sustain the additional units.

Leon Robertson, 45 College Street, Liverpool – Mr. Robertson voiced his concern on the traffic on College Street, some of which is excessive speed, and lack of police patrol in the area and enquired if there could be more.

Andy Williams, 56 Barss Street, Liverpool – Mr. Williams stated he would have appreciated contact prior to development for consideration.

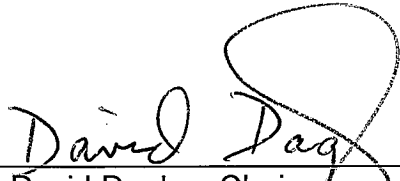
Mabel Wisniewski, 34 Mersey Avenue, Liverpool – Ms. Wisniewski was present to represent family who reside at 61 Barss Street. She enquired if the development of the apartments could be pushed further back and perhaps consideration be given to single family dwellings near existing dwellings.

Mayor Dagley asked three times if there were any members of the public who wished to speak on this matter; hearing no further requests, declared the meeting adjourned.

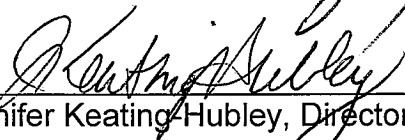
CLOSING OF PUBLIC MEETING:

Mayor Dagley declared the Public Hearing closed at 9:13 a.m.

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Mayor David Dagley, Chair

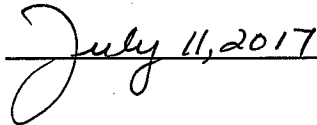


Jennifer Keating Hubley, Director of Finance



Christine Watson, Recording / Management Secretary

Date approved:



July 11, 2017

38 Barss Street
Liverpool, NS
June 6, 2017

Michael MacLeod
Director of Planning
Office of the Planning Department
Region of Queens Municipality
249 White Point Road
Liverpool, NS

Mike
Dear Mr. MacLeod,

My I begin by congratulating Council for initiating the proposed development adjacent to Barss Street and that note I fully endorse the rezoning of the property under consideration from R1 to R3. This investment by the private sector is an essential component in broadening the variety of housing available to Queens residents. Queens has lost population to neighbouring communities and even Halifax due to lack of certain types of housing. There is recent evidence that there is a market for unsubsidized private sector funded housing in Queens, particularly in the Liverpool area. As Council deals with the request for rezoning I ask that the following questions be considered:

- 1 The multi-year Region upgrades to sewer, potable water and waste water management terminate at the corner of Barss and Crowell streets. Are the 4 decade old services (not well engineered in the first place I am told) sufficient to meet the requirements of the proposed units and future expansion?
- 2 Will the cost of services be the responsibility of the developer or the Region (taxpayers)?
- 3 Until the path from Liverpool Regional High School across the area to be rezoned became over grown, it was used by many students as a short cut from the school to Barss St. and on to central and the west end of Liverpool. It is reasonable to assume that this pedestrian traffic will be reactivated as the new street is created and the area generally opened. Has consideration been given to the impact of this increased pedestrian traffic onto Barss St.?
- 4 There is a regular school bus stop on Barss St. within 50 yards of the intersection of Barss St. and the proposed access road to the development. The development will lead to increased vehicular and pedestrian traffic greater than just that created by tenants. Will Council consider extending the sidewalk from the corner of Barss and Crowell streets to accommodate children walking to the school bus stop as well as those from the Regional High and residents of the development who will be transiting the area on foot?

I thank Council for the opportunity to speak to these issues as our community continues to grow with this recently proposed housing development. I encourage Council to give consideration to the questions raised above and to support the developer request for rezoning.

Sincerely yours,


John G. Leefe