

**REGION OF QUEENS MUNICIPALITY
PUBLIC HEARING
REZONE PID #70026844 AND A PORTION OF PID #70026786 FROM
RESTRICTED RESIDENTIAL (R1) TO FISHING AND MARINE (M3)
TUESDAY, APRIL 24, 2018
6:14 P.M.**

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

MEMBERS OF STAFF: Chris McNeill, CAO
Christine Watson, Recording / Management Secretary
Mike MacLeod, Planner

REGRETS: Councillor Heather Kelly

CALL TO ORDER:

Mayor Dagley called the Public Hearing to order at 6:14 p.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 rezone PID #70026844 and a portion of PID #70026786 from Restricted Residential (R1) to Fishing and Marine (M3).

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

REPORTS AND PRESENTATION BY STAFF:

Mike MacLeod, Planner, stated an application was received from Mersey Seafoods Limited to rezone property located at 38 Bristol Avenue in Liverpool from Restricted Residential (R1) to Fishing and Marine (M3). The properties are adjacent to Mersey Seafoods Limited and are currently being used as a parking lot. They have been in business since 1964 and their intent is to construct a new and modern processing facility and office. The old structures are to be removed. The majority of their lands are currently zoned as Fishing and Marine (M3) and in order to accommodate development setbacks a rezoning of adjacent residentially zoned parcels would be necessary.

Copies of the proposed facility were circulated (copy attached to original set of Minutes).

WRITTEN AND ORAL PRESENTATIONS:

1. Carolyn Campbell, 45 Bristol Avenue – Ms. Campbell stated with the change in zoning, the development of the new modern facility would be closer to surrounding residents on Bristol Avenue. It would be huge and would stand out. She feels that the surrounding property values would decrease.
2. Greg Simpson, 26 Bristol Avenue – Mersey Seafoods Limited – Mr. Simpson stated Mersey Seafoods Limited has been a part of the community for over 50 years. The new modern facility will solidify future for employees, and may have the potential to increase the number of employees.

The location on the property meets the setbacks from the river and is the most suitable for the new structure. There will be buffering to the area as well as landscaping.

3. Cheryl MacDonald, 35 Bristol Avenue – Ms. MacDonald stated she was in support of the development but with the major changes enquired if consideration could be given to have the proposed building set further back on the property.

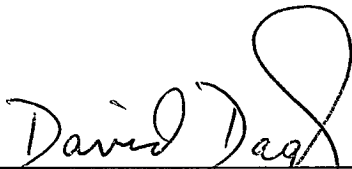
She enquired what recourse residents would have to the potential increase in traffic and if there are any plans in place to control the vermin when the old plant is removed.

She further enquired as to the future use of the home located at 38 Bristol Avenue.


4. Gloria Lingley, 46 Bristol Avenue – Mrs. Lingley stated that with the proposed rezoning that her children would not want her property. She further stated that her son, Jacob Lingley, had sent a written submission, and asked that it be read for the records. Mr. MacLeod read the submission to Council (copy attached to original set of Minutes).
5. William Lingley, 34 Park Street – Mr. Lingley stated he was excited for the new modern facility, but the side of the building facing the residents is the back side of the facility. He enquired if an analysis for noise levels (from air conditioning, machinery running, etc.) had been conducted.

He further enquired if consideration to the proximity of the road could be considered.

Mayor Dagley asked three times if there were any more members of the public who wished to speak on this matter; hearing none, declared the Public Hearing adjourned at 6:33 p.m.



Mayor David Dagley, Chair



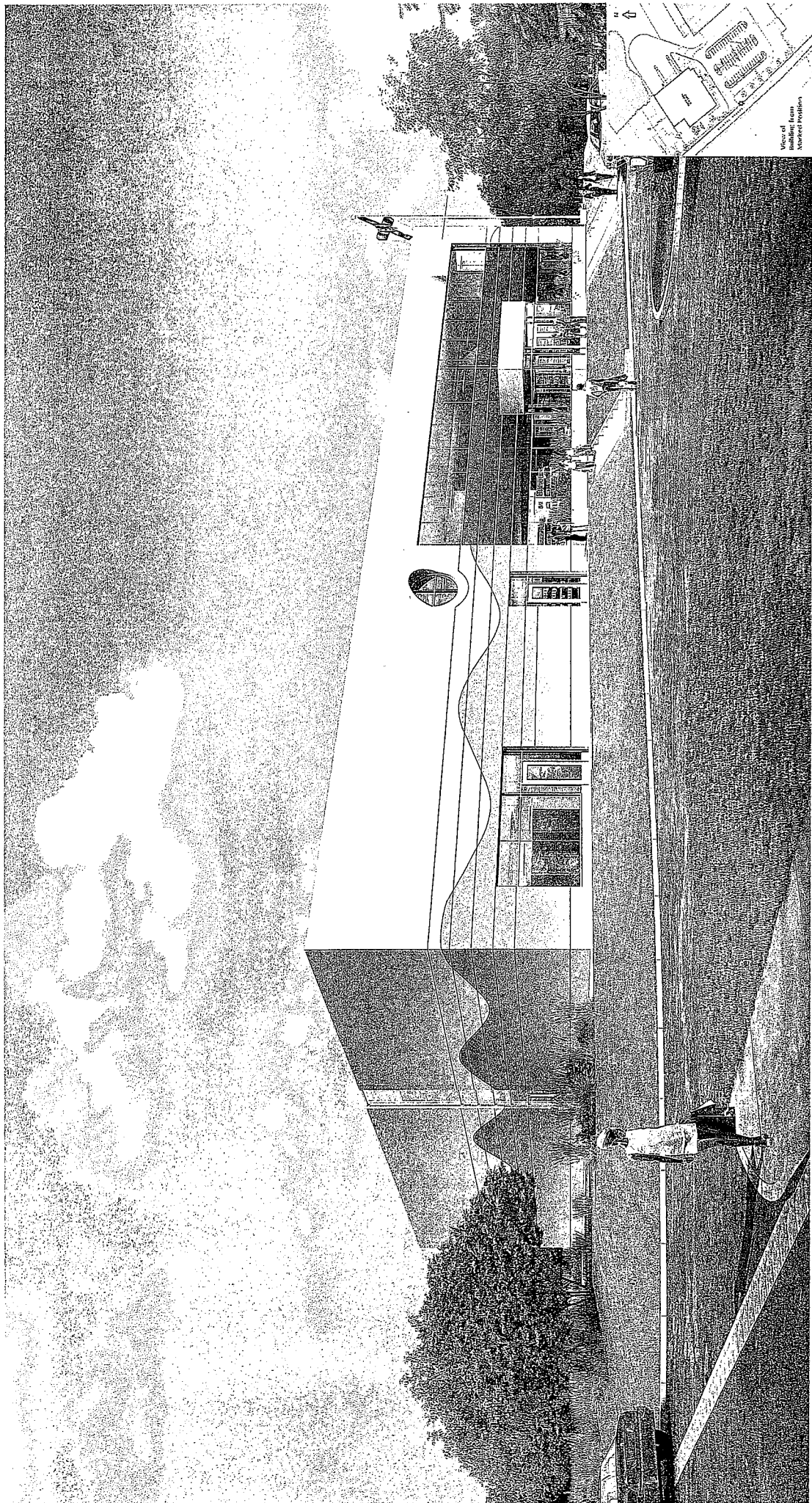
Chris McNeill, CAO



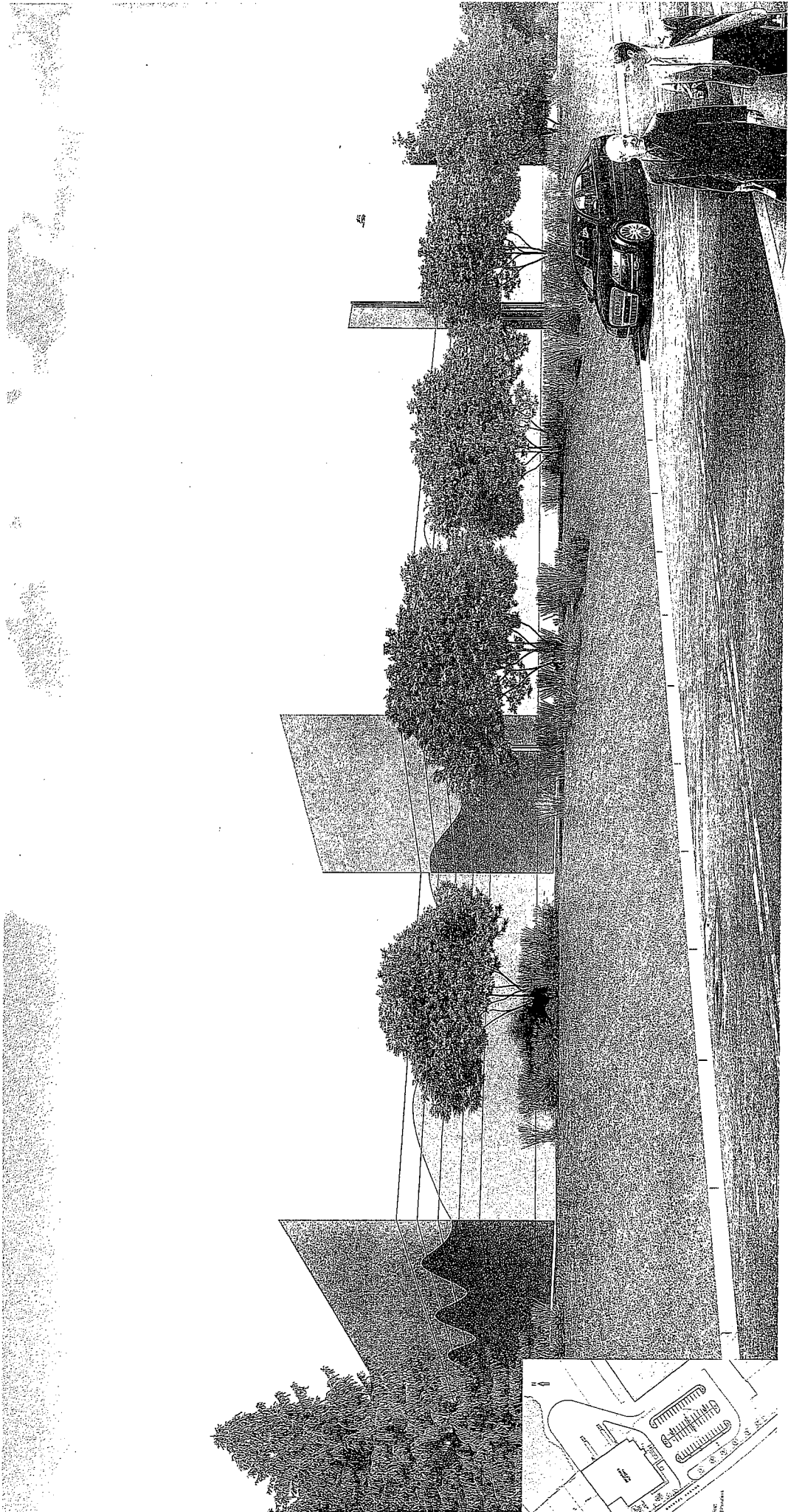
Christine Watson, Recording / Management Secretary

Date approved:











May 8, 2018



View of building from
distance



PLANT SCHEDULE

	CODE	BOTANICAL NAME / COMMON NAME	CONT	QTY
TREES				
	CA	CORNUS ALTERNIFOLIA / PAGODA DOGWOOD	150CMBB	5
	PG	PICEA GLAUCA / WHITE SPRUCE	250CM WB	6
	QF	QUERCUS ROBUR 'FASTIGIATA' / PYRAMIDAL ENGLISH OAK	60MM WB	3
SHRUBS				
	MP	MYRICA PENNSYLVANICA / NORTHERN BAYBERRY	40CM 3 GALLON	5
	PC	PAEONIA ITOH 'CORAL LOUISE' / PEONY	50CM 3 GALLON	28
ANNUALS/PERENNIALS				
	CK	CALAMAGROSTIS X ACUTIFLORA KARL FOERSTER / FEATHER REED GRASS	1 GALLON	46
	EG	ECHINACEA PURPUREA 'GREEN JEWEL' / GREEN JEWEL CONEFLOWER	60CM 1GAL	30
	LE	LAVANDULA ANGUSTIFOLIA 'ELLAGANCE SNOW' / ELLAGANCE SNOW LAVENDER	50CM 3 GALLON	16
	LH	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE' / HIDCOTE BLUE LAVENDER	50CM 3 GALLON	56
	ML	MISCANTHUS SINENSIS LITTLE FOUNTAIN / FOUNTAIN GRASS	30CM 2 GAL	50

NO.	ISSUED FOR APPROVAL	REVISION	DATE
1			08.04.2018

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 Landscape Architecture | Engineering | Architecture

PROJECT
MERSEY SEAFOOD

PROPOSED PROCESSING PLANT
 26 BRISTOL AVE, LIVERPOOL NS

DRAWING
**LANDSCAPE PLAN
 PLANT LIST**

SCALE	DATE
AS NOTED	2018/04/06
DRAWN	CHECKED
KP	SC
DRAWING NO.	PROJECT NO.
	18-033

L102



Jacob Lingley

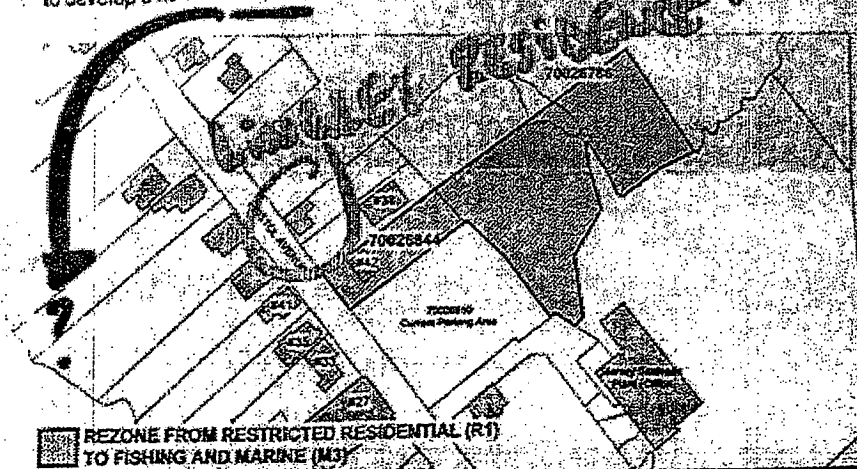
April 21 at 10:52pm

Residents of Liverpool, I'm hoping that you can help a concern I have both for my parents and the preservation of my childhood neighbourhood. As you see in this photo, Mersey Seafoods is requesting a re-zoning of one and potentially two residential properties that border our home on Bristol. While I cautiously support the potential for economic growth this proposal provides Mersey Seafoods and my home town, I am particularly concerned with a number of issues surrounding this re-zoning. Some initial thoughts include 1) The effect of industrial architecture on the neighbourhood aesthetic and historic preservation, 2) The impact of tractor-trailer traffic on the main thoroughfare to our downtown core, 3) Environmental and Ecological impact of any effluent waste water running into our harbour, 4) Above all, the impact on residential life on my parents who have lived in their home since 1957. I welcome commentary on this so that my friends and family who are in Liverpool can use your insights to refine their arguments. I'm happy that the Queens Municipality used the word "modern" in the attached photo to describe the project, I am hoping the public meeting will further define the development plans for this modern facility such that they include renewable energy sources for their added refrigeration units, modern agricultural landscaping including a community garden and green houses surrounding the large planned parking lot and modern architectural design considerations in an attempt to meaningfully integrate the industrial buildings if not into our existing neighbourhood aesthetic, but perhaps an attempt to create a facade so that they resemble and pay tribute to Liverpool's rich cultural heritage that is inexorably linked to the sea. Please feel free to share.

TAKE NOTICE THAT the Council of the Region of Queens Municipality, on Tuesday April 24th, 2018, at 6:00 pm, in the Council Chamber of the Municipal Building, 249 White Point Road in Liverpool, NS, will hold a Public Hearing on Council's intention to amend the Land Use Bylaw. This amendment would see:

- The rezoning of property identified as PID# 70026844 and a portion of property identified as PID# 70026786, and located on Bristol Avenue in Liverpool from Restricted Residential (R1) to Fishing and Marine (M3).

The purpose of this rezoning request is to facilitate a proposal from the property owners to develop a new and modern seafood processing facility and office.



As set out in section 5.7 of the Region of Queens Municipality Land Use Bylaw, all property owners within 30.5 metres (100 feet) of the subject property receive personal notice of the Public Hearing, hence this letter.