

**REGION OF QUEENS MUNICIPALITY  
PUBLIC HEARING  
REZONE PID #'s 70018296 and 70028006 FROM RESTRICTED  
RESIDENTIAL (R1) TO MULTIPLE UNIT RESIDENTIAL (R3) AND  
PID #'s 70018817, 70246061 AND 70246079 FROM  
INSTITUTIONAL (I1) TO MULTIPLE UNIT RESIDENTIAL (R3)  
TUESDAY, MAY 8, 2018  
8:45 A.M.**

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

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

**REGRETS:** Councillor Gilbert Johnson

**CALL TO ORDER:**

Mayor Dagley called the Public Hearing to order at 8:45 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:

1. Rezoning PID #'s 70018296 and 70028006 from Restricted Residential (R1) to Multiple Unit Residential (R3); and
2. Rezoning of PID #'s 70018817, 70246061 and 70246079 from Institutional (I1) to Multiple Unit Residential (R3).

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

## **REPORTS AND PRESENTATION BY STAFF:**

Mike MacLeod, Planner, stated in January, 2018 approval was given to enter into a Purchase and Sale Agreement for the sale of 5 parcels of Municipal land on Payzant Street and Brunswick Street (known as the Gorham School lands) for the development of multi unit residential housing.

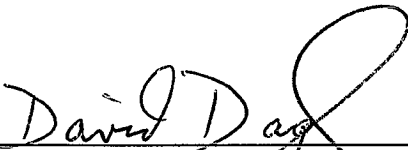
Two of the properties are zoned at Restricted Residential (R1) and the other three are zoned as Institutional (I1). In order to proceed with the development, the parcels of land require rezoning to Multiple Unit Residential (R3). The Region is still the owner of these lands as the Purchase and Sale Agreement has not closed, but the developer has requested that Council initiate the process to have the parcels rezoned to the R3 designation.

It is the intent of the purchaser to develop multi unit residential housing units on the 5 parcels of land in a phase development with the initial phase on Brunswick Street with 10 – 12 row house style units. As a second phase, the development will include an apartment dwelling of up to 26 units on what was the foundation of the former Gorham School. As a potential phase 3, lands behind what used to be the basketball courts have potential for additional housing.

## **WRITTEN AND ORAL PRESENTATIONS:**

1. Ruth Smith, 17 Payzant Street – Mrs. Smith stated she and her neighbours were concerned about the number and condition of the low rental houses in the area, and did not want to see any more on this property. Although the proposed development indicates there is a green space, it would not be for public use, and the children in the neighbourhood who play in the area daily, would have no where safe to play.
2. Lauren McKiel, representative of the Zion United Church – 24 Pleasant Avenue – Mr. McKiel stated that the Zion United Church had submitted a written letter (copy attached to the original set of Minutes) to the Planner and has no objections for the rezoning.
3. Charles Norman, 30 Brunswick Street – Mr. Norman stated concerns of the buildings blocking the view driving up or down on Payzant Street.

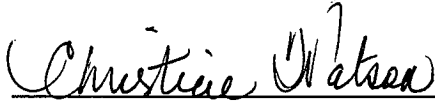
Mayor Dagley asked three times if there were any more members of the public who wished to speak on this matter; hearing none, declared the Public Hearing adjourned at 8:53 a.m.



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Mayor David Dagley, Chair



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Chris McNeill, CAO



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Christine Watson, Recording / Management Secretary

Date approved:

May 22, 2018

**ZION UNITED CHURCH  
LIVERPOOL, NS**

**CEMETERY COMMITTEE**

**MAY 8, 2018**

**Ref: Rezoning of Payzant Street  
Lots, adjacent to Zion United  
Church Payzant Street Cemetery.**

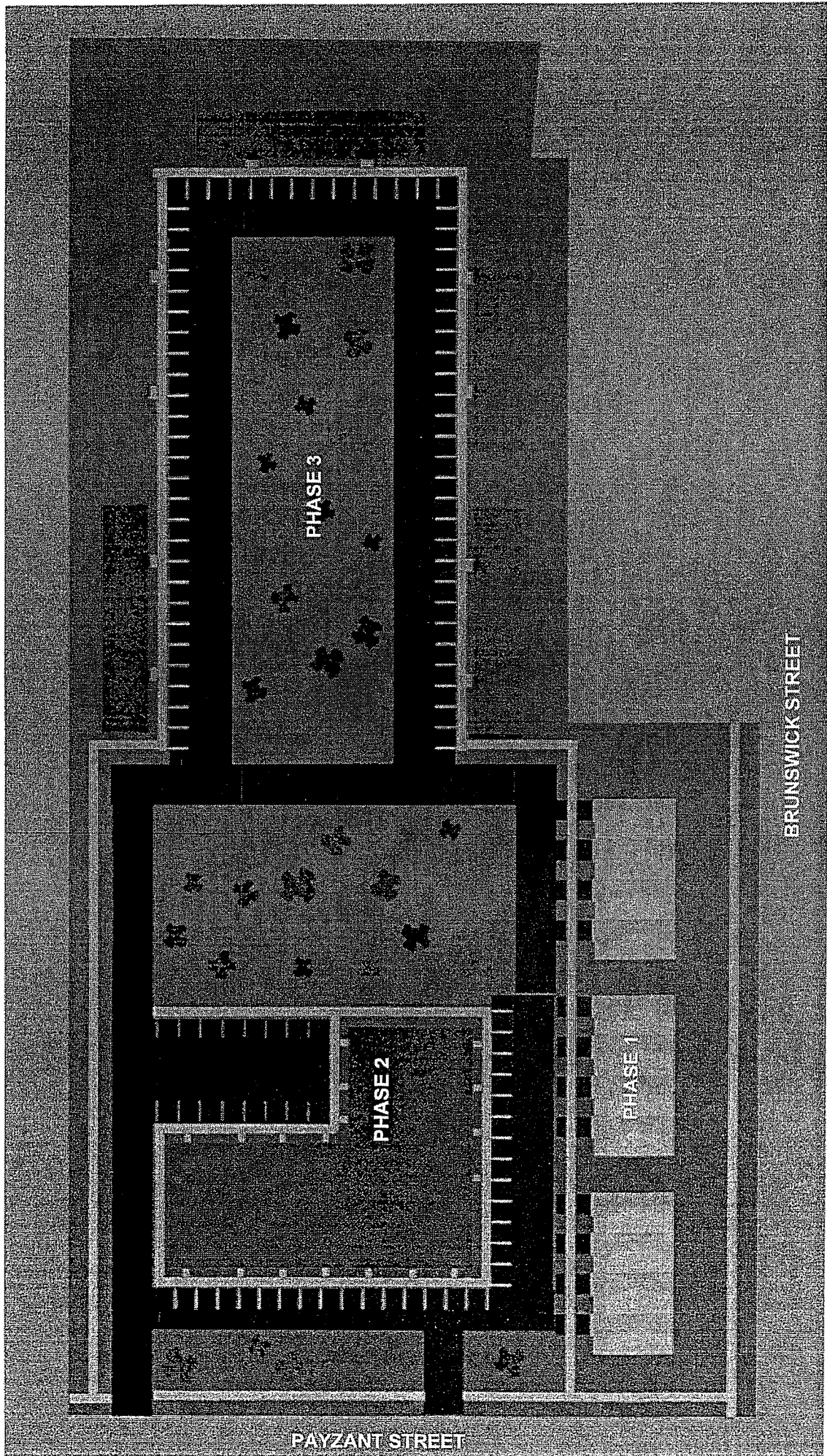
**The undersigned, being members of Zion United Church Cemetery Committee, and representing Zion United Church Board of Management wish to advise that Zion United Church HAS NO OBJECTION to the rezoning of PID'S 70018296; 70028006; 70018817, 70246061 and 70246079.**



**Lauren F.W. McKiel**



**Ian Munro**



PAYZANT STREET

BRUNSWICK STREET

