



# **Memo**

**TO: Clerk's Office**

**FROM: Kristen Knudskov, Planner**

**DATE: January 26, 2021**

**RE: Addendum to "Case 1074 Land Use Bylaw Text and Map Amendment  
Request from 3264937 Nova Scotia Limited to Allow Motor Vehicle Sales on  
PID 15046881 (Kings Road, Sydney River; District 4)"**

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One package was received with public hearing submissions for the above-noted application. The package contained comments from individuals from 7 households.

Could the attached please be circulated to Council for their consideration.

JAN 24/2021

STEVE GILLISPIE

ENCLOSED IS A LIST OF RESIDENTS WITHIN  
A 300 M. RADIUS OF THE PROPOSED USED CAR LOT  
ON ROUTE 4, SYDNEY RIVER

THIS IS A NICE RESIDENTIAL COMMUNITY, AND WE  
WISH TO KEEP IT THAT WAY

WE FEEL THAT A USED CAR LOT WILL DEVALUE  
OUR PROPERTIES. WE KNOW THAT AN OFFICE TRAILER  
IS NOT PERMITTED ON THIS SITE, AND IF AN  
OFFICE WAS TO BE CONSTRUCTED, A NEW SEPTIC  
WOULD BE REQUIRED, AND ACCORDING TO  
ENVIRONMENT REGULATION, THERE IS NOT ENOUGH  
AREA AVAILABLE, NOR WOULD A PORTABLE  
TOILET BE ACCEPTABLE

THERE IS A BLIND CREST ON THE HIGHWAY NORTH  
OF THE PROPOSED SITE WHICH ADDS TO THE FACT  
THAT WITH A 70 KM/HR SPEED ZONE, IT IS  
A LIKELY AREA FOR AN ACCIDENT TO OCCUR.

THE FACT IS COUNCILLERS, WE THE RESIDENTS  
DO NOT WANT A USED CAR LOT IN OUR AREA

THERE ARE ENOUGH USED CAR LOTS IN  
OUR CBRM. ON VACANT & CORNER LOTS IN THE  
CITY. IF THIS LETTER IS TO BE READ TO ALL  
OF COUNCIL, WE HOPE YOU WILL VOTE FOR  
THE WISHES OF THE RESIDENTS WHO SIGNED  
THE SHEETS WITH THEIR NAMES AND  
ADDRESS SHOWING NO! TO THIS USED  
CAR LOT

YOURS TRULY

WALTER MACPHAIL



# CAPE BRETON REGIONAL MUNICIPALITY

## GBRM PUBLIC HEARING

### ZONE AMENDMENT

The Council of the Cape Breton Regional Municipality (CBRM) has scheduled a Public Hearing to consider an amendment to the CBRM Land Use Bylaw which would permit motor vehicle sales on PID 15046881 (see map).

The Public Hearing has been scheduled for **Tuesday, January 26, 2021 at 6:00 p.m.** Due to the ongoing pandemic, the meeting will be closed to in-person public attendance. The meeting can be viewed live on the CBRM Youtube channel: [www.youtube.com/c/CapeBretonRegionalMunicipality/live](http://www.youtube.com/c/CapeBretonRegionalMunicipality/live)



*JAN 24/2021*

*We are against the building of a  
car lot 1882 Kings Road*



"We are against the building of a car lot 1888 Kings Road."



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Anyone wishing to comment at the Public Hearing is welcome to submit a statement by email or voicemail by Monday, January 25, 2021.

Requests for further information, including a copy of the proposed amendment, and statement submissions can be directed to the Planning Department:

Phone: (902) 563-5072

Email: [PlanningConsult@cbrm.ns.ca](mailto:PlanningConsult@cbrm.ns.ca)

7957528

WALTER MACPAIL  
1864 KINGS RD

TO COUNCILS RE THIS AMENDMENT JAN 23 2021  
I AM THE OWNER & DEVELOPER OF  
HAMPTON ESTATES SUBDIVISION, I AM REALLY AGAINST  
OF ANY USED CAR LOT IN THE ABOVE MENTIONED SITE.  
ONE OF THE FAMILIES ON STONYBROOK HAS A PROPERTY  
LINE IN COMMON WITH THE PROPOSED PARKING LOT IN QUESTION  
AND HAD NOT EVEN RECEIVED A WRITTEN NOTICE AS  
OTHERS DID. I AM DEFINITELY AGAINST THIS PROPOSED  
CAR LOT, IT WOULD DEFINITELY THE VALUE OF ANY PROPERTY  
IN THE NEAR AREA. WALTER MACPAIL



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7957528

J.K. BURTON

24 HAMPTON DR, SYDNEY RIVER, NS BILLOAI

AGAINST CHANGE OF ZONING BYLAW FOR REASONS  
IT MAY DEVALUE MY PROPERTY.



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*Devin + Holly Abbass 1898 Kings Rd.  
Depreciating property value. We are against  
extra traffic flow.*

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1892 Kings Rd. Property Details



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7957528

*Jana Dunlop + David Dunlop  
16 Stoneybrook Lane  
- Appreciation of our property.*



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*Beverly Mac Donald - 1878 Kings Rd. - Traffic*