



Memo

TO: Clerk's Office

FROM: Kristen Knudskov, Planner

DATE: January 26, 2021

RE: Addendum to "Case 1077 Land Use Bylaw Map Amendment Request from John and Theresa MacNeil to Allow a Self-Storage Facility on a Portion of PID 15225733 (Upper Prince Street area, Grand Lake Road; District 6)"

Four public hearing submissions were received for the above-noted amendment application.

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

From: [Dan MacKinnon](#)
To: [PlanningConsult](#)
Cc: [Glenn M. Paruch](#)
Subject: FW: Zoning Amendment PID 15225733
Date: January 25, 2021 9:33:02 AM

Dear Mayor & Council,

My name is Daniel MacKinnon and on behalf of my wife, Brenda and myself, I would like to express our opposition to the proposed amendment to add another section of land to an ABC designation on the upper corridor of Green road. I know this Mayor and council did not designate PID 15225733 to an ABC designation but whomever approved this certainly took little consideration for the residents of Green Road. As anyone who lives on this road knows there is far too much traffic

Travelling through our neighbourhood, as it is used a major through way for anyone looking to escape the traffic flow, not to mention the 18 wheel trucks that unlawfully travel it on daily basis.

This proposed development is already causing a decrease in our quality of life, as the road, directly in front of my home, has been dug up for the installation of a water and sewer line in mid November. No asphalt has been laid back down and I am told there will not be any until spring. This had led to a CBRM truck putting gravel down once a week as potholes are constantly there due to the traffic. The noise level from vehicles passing over this section in my home is disturbing and there is certainly no sleep to be had after 5:00 am as traffic begins. My question is, why would these two lines not be taken down from upper Prince St? The proposed storage units will do little to enhance my residential quality of life and will definitely decrease my homes resale value as well as anyone who lives in the upper area of Green Road. We are currently dealing with the death of my Brother in law, Darrin Mackie, 105 Green Rd on DEC 31-2020 and this proposed zoning amendment is directly behind his property. I know that there is not a member of this Mayor and Council that would want several self storage units put in their back yard. When I look at the recent Fedex building on Vulcan Avenue and see the screening/ noise fence that they had to install, which is at least a 100 meters from any residential area, I am baffled as to how anyone could put anything but residential on PID 15225733. The residents on Green road deserve better than this. I have spoken to my councillor, Glenn Parush, who has assured me he will bring these concerns before council on my behalf. Glenn has visited the site and can attest to everything I have brought forth. There is a place for storage units within the CBRM, just not in anyones back yard. I am definitely for economic development within the CBRM but the limited employment, if any, that this will create is not justified in my opinion. I am certain that John and Theresa Macneil would not want this 20 feet from their residence as it could be per you bylaw. Thank You for hearing my concerns and please vote no on this.

Sincerely;
Daniel & Brenda MacKinnon
94 Green Rd



Daniel MacKinnon



January 25, 2021

ATTENTION: CBRM COUNCILLORS

SUBJECT: ZONING AMENDMENT PID 15225733

My name is Wanita Mackie and I wish to express my strong opposition to the proposed amendment for the Portion of PID # 15225733 to be designated Commercial.

The land that is proposed to be rezoned is directly behind my late brother's house at 105 Green Road. As executor of this property, I would like to see it remain as residential. The reasons that I feel this way are as follows:

- Any rezoning would decrease the value of the property.
- The barrier to be put around the property would be practically right on top of the garage at 105 Green Road.
- There is too much unwanted traffic on Green road now and development as a commercial zone would further increase the traffic.
- There is a constant stream of big trucks on this road, which is not supposed to be, as well as people speeding all day and night. I have never seen a police car, or bylaw, enforce the speed limits or the weight restrictions. Commercial development will only make it worse.
- Excess noise from people being able to access the facility 24/7.
- Concern about the type of materials that could be stored so close to houses and the potential for contaminants to seep into the ground affecting those with a well.
- Rodents, etc. that are most often found around storage facilities.
- Green Road has been dug up to run water lines to a proposed security office and the potholes are being filled in weekly with no repaving scheduled to be done until the spring of 2021. Access to such facility would come off of upper Prince Street and the lines should have been ran down off of that street, not Green Road. Any security office is usually at the entrance to a storage facility, not at the back where it is proposed that it would be located.
- If zoned commercial, there are no guarantees that the person would actually do what they are saying they plan on doing,
- Landowner could change their mind and put whatever they want there, not what is being proposed.
- How would storage facilities be deemed as economical development when they would not create jobs for anyone. The landowners would be the only people to benefit.

My brother had lived at 105 Green Road for the past 13 years and there was never any mention of anything being put on the land. My brother just passed away 3 weeks ago, and his property will have to be sold. Slapping a high fence around his property and putting in a storage facility will not help me when it comes time to sell. I would like to ask if any of the councillors would want to buy a place that is next to a storage facility, or have one built behind their homes. Such facilities are usually on a highway or away from residential areas.

From: [REDACTED]
To: [PlanningConsult](#)
Subject: Zoning amendment PID 15225733
Date: January 24, 2021 5:32:41 PM

Mayor and Council:

I am writing to voice my **opposition** to the proposed amendment to PID 15225733. I currently have family who reside on the upper portion of Green Road and the portion of land in question is located directly behind my recently deceased brothers home. Anyone who is familiar with Green Road knows there is far too much traffic on this residential road as it is commonly used as a short cut to avoid traffic by vehicles and commercial trucks. The increase in traffic and the resulting noise diminishes the quality of life for the residents living in this area not to mention the safety risks posed to children living in this residential area.

The requested amendment was to support the construction of self storage lockers. I have concerns around increased noise and traffic in the area if these lockers were to be constructed in this area not to mention the possible risk of contamination to the well water in the area should dangerous chemicals be stored in these lockers. I realize there are rules around the construction this type of facility with regards to containment walls which will create an eye sore for anyone who currently has a view from their back windows. I believe the amendment will reduce the property value of my brothers home as the piece of land in question is directly behind his home. Before any member of council votes to approve this amendment I would ask you to go to Green Road and witness the current flow of traffic and the resulting noise. Then ask yourself would this be an area you would be willing to purchase a home and start raising a family and if so would you feel comfortable with the risks I have outlined in this letter.

Regards,
Dolores Boutilier

Sent from [Mail](#) for Windows 1

From: [MacIsaac, Wendy](#)
To: [PlanningConsult](#)
Subject: PID15225733
Date: January 22, 2021 1:07:06 PM

I am writing regarding the proposed rezoning of PID 15225733. I am a resident of Green Road and I am highly against this rezoning so that a self-storage facility can be built. It would greatly increase the traffic on Green Road which has a high volume of traffic as it is. The noise from the increased traffic and possible big trucks, which are not permitted on Green Road but do make their way up and down the road, will be an added concern. It would also decrease the value of our properties. I am strongly against this proposal and ask that you take my concerns and the concerns of my neighbors into consideration when making your decision.

Thank you,

Wendy MacIsaac