



Memo

TO: CBRM Mayor and Council

FROM: Kristen Knudskov, Planning & Development Department

DATE: February 4, 2022

RE: Public Hearing Submissions – Case 1086 Request from Rob Smith for a 3-unit Apartment at 98 Caledonia Street, North Sydney (PID 15026313; District 2)

For your consideration, please find attached two public hearing statements which were received after the issue paper for Case 1086 was submitted to the Clerk's Office. One phone call was also received which expressed opposition to the proposed development, but the individual did not choose to provide a statement for the public hearing.

From: [REDACTED]
To: [Kristen R. Knudskov](#)
Subject: Zone Amendment
Date: February 3, 2022 2:58:34 PM

Good afternoon Kristen,

My name is James Andrew Mac Donald, 105 Caledonia Street, North Sydney Nova Scotia, B2A 2V4. I am writing concerning the zone amendment requested for 98 Caledonia Street. I am in opposition of the proposed amendment as the neighbourhood is all single dwelling homes and in my opinion a three unit dwelling would not be a good fit. I do not see any benefit for the neighbourhood, in fact it could turn out to be a detriment, ie: parking, noise and there is also a lot of vehicular speeding on the street due to only a two way stop at the corner of Caledonia and Stanley Streets. It could also open the door for more amendments by property owners to increase the number of units in dwellings in the area. Thank you for your time.

Regards,

James A. Mac Donald

Case #1086 Public Hearing
Transcribed Voicemail

1. Elise Ratchford, 92 Caledonia Street

I, Elise Ratchford, residing at 92 Caledonia Street in North Sydney, strongly oppose the conversion of the property on 98 Caledonia to a 3 apartment building. This street is very narrow. Every household today has several automobiles and they will be parked, I am sure, all along the street. At my expense of \$700.00 plus, I took a hedge – an old lilac, unkept – down from this property blinding my driveway with the consent of Rob Smith. Again, I mention narrow street. The owner came only twice this summer, sent somebody to mow and left trailers full of scrap lumber on the lawn for months with no regard for neighbours. This is just the beginning of a bad thing. I keep a tidy, well-groomed property at 92 Caledonia with gardens. Please consider the homeowners in this neighbourhood with some compassion for an arrangement a detriment to all. I've lived here all my life and feel it would be a shame to change things for us now. Sincerely, Elise Ratchford.

Your CBRM letter came to me on January 21st or so from Kristen, planner for your Cape Breton Regional Municipality. Thank you very much. Sincerely, Elise Ratchford. Thank you.