



Memo

TO: Clerk's Office

FROM: Kristen Knudskov, Planner

DATE: May 11, 2020

RE: Addendum to "LAND USE BYLAW AMENDMENT APPLICATION 1072 BY BACK BEACH GARDENS (8 COMMERCIAL STREET EXTENSION, LOUISBOURG) TO PERMIT AGRICULTURE IN THE WOLFE STREET NEIGHBOURHOOD (WSN) ZONE"

Additional comments were received regarding the proposed amendments to the Wolfe Street Neighbourhood Zone.

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

Thomas Kennedy
Point of View Suites

Received by voicemail and transcribed

My name is Thomas Kennedy from Point of View Suites, 15 Commercial Street, Louisbourg. I am not in favor of the zoning change requested by 8 Commercial Street to change the zoning from residential to agricultural. We have tourist accommodations on 15 Commercial Street and have been here for 26 years. We do not want livestock next door to our property. Please deny this zoning request. Thank you.

Michelle Cole

Received by voicemail and transcribed

Hi, my name is Michelle Cole, and I'm calling in support of the rezoning in Louisbourg on Wolfe Street for the small growing business that's out there. I think it's a great thing and they are so invasive. Thank you very much for listening, and I hope that my vote goes towards a great small business starting off in Cape Breton. Thank you.

Lucy and John Hardy
Louisbourg

Received by voicemail and transcribed

Hi, this Lucy Hardy calling from Louisbourg, and I just wanted to let you know that John and I, my husband, are not in favor of the rezoning on Wolfe Street in Louisbourg. We feel that the farm and the chickens are lowering everybody's property value. So I just wanted to let you know that we're not in favor of it. Thank you.

From: [Helen Wiesner](#)
To: [PlanningConsult](#)
Date: May 8, 2020 12:03:26 PM

I am sending along my concerns about the zone amendment within the Wolfe Street neighborhood.

It is of my opinion, we as Cape Bretoners should be standing up for young, energetic entrepreneurs instead of turning our backs on them. We are a small community and the individuals in question are honest, hard working young people who are an asset to this community. Please take into consideration all the benefits that would come out of a zone amendment to permit agricultural uses within the Wolfe Street neighborhood.

Respectfully submitted,
Helen Wiesner.

From: [Arlene King](#)
To: [PlanningConsult](#)
Subject: Rezoning Back Beach Gardens
Date: May 8, 2020 11:21:30 AM

To those Concerned:

Good morning,

This is a quick letter of support for the very community minded Back Beach Gardens. Although I myself am not a resident of Louisbourg I am employed in the town and have experienced first hand what a vital role Back Beach Gardens have played in providing healthy food options for the community as well as being a huge supporter of local business and local artisans. It is businesses like these that are the backbone of small communities such as Louisbourg and surrounding areas. It is my hope that hearing favors the changes for Back Beach and allows them to continue in their endeavors.

Sincerely

Arlene King

Sent from my Bell Samsung device over Canada's largest network.

Kristen R. Knudskov

From: shannon peters <[REDACTED]>
Sent: May 6, 2020 10:28 PM
To: PlanningConsult
Subject: Public Hearing Zone Amendment

Follow Up Flag: Flag for follow up
Flag Status: Flagged

To Whom this May Concern,

I'm writing in regard to the zoning amendment to permit agricultural uses within the Wolf Street neighbourhood in Louisbourg.

In my opinion, agriculture is too far removed from our everyday society. It is our job as farmers to reintegrate farming back into our communities. We hope that every person buying food thinks about where it was grown or produced, and has the option to buy local if they so choose. The effects of Covid-19 certainly sent the message home that all countries, provinces, cities and communities should be more self sufficient. To become more self sufficient we must recruit all the farmers we can find. Teaching our children where our food comes from, and maybe growing some ourselves, would be a wonderful goal to have

Having the Wolf Street Neighbourhood zoned for agricultural use will not implement all of the above, it will however be a start. The Neals grow vegetables and produce free range eggs. They feed a number of people in the community and surrounding communities. They are trying to raise a family by farming all while benefiting many others. I think they are setting a great example for all ages. We must as a society take baby steps and bring farming back into our everyday lives. I think this is a fantastic start.

Shannon Peters, AST
Whitetail Acres
Sent from [Mail](#) for Windows 10

From: Nicole Provost
To: PlanningConsult
Subject: Zoning Amendment
Date: May 7, 2020 4:51:14 PM

To Whom It May Concern, I am contacting you today in regards to a letter I received. It involves a piece of land I own with a mobile home on it. The land I am speaking of is 10 Commercial Street Extension in Louisbourg. Though I don't live there I have let my daughter live there in the past and may again in the future. From what I gather from this letter and speaking to other neighbours the owners of the home directly adjacent to mine 8 Commercial Street Extension wants to raise chickens and other farm animals. I am OPPOSED to this happening. If this is allowed to happen my parcel of land will become unusable and unsellable. I can say for myself and all I have spoke to about this they would not want live within approximately 50 feet of a farm. I have spoken to the people who live on that street and they have stated that since this all began the wildlife up there is out of control. The chickens there are apparently attracting them. In the map I have it shows that the land they own and plan to turn into farm land is on each side of me and across the whole back of my land. So much for the great view of the water. If you wouldn't want this surrounding your sides and back of your home please vote NO. As you can see from the attachment there land covers mine of three sides. From all the information I have gathered they plan to put animals on all three sides. There plans include 90 chickens and a booth in their front yard for selling eggs from the chickens. Louisbourg is a town not farm country. Thank you for hearing me out. Sent from my iPad

18 Wolfe St.
Louisbourg, N.S.
B1C 2J2.

Dear:
Ivory Neal,
David Ernest,

In regard to your WSN ZONE
8 Commercial St. Ext.

Ralph Eugene Macmullin
Mary Isabel Macmullin
of 18 Wolfe St.

are in support of your WSN ZONE

Wishing you the best.



May 7, 2020

To: CBRM Planning & Development Department
Attention: Kristen Knudskov
RE: Zoning Amendment Application submitted by
Ivory and David Neal

From: Terry & Cindy Hynes
12 Commercial St. Exten.
Louisbourg, NS
B1C 2J6

Dear Ms. Knudskov,

We are writing with regard to the zoning amendment application to rezone our neighborhood (WSN Zone) to include agricultural uses that has been submitted by Ivory and David Neal who have lived at 8 Commercial Street Exten. in Louisbourg for approx. 2 years. We are deeply concerned about this request and are completely against and strongly object to this taking place. We have lived in this beautiful, quiet residential neighborhood for many years (my husband for 30 years and myself for 17 years) and we want it to remain residential and not be rezoned for agricultural use. We have many concerns about the possibility of our neighborhood being rezoned in this manner. Presently there is a chicken coop in their back yard with several laying hens (approx. 18) which causes a horrible stink and we heard that if the area is rezoned they have plans to increase the number of hens to approx. 90, which is of major concern to us as this will increase the bad smell which is now at times putrid, especially in the summer with hotter temperatures. If this area were to be rezoned then it would open the door for an increase in the number and type of animals that could be included, adding further to the strong bad smell.

We have 2 cats that we have to monitor even more closely now when they go outside as there have been sightings of a number of predators in our immediate area being attracted by the hens including coyotes, foxes, raccoons and fishers and this is of major concern to us. If our area is rezoned and more

hens and other types of livestock are allowed, then it will contribute to and potentially increase the number of these animals, also including rats, being further attracted to our area, something that we definitely do not want.

We really love and enjoy living in this part of the Town of Louisbourg, which has always been a residential area, and we feel very strongly that this is not the place for an agricultural business, which should be located in a country area as others are and not in the middle of residential homes. If we decided to sell our property we feel that having an agricultural business next door, along with the smell and potential noise, would be a negative factor and hindrance to potential buyers.

To someone who doesn't live next to this serious problem, this rezoning request may not matter to them, where they are not directly affected, but to us who live only 2 houses away from their property, it is a big deal and a major concern for us as we will be directly impacted if this should take place.

In the end, we are totally against the rezoning of our neighborhood to include agricultural uses and hope that you will take our many concerns into consideration when making the final decision in this matter.



Terry & Cindy Hynes

May 7, 2020

To: Cape Breton Regional Municipality Council

Re: Zoning Amendment 8 Commercial Street Extension, Louisbourg

From: Michel & Els Segeren
6 Dorrance St.
Kingston, ON, K7K 2K5

Dear Councillors,

We have been summer residents at 6 Commercial Street Extension in Louisbourg for the past 12 years, enjoying our property for 4 - 5 months over the summer. We bought the property specifically because of its beautiful location and being in a residential area. But much to our dismay our new neighbours Ivory and David started ripping up their lawn to farm and started keeping chickens.

We have nothing personal against David and Ivory Neal. We have had amicable relations since they arrived because we understood they were going to be trying to be self sufficient producing for their own use, NOT to start an agricultural business.

And by now it has become a business because in addition to greens, plants and eggs, they now sell additional products from other suppliers (honey, soaps, coffee).

We are strongly opposing this zoning change for the following reasons:

1. The property is very unsightly and messy with tools strewn around everywhere and white plastic sandbags to weigh down the plastic ground covering. It simply does not fit in with the rest of the area.
2. The chickens smell badly and prevent us from enjoying our property outside. We have to go sit on the other side of our property almost in our next neighbours driveway to get away somewhat from the smell. In addition, ever since the chickens are there, there have been raccoons around ripping the garbage bags. As well, foxes, coyotes and even fishers have been sighted in the neighbourhood since.
3. There is additional vehicle traffic from customers picking up produce and eggs. This is not what we bargained for when we bought this property.
4. I understand from David and Ivory's application they are planning a vendor stand on the street as well. This will only make the traffic worse.
5. A future owner of the site may start an even larger business including farm animals.
6. Our property value has no doubt gone down because of this situation.

We also take issue with some of the statements in the planning department letter to Committee as it pertains to Primary Industry Policy part 6 policy 1.f:

1. First of all it states that because we are not connected to the sewer, the area is rural. No, the reason we are not connected to the sewer, I understand is technical and is because the sewer line is simply not buried deep enough. Other than that we are every bit as residential as the rest of Louisbourg.

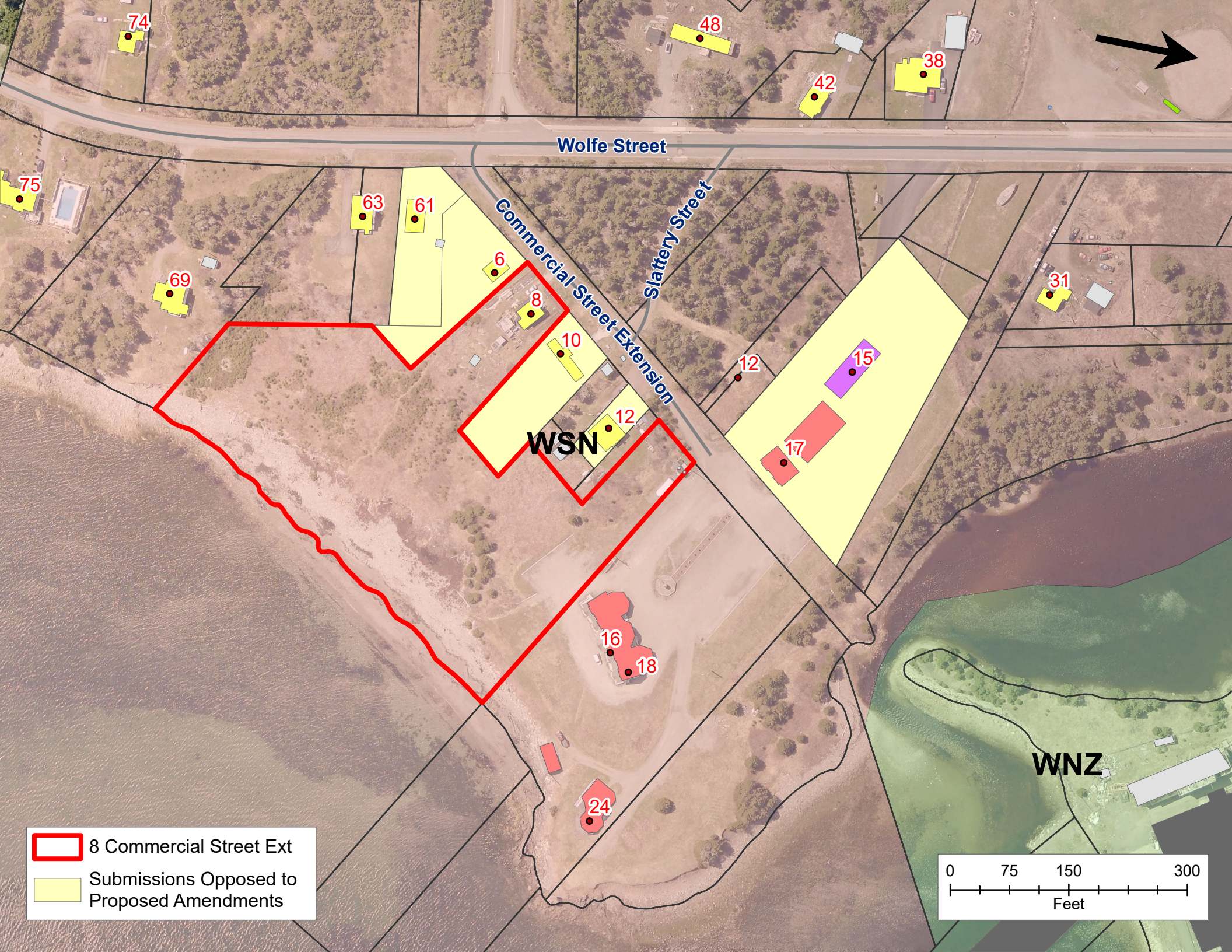
2. The spaciousness of the property in question is also very debatable as the land below bordering the harbour is full of stumps, trees and boulders, so 3 of the 3.5 acres are essentially unworkable for agricultural use.

In conclusion, in our opinion an agricultural business does not belong in the Wolfe Street Neighbourhood Zone. Especially not since there are lots of rural properties available in the CBRM and indeed in all of Cape Breton.

Lastly, dear councillors, please imagine this happening right beside your residence, in your residential neighbourhood. Honestly, would you agree with it?

Thank you for your consideration.

Yours sincerely,
Michel and Els Segeren.



Wolfe Street


Commercial Street Extension

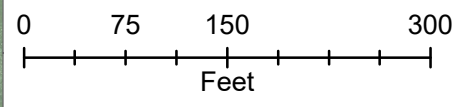
Slattery Street

WSN

WNZ

 8 Commercial Street Ext

 Submissions Opposed to Proposed Amendments



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