

**REGION OF QUEENS MUNICIPALITY
PUBLIC HEARING
REZONE 137 WEST STREET (PID #70071725), MILTON FROM
GENERAL RESIDENTIAL (R2) TO INSTITUTIONAL (I1)
TUESDAY, JULY 25, 2017
8:45 A.M.**

MEMBERS OF COUNCIL: Mayor David Dagley, Chair
Councillor Kevin Muise
Councillor Heather Kelly
Councillor Raymond Fiske
Councillor Jack Fancy
Councillor Gilbert Johnson

MEMBERS OF STAFF: Richard MacLellan, Chief Administrative Officer
Jennifer Keating-Hubley, Director of Finance
Christine Watson, Recording / Management Secretary
Mike MacLeod, Planner

REGRETS: Deputy Mayor Susan MacLeod
Councillor Brian Fralic

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:

- Rezone 137 West Street (PID #70071725), Milton from General Residential (R2) to Institutional (I1).

Application has been made to rezone the above parcel of land from General Residential (R2) to Institutional (I1). The owner of the property is in discussions with the Milton Canoe & Camera Club, who are in the process of finding a new location from which to base their boating activities. The Club is a registered not for profit society whose aim is to provide canoe and kayak instruction to youth and adults.

The parcel is currently zoned as General Residential (R2) under the Region's Land Use Bylaw. In order for the Club to operate from this location, the property would have to be rezoned as Institutional (I1).

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

REPORTS AND PRESENTATION BY STAFF:

There were no reports presented.

WRITTEN AND ORAL PRESENTATIONS:

There were no written or oral presentations.

Mayor Dagley asked three times if there were any members of the public who wished to speak on this matter; hearing no further requests, declared the meeting adjourned.

CLOSING OF PUBLIC MEETING:

Mayor Dagley declared the Public Hearing closed at 8:48 a.m.



Mayor David Dagley, Chair



Jennifer Keating-Hubley, Director of Finance



Christine Watson, Recording / Management Secretary

Date approved: August 8, 2017



ITEM 13.1

Recommendation Report: Rezone 137 West Street in Milton from General Residential (R2) to Institutional (I1)

Submitted By: Mike MacLeod

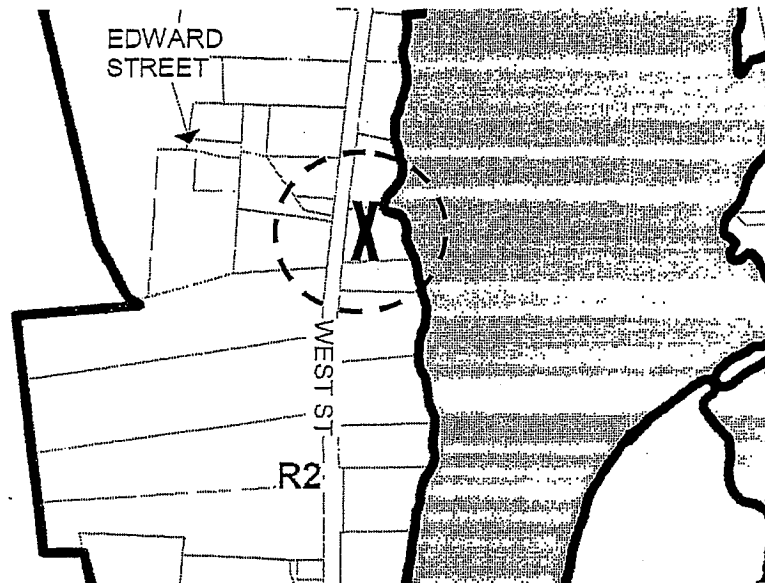
Date: June 27, 2017

Recommendation:	THAT the Council of the Region of Queens Municipality give notice of its intention to rezone PID# 70071725 from General Residential (R2) to Institutional (I1); AND THAT a Public Hearing be held on July 25, 2017 in the Council Chambers of the Municipal Building, 249 White Point Road in Liverpool, NS at 8:45 am.
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Background - The Region of Queens Municipality has received a request to rezone a parcel of land located at 137 West Street in Milton (identified as PID# 70071725) from General Residential (R2) to Institutional (I1). The owner of the property is in discussions with the Milton Canoe & Camera Club respecting a new home for the Club.

The Milton Canoe & Camera Club operated for many years out of the building they owned on Bridge Street in Milton. With the construction of the new bridge and the realignment of the approaches to the bridge, the Club was forced to vacate their property and are now in the process finding a new location from which to base their boating activities. The Club is a registered not for profit society whose aim is to provide canoe and kayak instruction to youth and adults.

The parcel is currently zoned as General Residential (R2) under the Region's Land Use Bylaw. In order for the Club to operate from this location, the property would have to be rezoned as Institutional (I1).



Zoning Map 1

The Land Use Bylaw sets out the following:

I1 Uses Permitted

28.2 Within the Institutional (I1) Zone a development permit shall only be issued for one or more of the following uses:

➤	<i>Cemeteries;</i>
➤	<i>Churches, church halls, places of worship and religious institutions;</i>
➤	<i>Community centres;</i>
➤	<i>Extended care facilities;</i>
➤	<i>Hospitals;</i>
➤	<i>Legions;</i>
➤	<i>Libraries;</i>
➤	<i>Municipal buildings and uses;</i>
➤	<i>Museums;</i>
➤	<i>Private clubs and fraternal organizations;</i>
➤	<i>Provincial and federal government buildings and uses;</i>
➤	<i>Public schools and accessory playgrounds and educational institutional uses;</i>
➤	<i>Tourism information uses;</i>
➤	<i>Wind turbine generators (small scale), subject to Section 6.39</i>

Discussion -

An organization such as the Milton Canoe & Camera Club would fall under the category of *Private clubs and fraternal organizations*.

The Municipal Planning Strategy (MPS) identifies a number of goals respecting sustainable future development in the Region. One of these goals is:



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- *recognize institutional uses such as churches , schools and hospitals as integral parts of our communities that contribute greatly toward a higher quality of life;*

The Region's Municipal Planning Strategy also sets out that:

Policy 6.3.3

It shall be the intention of Council to consider new, or expansion of existing, Institutional (I1) uses in any RESIDENTIAL (R) designated area by an amendment to the Land Use Bylaw (rezoning), subject to Policy 12.5.2.

Policy 12.5.2

It shall be the intention of Council, when considering amendments to the Land Use Bylaw, to have regard to the following:

- a. *that the proposal conforms with the intentions of this MPS and to the requirements of all other Region Bylaws and regulations.*
- b. *that the proposal is not inappropriate, or could create potential problems in relation to:*
 1. *the financial capability of the Region to absorb any costs relating to the development;*
 2. *adequacy of sewer, water, and fire protection services to support the proposed development;*
 3. *adequacy and proximity of recreational and other community facilities;*
 4. *the adequacy of road networks in, adjacent to, or leading to the proposed development in terms of ability to handle traffic that the proposed development will generate;*
 5. *the potential for the contamination of watercourses or the creation of erosion, sedimentation and /or flooding; and*
 6. *the potential for damage to or destruction of designated historical buildings and sites.*
- c. *that adequate requirements are contained in the Land Use Bylaw to reduce conflict between the proposed development and any adjacent or nearby land uses by reason of:*
 1. *type of use;*
 2. *height generation, access to and egress from the site and parking provisions;*
 3. *traffic generation, access to and egress from the site and parking provisions;*
 4. *outdoor storage;*
 5. *signs;*

6. *provision is made for buffering, landscaping, screening and access control to reduce potential incompatibility with adjacent land uses and traffic;*
 7. *development is located so as not to obstruct any natural drainage channels or watercourses;*
 8. *the adequacy of the building separations to provide sufficient space to permit access for fire fighting equipment and to prevent the spread of fire; and*
- d. *site suitability in terms of percentage of slope, soil and geological conditions and other environmental and physical constraints; and*
 - e. *potential for buffer areas, landscaping and screening to reduce potential incompatibility with adjacent land uses and transportation networks.*

Considerations -

- The property at 137 West Street is a residential lot containing an existing mobile home situated on a concrete foundation. The home has been vacant for some time.
- The Milton Canoe & Camera Club would like to utilize existing foundation for new club house; if feasible.
- Adequate space within the lot to accommodate requirement for off street parking.
- The Club is willing to install landscaping buffer to reduce impact on adjacent properties.
- The Club intends to install a new on-site sewage disposal system to service the property. Currently, septic discharges into the Mersey River.

Options -

1. Maintain status quo (deny amendment request); or
2. Amend the Land Use Bylaw to rezone the property from General Residential (R2) to Institutional (I1).

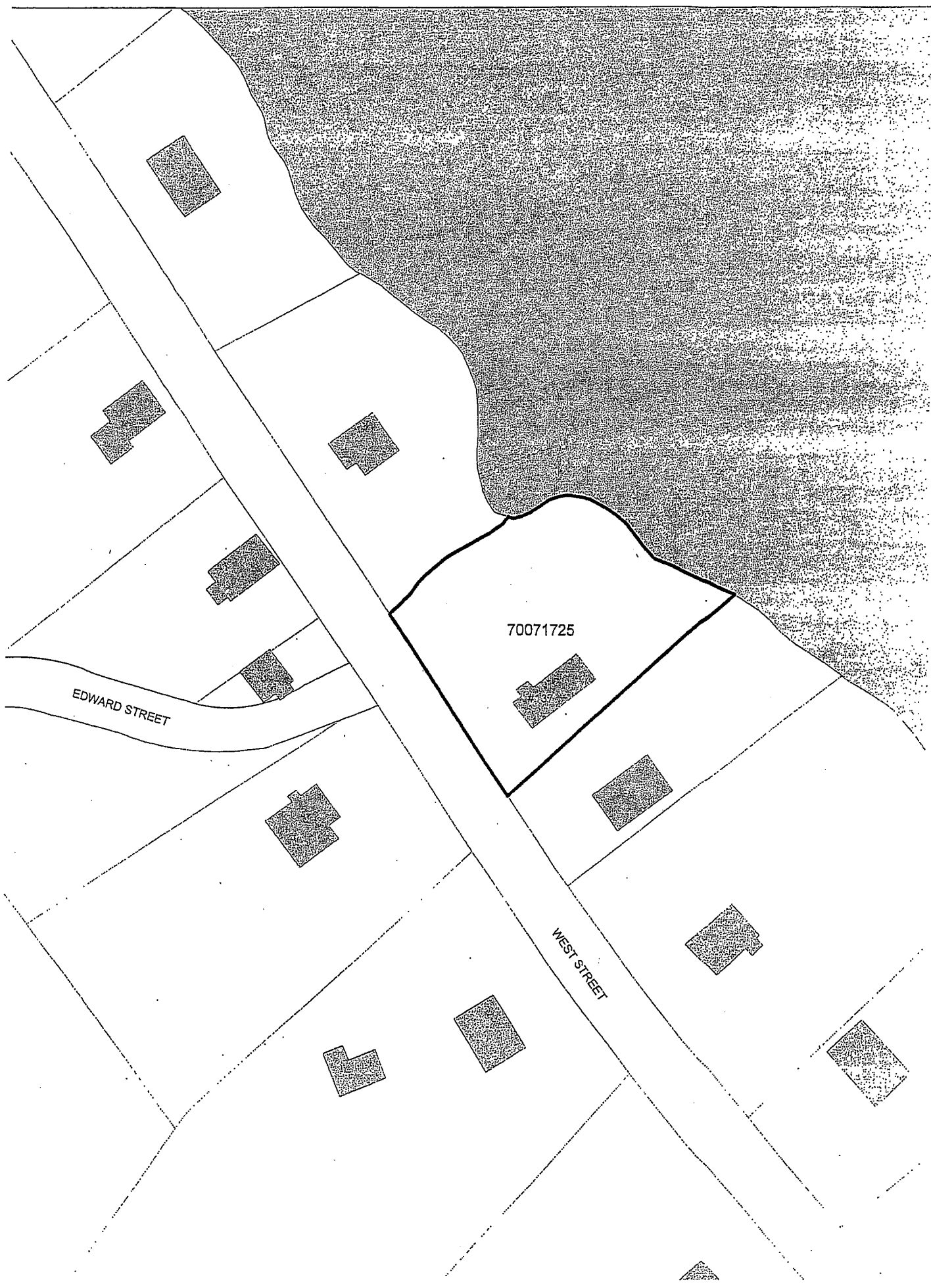
This application was discussed at the May 1, 2017 meeting of the Planning Advisory Committee and following lengthy discussion, the recommendation to Council was to proceed with application to rezone the property.

Report Author:



CAO Approval:





70071725

EDWARD STREET

WEST STREET

Region of Queens Municipality

247 White Point Road P.O. Box 1264 Liverpool, NS B0T 1K0 Phone (902) 364-3455 Fax (902) 354-7472



Region of Queens Municipality

APPLICATION FOR AMENDMENTS TO THE MUNICIPAL PLANNING STRATEGY, LAND USE BY-LAW AND APPLICATION FOR DEVELOPMENT AGREEMENT

FOR OFFICE USE ONLY
Application Type: <u>Land Use Bylaw Amendment</u>
PID #: <u>70071725</u>
Assessment #: <u>04924037</u>

NAME OF APPLICANT(S): Mark Cole

LOCATION: Milton

CIVIC NUMBER: 137 STREET NAME: West St.

MAILING ADDRESS: PO box 658 Milton NS
BOT 1 P O

TELEPHONE: 902 354 2485 (H) 902 354-574 (FN)

DESCRIPTION OF REQUEST:
Re-zone of property from residential to institutional
for Milton Canoe & Canoe Club.

If applicable:

The undersigned acknowledges that he/she is responsible for all costs associated with the request and attached is a cheque in the amount of \$700.00.

[Signature]
Applicant(s) Signature

May 10/17.
Date

