

**REGION OF QUEENS MUNICIPALITY  
PLANNING ADVISORY COMMITTEE  
AUGUST 19, 2019  
7:00 P.M.**

**AGENDA**

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- 1. CALL TO ORDER**
- 2. APPROVAL OF AGENDA**
- 3. APPROVAL OF MINUTES – JULY 15, 2019**
- 4. ACTION ITEMS AND UPDATES**
- 5. REZONING APPLICATION 128 GORHAM STREET, LIVERPOOL**
- 6. MUNICIPAL PLANNING REVIEW**
  - 6.1 MONTHLY PROGRESS REPORT**
  - 6.2 MEETING WITH UPLAND – AUGUST 23, 2019**
- 7. OTHER**
- 8. NEXT MEETING – SEPTEMBER 9, 2019**
- 9. ADJOURNMENT**

**PLANNING ADVISORY COMMITTEE  
REGULAR MEETING  
JULY 15, 2019 - 7:00 P.M.**

**MINUTES**

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**Present:** Councillor Heather Kelly, Chair  
Councillor Susan MacLeod  
Julie Petrella  
Maddie Charlton  
Mary White  
Mike Ferguson  
Paul Connolly  
Robert Ross  
Mike MacLeod, Planner  
Wendy Connors, Development Officer

**UNAPPROVED**

**Regrets:** Councillor Raymond Fiske  
Don Kimball

**1. CALL TO ORDER -**

The meeting was called to order at 7:00 p.m.

**2. APPROVAL OF AGENDA -**

It was **MOVED** by **Paul Connolly** and **SECONDED** by **Mike Ferguson** that the Agenda be approved as circulated.

**Motion Carried Unanimously.**

**3. APPROVAL OF MINUTES - June 3, 2019**

It was **MOVED** by **Mary White** and **SECONDED** by **Julie Petrella** that the Minutes of June 3, 2019 be approved as circulated.

**Motion Carried Unanimously.**

**4. ACTION ITEMS AND UPDATES -**

Rezoning Application for 3 White Point Rd, Liverpool - Mike MacLeod informed the Committee that on June 25th, Council approved to rezone 3 White Point Rd in Liverpool from Restricted Residential (R1) to Neighbourhood Commercial (C3). The 14 day appeal period will end on July 18<sup>th</sup>. Mike doesn't anticipate any appeals for this period. The renovations were also approved for a grant from the Region's Business Façade Program.

## **5. MUNICIPAL PLANNING REVIEW -**

### **5.1 PROGRESS REPORT – JUNE 2019**

Mike MacLeod went over the progress report from UPLAND for the month of June. UPLAND is currently working on preparing the draft Municipal Planning Strategy & Land Use Bylaw. Mike is hoping that UPLAND will do a workshop with the committee once the draft documents are available. Robert Ross wondered if Phase 5 was on schedule and Mike said he will check with Ian Watson. Mike Ferguson inquired about the number of residents that replied to the original survey.

### **5.2 POLICY DIRECTION**

The Policy Direction paper was available for public comment at the end of June. These comments will come to the committee for review in the future. Robert provided a number of comments/suggestions directly to UPLAND, touching on subjects such as protecting and enhancing our local assets, maintaining the livability and appeal of the residential neighborhoods, pre-zoning, tiny homes, coastal lands, etc. Mike discussed secondary suites as a new section in the updated documents. Some issues related to this would be appropriate septic & well services and these suites blending into the surrounding houses. Robert didn't feel like increasing home-based business should be allowed but rather base the size permitted on the size of the dwelling to clearly indicate a secondary use to the permitted residential use and revamp the definition of businesses permitted. Robert suggested draft copies of the MPS/LUB be sent to provincial departments such as Transportation, Environment, Fisheries & Oceans, etc.

### **5.3 INTERIM CONSULTATION REPORT**

This report was emailed to the committee on July 3rd, 2019.

## **6. OTHER - /**

## **7. NEXT MEETING**

The next meeting is tentatively scheduled for August 5th, 2019.

## **8. ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:30 p.m.

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Date

# ITEM 4

## Planning Advisory Committee -

### Action Plan



Region of Queens Municipality

Action	Date	Responsibility	Status
Mersey Seafoods Rezoning	March 5, 2018	Mike	Completed
17 School Street, Milton rezoning	March 5, 2018	Mike	Completed
Lewis MacLachlan Development Agreement in Caledonia for automobile repair	April 9, 2018	Mike	Completed
Rezoning Municipal lands on Payzant and Brunswick Streets in Liverpool		Mike	Completed
Devan Smith Development Agreement in Harmony – automobile repair	May 7, 2018	Mike	Completed
Eastlink Development Agreement	October 10, 2018	Mike	Application Denied
Rezoning 3 White Point Road, Liverpool to C3.	May 6, 2019	Mike	Completed
MPS / LUB Review RFP		Mike	Ongoing



Staff Report: Rezoning Request– 128 Gorham St / 186 Church St. in Liverpool

Submitted By: Mike MacLeod

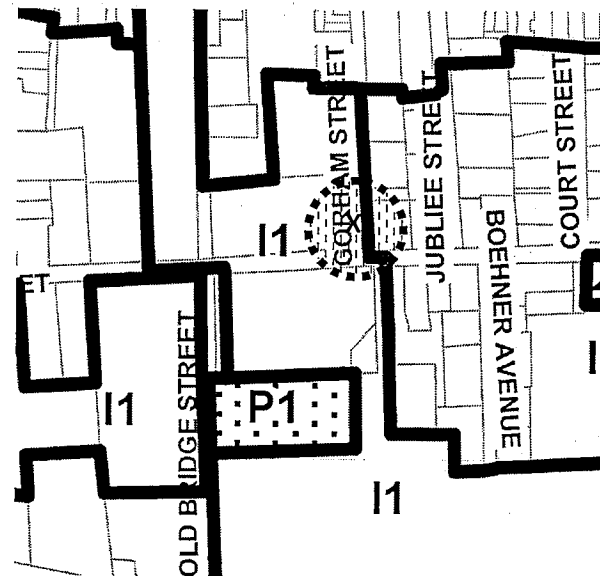
Date: August 19, 2019

**Recommendation:** THAT the Council of the Region of Queens Municipality give notice of its intention to amend the Municipal Planning Strategy and Land Use Bylaw to change the zoning of PID# 70024245 from Institutional (I1) to Downtown Commercial (C1);

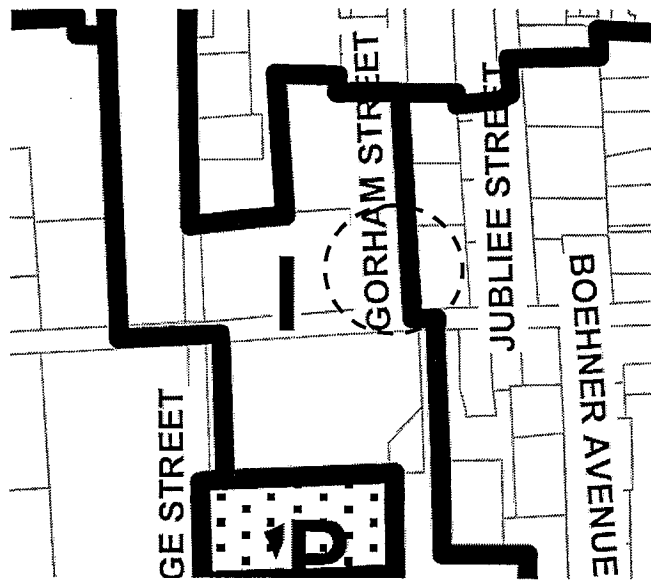
AND THAT a Public Hearing be held on September 24, 2019 in the Council Chambers of the Municipal Building, 249 White Point Road in Liverpool, NS. at 9:00 am.

**Background:** The Region of Queens Municipality has received an application to rezone property identified as PID# 70024245 and located at 128 Gorham Street / 186 Church Street in Liverpool from Institutional (I1) to Downtown Commercial (C1). The owners of the property are in the process of trying to sell the building and a prospective purchaser wishes to convert the building to a flower shop and indoor botanical garden. Refer to attached proposal. In order to accommodate this request, the property would have to be rezoned to Downtown Commercial (C1).

The property is zoned as Institutional (I1) under the Land Use Bylaw and has a future land use designation of Institutional (I) under the Municipal Planning Strategy.



Zoning Map 1



Generalized Future Land Use Map 1

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

➤ Business and professional offices;
➤ Cemeteries;
➤ Churches, church halls, places of worship and religious institutions;
➤ Community centres;
➤ Dwelling units as an accessory use to the main institutional use, to a maximum of three (3) units;
➤ Extended care facilities;
➤ Hospitals;
➤ Legions;
➤ Libraries;
➤ Municipal buildings and uses;
➤ Museums;
➤ Private clubs and fraternal organizations;
➤ Provincial and federal government buildings and uses;
➤ Public schools and accessory playgrounds and educational institutional uses;
➤ Tourism information uses;
➤ Wind turbine generators (small scale), subject to Section 6.39

Within the Downtown Commercial (C1) Zone, the following uses are permitted:

➤ Art galleries / studios;
➤ Banks and financial institutions;
➤ Bed and breakfasts;
➤ Bowling alleys;
➤ Business and professional offices;
➤ Convenience stores;
➤ Day nurseries and kindergartens;
➤ Existing residential uses (Refer to Section 17.3);
➤ Farmers market;
➤ Funeral homes;
➤ Grocery stores;
➤ Institutional (I1) uses, subject to the I1 Zone requirements;

➤ Lounges;
➤ Medical clinics;
➤ Microbrewery, subject to Section 18.5;
➤ Motel and hotels;
➤ Parks;
➤ Parking lots and parking structures;
➤ Personal service shops;
➤ Places of entertainment;
➤ Public information booths;
➤ Radio and television stations;
➤ Recreational uses;
➤ Residential dwelling units located on the floor above any permitted commercial use;
➤ Restaurants;
➤ Retail stores;
➤ Service and repair shops;
➤ Taxi and bus stations;
➤ Theatres;
➤ Tourist establishments;
➤ Utilities;
➤ Warehousing uses, which are located entirely within an enclosed building

In looking at proposed amendments to the Land Use Bylaw, Council has established, through policy, a number of evaluation criteria and are as follows:

**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;*

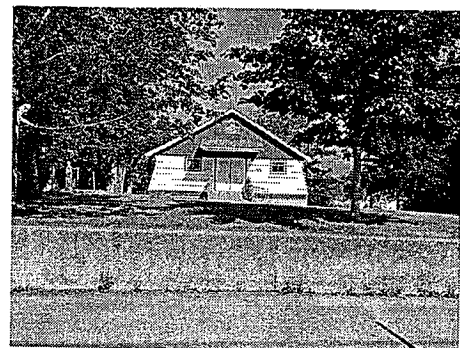
6. *provision is made for buffering, landscaping, screening and access control to reduce potential incompatibility with adjacent land uses and traffic;*
  7. *development is located so as not to obstruct any natural drainage channels or watercourses;*
  8. *the adequacy of the building separations to 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:

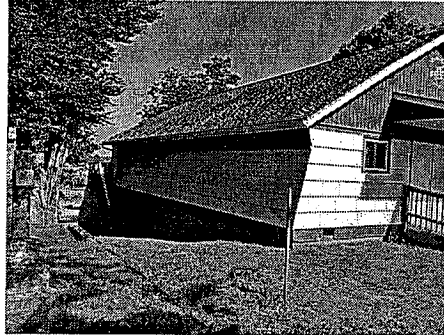
- The property was developed by the Lions Club of Liverpool circa 1970 for the use of the Girl Guides and for other purposes.
- The Lions Club are now in the process of trying to sell the property.
- The surrounding properties and uses include the Liverpool Curling Club, Trinity Anglican Church, Rossignol Cultural Centre, Gorham Park and G. Cook Financial.
- The boundary of the downtown commercial core area is currently being looked at as part of the planning document review project.
- Property is already located in a fairly high traffic area.
- There is room on the property to accommodate off-street parking, although the C1 Zone does not have off-street parking requirements. Property is also in close proximity to public parking area.
- 



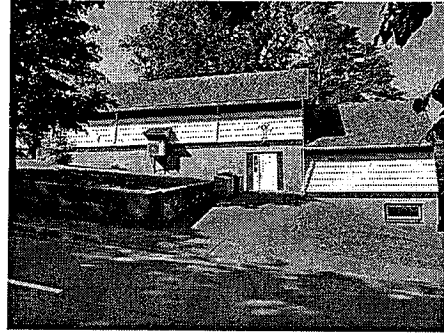
North Side (Rear)



South Side (Front – Church St)



West Side



East Side (Gorham St)

Options:

1. Maintain status quo (deny amendment request); or
2. Amend the Land Use Bylaw to rezone PID# 70024245 from Institutional (I1) to Downtown Commercial (C1).

Staff have reviewed the application and proposed use of the property and are of the opinion that the operation will have minimal impact on the surrounding community and recommend in favor of the rezoning application.

Tentative Timeframe:

DATE

PROCEEDURE

August 19, 2019  
 August 27, 2019  
 September 4, 2019  
 September 11, 2019  
 September 24, 2019  
 September 24, 2019  
 September 25, 2019  
 ~November 6, 2019

Planning Advisory Committee  
 Council  
 First Public Notice  
 Second Public Notice  
 Public Hearing  
 Council  
 Amendments to Province  
 Notice of Passing

Report Author:

# The Queens Florist and Botanical Gardens

## Zoning Amendment Proposal

### Introduction

The Queens Florist is a new business operating in Liverpool as of July, 2019. The business serves Queens County and parts of Shelburne County, as the only florist that will deliver outside of Bridgewater. It is replacing Oscars in this role, which is shutting down operations as of August 2019 (and indeed, it no longer serves as a florist).

The Queens Florist has made an offer on 128 Gorham St, Liverpool (the Lions Club), with the intent of moving the florist (and indeed, the current location for the florist is intended as a temporary location). The crux of the issue is that currently this building is zoned as "institution", and thus we are requesting a zoning amendment to "commercial".

### Phase I - Florist

The primary purpose of the business is to serve as a flower, plant, and gift shop, both for local residents and delivery to outlying areas. Most of the towns in Queens County and Shelburne County have lost their florists in recent years, but the need remains.

We are purchasing a property for multiple reasons, most notably:

- An investment in property (as opposed to renting) means that the business can have lower margins and still remain a viable business.
- A purchased property will mean that a larger space can be available to the business with the same budget as we would have for renting.

### Phase II - Botanical Garden

Plans for The Queens Florist extend beyond a simple flower and gift shop. With enough available space we will be developing an indoor "botanical garden". Occupying at least one, and likely two of the floors in the proposed location, the botanical garden will be comprised of a large variety of live displays of flowers and plants. These displays serve multiple purposes:

- Provide flowers that would otherwise be unavailable to smaller markets such as Liverpool and indeed Queens County.
- Provide a much larger variety of **immediately** available plants and flowers than would be possible in a smaller store.

- It is situated close to the centre of town, near other businesses, churches, museums, and other key visitor destinations.
- The building is in great shape, and is well within our budget.
- The adjacent building on Gorham street is the Curling Rink (institution zoning), while all other buildings on either side of the Gorham leading up to the Lions club are either commercially zoned likely have a variance, as one building in question across from the Curling Rink is a business. It is worth mentioning that the corner of Gorham and Church east of the Lion's Club is residential.

## Why Not Main Street?

Though there are locations suitable for housing a simple Florist, the plans for The Queens Florist go far beyond what is possible in buildings currently available for rent or sale on Main Street. While looking at other options we ran into the following problems:

- Store-fronts for rent are relatively small and would not be able to house the Botanical Gardens.
- Store-fronts that are closed and boarded up, but not available for rent and sale.
- Some buildings for sale have been too small, or
- Require repairs and maintenance far in excess of what is possible on a small business' budget.

An additional problem is that the Botanical Gardens will not be possible in a rental space, for the sole reason that the risk of having the space become unavailable makes any serious investment impossible.

## Conclusion

The Queens Florist is dedicated to helping build and improve Liverpool. Locating the florist and Botanical Garden at 128 Gohram St. will provide benefits to the neighbourhood, Liverpool, and Queens County. A zoning change would make all of this possible.

Thank you for your consideration.

<hr/> Jaqueline Duck The Queens Florist	<hr/> July 17, 2019 Date
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REGION OF QUEENS MUNICIPALITY  
 LAND USE BYLAW AMENDMENT &  
 DEVELOPMENT AGREEMENT APPLICATION

For Internal Use Only
Acceptance Date: _____
Processing Date: _____



1. Application Type:

- Land Use Bylaw Amendment
- Development Agreement

2. Property Information:

Civic address of subject property - 128 Gorham St. #186 / 168 Church St.

Property Identification Number (PID) - 70024245

Present use of subject property - Lions Club

Proposed Use of subject property - Flower Shop & Botanical Gardens  
& Gift Shop

Existing Lot Size - 10, 469 SQ FT APPROX

Existing Lot Frontage - ~69' on Church St and ~144' on Gorham St.

3. Property Owner Information:

Name - LIVERPOOL LIONS CLUB

Applicant is:

- Owner
- Agent of Owner

Civic Address - 128 GORHAM / 186 WATERLOO STS.

Mailing Address (If different from Civic Address) - Box 1153 LIVERPOOL

Telephone Number - 902 354 5676 Box 1153

Email Address - \_\_\_\_\_

4. Zoning Information:

Existing Zoning - Institutional

Proposed Zoning - Commercial

5. Property Servicing Information:

Water Services –

- Municipal System -  Existing  Proposed  
Drilled Well -  Existing  Proposed  
Dug Well -  Existing  Proposed  
Other - \_\_\_\_\_

Sewer Services –

- Municipal System -  Existing  Proposed  
On-site System -  Existing  Proposed  
Other - \_\_\_\_\_

Access –

- Public Road -  Existing  Proposed  
Private Road -  Existing  Proposed  
Other - \_\_\_\_\_

6. Declaration:

Registered Owner of Property (Please print)

I/We LIONS CLUB do solemnly declare that I/We are the current registered owner(s) of the property described in this application. I/We have examined the contents of this application and certify that the information submitted is accurate.

Registered Owner Gordon T O'Hea

Signature Gordon T O'Hea

Date July 11-2019

Registered Owner (if more than one) \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

Authorization of Registered Owner (Please print)

I/We Gordon T O'Hea authorize Jacqui Duck  
To act as agent and sign this application on my/Lour behalf for property located at  
(Civic Address) 186 Church St and identified as PID# 70024245

Notes:

1. The requirements of a Land Use Bylaw amendment or development agreement application are established by the Planning Department of the Region of Queens Municipality. An application approval process will not commence until a completed application and advertising deposit are received.
2. Please make cheques payable to the Region of Queens Municipality. Following completion of the amendment process, the unused balance will be returned to the applicant. However, should the deposit be insufficient to cover the cost of advertising, the applicant will be responsible for the difference.
3. It is recommended that an applicant have a pre-consultation meeting with staff of the Planning Department prior to submitting this application.

G. COOK FINANCIAL

LIVERPOOL CURLING CLUB

GORHAM STREET

GORHAM PARK

128 GORHAM ST  
PID# 70024245

TRINITY ANGLICAN CHURCH

CHURCH STREET

ROSSIGNOL CULTURAL CENTRE



1" = 60'



REMAINDER BLOCK R1  
AREA = 38,561 sq.ft.±

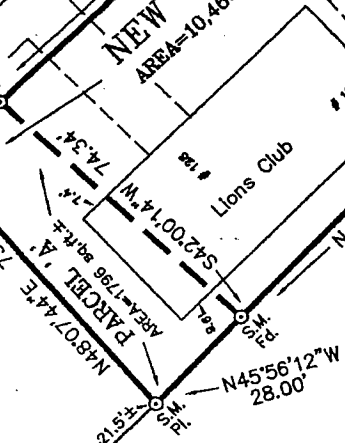
LANDS OF  
LIVERPOOL CURLING  
CLUB LIMITED  
Doc. # 95144219  
PID # 70024203

Curling Club  
# 108

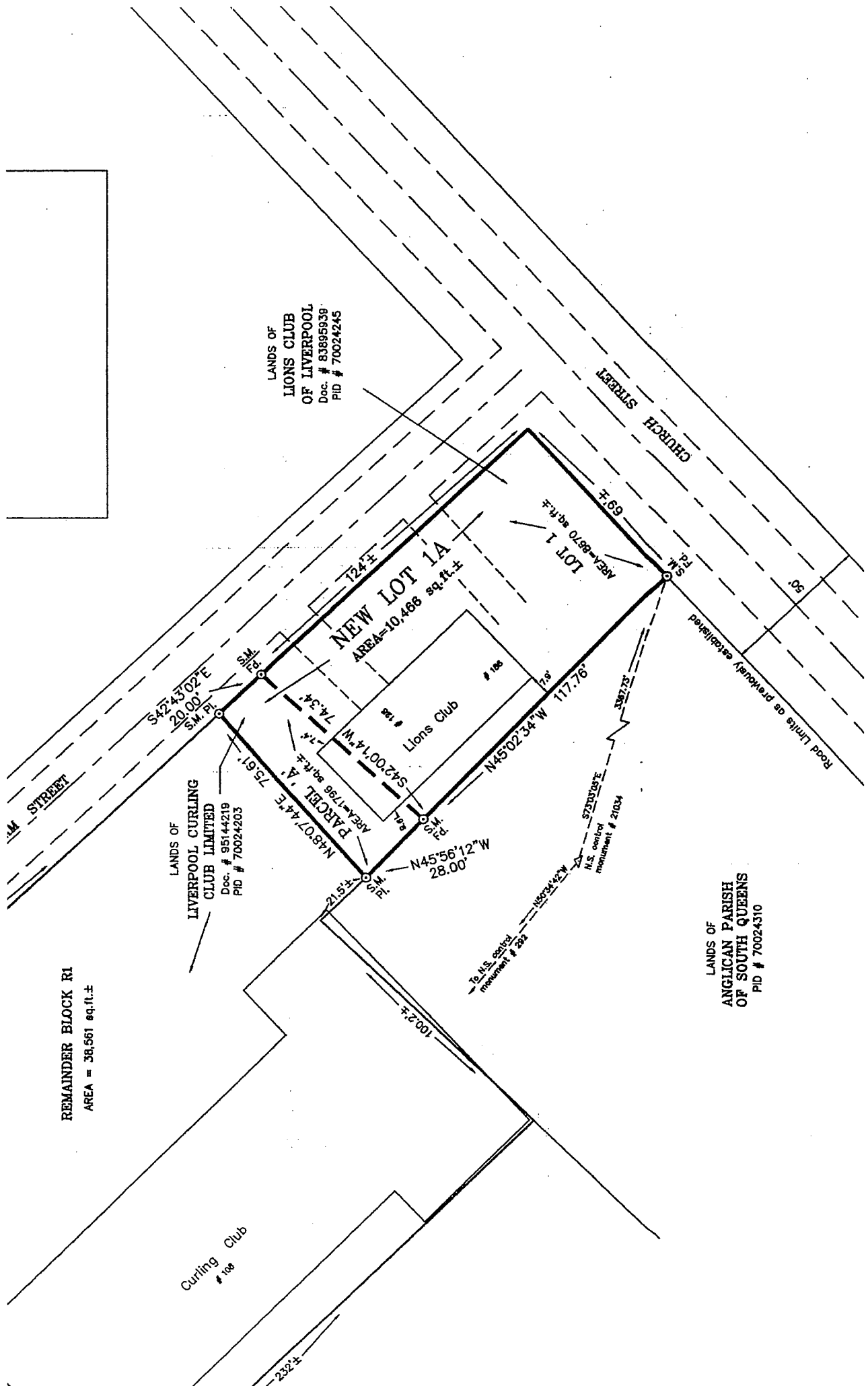
LANDS OF  
LIONS CLUB  
OF LIVERPOOL  
Doc. # 83895939  
PID # 70024245

NEW LOT 1A  
AREA=10,468 sq.ft.±

LOT 1  
AREA=8570 sq.ft.±



LANDS OF  
ANGELICAN PARISH  
OF SOUTH QUEENS  
PID # 70024310



30  
July  
2019

# UPLAND

Urban Planning + Design Studio

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Dartmouth, Nova Scotia B2Y 2R7  
+1 (902) 429 0649  
info@uplandstudio.ca

## Progress Report

**Project:**  
Region of Queens Plan Review

**Reporting Period:**  
July 2019

Dear Mr. MacLeod and the Queens Planning Advisory Committee,

Please find attached a progress report for the work completed during the month of July, 2019.

This period our focus for this project has been entirely on developing drafts of the new planning documents. We have completed much of the background content, administrative content, and general policies and regulations, and have begun to flesh out designations and zones.

The goal for the coming two weeks is to complete the remaining content, along with the mapping for submission to PAC early in the next period. This will allow for a public release and review period over the early fall.

If you have any questions or seek further clarification, please don't hesitate to contact me.

Sincerely,



Ian Watson, MCIP

Complete

**Phase 1:  
Project Initiation and Continuous Management**

<b>Task</b>	<b>Estimated Task Progress</b>	<b>Predicted Completion Date</b>
<i>Task 1.1: Start Up Meeting + Site Visit</i>	Complete	-
<i>Task 1.2: Data Collection</i>	Complete	-
<i>Task 1.3: Document Review</i>	Complete	-
<i>Task 1.4: Project Brand</i>	Complete	-
<i>Task 1.5: Engagement Plan</i>	Complete	-
<i>Task 1.6: Project Web Presence</i>	Complete	-
<i>Task 1.7: Monthly Progress Reports</i>	Ongoing	Last day of each month

Ongoing

**Phase 2:  
Citizen and Stakeholder Engagement**

<b>Task</b>	<b>Estimated Task Progress</b>	<b>Predicted Completion Date</b>
<i>Task 2.1: Communications</i>	75%	Communications will occur on schedule with other engagement tasks
<i>Task 2.2: Stakeholder Engagement</i> We met with a few final stakeholders this period. We will notify stakeholder when the drafts are released. A few stakeholders have specifically requested meetings for that time, so we've left this task open until then	95%	After first drafts
<i>Task 2.3: Staff Engagement</i> This period we met with staff to discuss technical elements of the documents. Further staff engagement will occur as part of the draft review under Phase 5.	Complete	-
<i>Task 2.4: Survey</i>	Complete	-
<i>Task 2.5: Open House Meetings</i>	Complete	-
<i>Task 2.6: Creative Tactics</i> As per PAC discussion, outstanding creative engagement events will be moved to the end of summer to benefit from the draft planning documents.	30%	September

<i>Task 2.7: Community Vision</i>	Complete	-
<i>Task 2.8: Metric Reporting</i>	50%	Updates after public feedback on discussion papers and after next round of open houses
<i>Task 2.9: What We Heard Report</i> Mike has requested an interim version of the What We Heard Report with the results of the initial consultations and surveys. We are completing edits today and will circulate it early next week.	45%	Interim report in first week of July.  Final report in September, following the second round of open houses.

Complete

**Phase 3:  
Analysis and Discussion Papers**

<b>Task</b>	<b>Estimated Task Progress</b>	<b>Predicted Completion Date</b>
<i>Task 2.1: Population and Demographics Paper</i>	Complete	-
<i>Task 2.2: Environment Paper</i>	Complete	-
<i>Task 2.3: Residential Development Paper</i>	Complete	-
<i>Task 2.4: Economic Paper</i>	Complete	-
<i>Task 2.5: Infrastructure Paper</i>	Complete	-
<i>Task 3.6: General Policy Paper</i>	Complete	-

Complete

**Phase 4:  
Project Findings and Recommendations**

<b>Task</b>	<b>Estimated Task Progress</b>	<b>Predicted Completion Date</b>
<i>Task 4.1: Policy Report</i>	Complete	-
<i>Task 4.2: Issues Workshop with PAC</i>	Complete	-

Ongoing

**Phase 5:  
Drafting / Policy Development**

<b>Task</b>	<b>Estimated Task Progress</b>	<b>Predicted Completion Date</b>
<i>Task 5.1: Prepare Draft MPS</i> This period we finished administrative sections, updated the introductory content, developed general policies, and began to flesh out the designations.	Ongoing	Early August
<i>Task 5.2: Prepare Draft LUB</i> This period we finished administrative sections, developed the general regulations, and began to flesh out zones.	Ongoing	Early August
<i>Task 5.3: Prepare Mapping</i> This period we developed the GIS structure and began to look at zone placement to inform the development of zone content.	Ongoing	Early August
<i>Task 5.4: Submit Draft MPS &amp; LUB</i>	Pending	Early August
<i>Task 5.5: Draft Plan Presentation</i>	Pending	Early August
<i>Task 5.6: Community Consultation</i>	Pending	September

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Pending

**Phase 6:  
Final Presentation and Approvals**

<b>Task</b>	<b>Estimated Task Progress</b>	<b>Predicted Completion Date</b>
<i>Task 6.1: Community Input Summary</i>	Pending	September
<i>Task 6.2: Final Revisions</i>	Pending	October
<i>Task 6.3: Formal MPS and LUB Adoption</i>	Pending	November
<i>Task 6.4: Project Wrap-Up</i>	Pending	November

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**List of Outputs and Deliverables to Date**

- Start up meeting
- Final project brand
- www.queensplan.com
- Engagement Plan
- Internal document review
- Project launch communications
- Project business cards
- Two pop-up events
- Seven public open houses
- Four stakeholder workshops
- PAC communication materials
- General survey in online and paper format
- Business survey in online format
- Advertising materials
- Council project update (x2) and workshop
- Meeting with PAC to update on project and discuss Community Vision
- Stakeholder calls and meetings
- Six discussion papers
- Policy Direction paper
- PAC policy direction workshop
- Third draft of Vision, Goals, and Objectives
- Public release of discussion papers and Policy Direction paper
- Staff workshop

**Next Month Steps**

- Finalize draft MPS
- Finalize draft LUB
- Finalize draft zoning
- Submit draft MPS and LUB and present to PAC