

**REGION OF QUEENS MUNICIPALITY  
PLANNING ADVISORY COMMITTEE**

**JULY 15, 2019**

**7:00 P.M.**

**AGENDA**

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- 1. CALL TO ORDER**
- 2. APPROVAL OF AGENDA**
- 3. APPROVAL OF MINUTES – JUNE 3, 2019**
- 4. ACTION ITEMS AND UPDATES**
- 5. MUNICIPAL PLANNING REVIEW**
  - 5.1 MONTHLY PROGRESS REPORT**
  - 5.2 POLICY DIRECTION**
  - 5.3 INTERIM CONSULTATION REPORT**
- 6. OTHER**
- 7. NEXT MEETING – AUGUST 5, 2019**
- 8. ADJOURNMENT**

PLANNING ADVISORY COMMITTEE  
REGULAR MEETING  
JUNE 3, 2019 - 7:00 P.M.

MINUTES

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**Present:** Councillor Raymond Fiske, Chair  
Julie Petrella  
Maddie Charlton  
Mike Ferguson  
Paul Connolly  
Robert Ross  
Mike MacLeod, Planner  
Wendy Connors, Development Officer

**UNAPPROVED**

**Regrets:** Councillor Heather Kelly  
Councillor Susan MacLeod  
Don Kimball  
Mary White

**1. CALL TO ORDER -**

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

**2. APPROVAL OF AGENDA -**

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

**Motion Carried Unanimously.**

**3. APPROVAL OF MINUTES - May 6, 2019**

It was **MOVED** by **Julie Petrella** and **SECONDED** by **Maddie Charlton** that the Minutes of May 6, 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 Council made a recommendation to proceed with the application to rezone 3 White Point Rd in Liverpool from Restricted Residential (R1) to Neighbourhood Commercial (C3). The public hearing will be held of June 25<sup>th</sup>, 2019 at 9:00 AM in the Region's Council Chambers.

**5. MUNICIPAL PLANNING REVIEW -**

**5.1 PROGRESS REPORT – MAY 2019**

Mike MacLeod went over the progress report from UPLAND for the month of May. The main item is the finalization of the discussion papers following updates from PAC. Those documents are now on the project website and are open to public comment until the end of June. There has been a list of questions created for the policy directions paper and UPLAND is looking for feedback. Hard copies are available at locations throughout Queens County and a USB containing the documents can also be obtained by contacting UPLAND. Mike encourage PAC members to pass along this information to anyone who may be interested. UPLAND is attending the June 11<sup>th</sup>, 2019 Council meeting give an update to members of Council. Staff is meeting with UPLAND on June 12<sup>th</sup> for an engagement session.

Mike updated PAC that UPLAND will be doing an interim report (as per Mary White’s request) on “What We Heard” with the results of the initial consultations and surveys by the end of June or early July.

**5.2 GOALS & OBJECTIVES**

Mike told the committee that he would send along a consolidated copy of the Goals & Objectives so there wouldn’t be any confusion. Robert Ross was concerned that protecting the coastline wasn’t mentioned in the objectives for the Natural Environment and stressed that this is one of the Region’s biggest assets as well as feature. Robert also felt that regulate should be replaced with minimize in the following objective – “Regulate development in areas that may put people, property and the environment as risk.”

**5.3 POLICY DIRECTION**

This was discussed in Section 5.1. Robert thanked Mike for providing paper copies of all the discussion papers to PAC members.

**6. OTHER - /**

**7. NEXT MEETING**

The next meeting is scheduled for July 8th, 2019.

**8. ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:29 p.m.

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Date

# ITEM 4

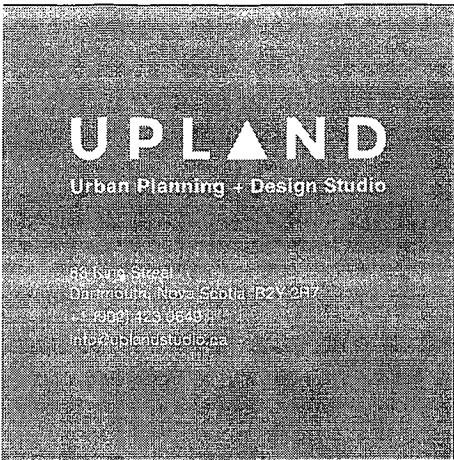
## Planning Advisory Committee -

### 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 Páyzant 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	Rezoning approved by Council on June 25 <sup>th</sup> . Notice of Passing placed. Currently in 14 day appeal period (ends July 18 <sup>th</sup> ).
MPS / LUB Review RFP		Mike	Ongoing



# Progress Report

**Project:**  
Region of Queens Plan Review

**Reporting Period:**  
June 2019

Dear Mr. MacLeod and the Queens Planning Advisory Committee,

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

This period we held a workshop with staff, provided a project update to Council, and met with project stakeholders. We also finalized the locations for paper copies of the Policy Direction report and sent those documents out for public use. We also continued drafting on the structural portions of the new planning documents.

The formal period for public comment on the Policy Direction concludes at the end of this month. However, when talking to residents and businesses please let them know that we accept additional comments and ideas at any time. Depending on the scope of those comments, they may be reflected in the first draft or may be a point for discussion when reviewing the drafts. Over the coming month we will review public comments on the Policy Direction and conduct the bulk of drafting for the first draft of the planning documents.

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 continued drafting of administrative sections and sections with a clear direction	Ongoing	July
<i>Task 5.2: Prepare Draft LUB</i> This period we continued drafting of administrative sections and sections with a clear direction	Ongoing	July
<i>Task 5.3: Prepare Mapping</i>	Ongoing	July
<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

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**

- Review public comments on Policy Direction
- Draft MPS
- Draft LUB
- Draft zoning

# 9 HOUSING

## 9.1 Housing Densities

Housing density and scale has a large impact on the character of a community. Permitted densities and scales also affect the cost and diversity of housing that is available in a community. In general, denser forms of housing should be directed to “urban” areas, where services are available to support the higher density of residents. However, there is still some need for higher densities of housing in small communities to support more affordable housing options, to provide options for downsizing, and to expand housing options for seasonal workers (such as tourism staff). In coastal areas, there may also be demand for larger bare-land condominium developments, where multiple detached dwellings are located on one parcel but each has its own “unit” of land.

## 9.2 Pre-zoning for Multi-unit Dwellings

The current Land Use Bylaw includes a Multiple Unit Residential Zone for apartments, condominiums, grouped dwellings, nursing homes, and residential care facilities in urban areas. The current zoning map only applies this zone to properties with existing multi-unit dwellings; anyone seeking to develop one of these uses must request a rezoning, which takes time and money.

## 9.3 Secondary Suites

“Secondary suites” encompasses a range of housing forms that provide a second dwelling unit that is located on the same lot as, and subservient to, another dwelling. Examples include “granny flats”, “in-law suites”, backyard housing, carriage houses, and laneway housing. This form of housing allows for lower-impact intensification of existing neighbourhoods, and also helps contribute to housing affordability by providing these secondary units for renters, and a rental income stream for homeowners.

## 9.4 Converted Dwellings

Converted dwellings are dwellings originally constructed as a single-detached dwelling that have been converted to add additional units. This allows for repurposing of older, oversized dwellings to units that better fit the needs of today’s rental market. The current Land Use Bylaw permits conversions in all residential zones except the Seasonal Residential Zone.

## 9.5 Tiny Homes

“Tiny homes” is a term that refers to very small (usually 400 square feet / 37 square metres and less) homes, often built on a movable chassis such as a large trailer. Proponents of these homes see opportunities for lower housing costs, more efficient land use, and a simplified lifestyle. In some jurisdictions, the tiny home movement — particularly when located on a trailer—is also a means by which to skirt regulations for minimum home sizes.

Specific planning approaches to tiny homes are complicated by the fact that there is no one clear definition of a “tiny home”. Different considerations and building regulations apply depending on where and how they are constructed, and whether they are located on a foundation, temporary trailer, or permanent trailer. The Region of Queens currently has no minimum size for dwelling units.

## 9.6 Supportive Housing

Supportive housing encompasses group living arrangements where some form of professional support is provided. For example, such housing would include nursing homes, seniors assisted living, women’s shelters, group living for adults with mental disabilities, and transition housing. It is a crucial service for many Queens residents.

The current Land Use Bylaw includes small options homes (for up to three adults), nursing homes (provincially-licensed), and residential care facilities. Small options homes are permitted in lower-density residential zones, while nursing homes and residential care facilities are only permitted in the Multiple Unit Residential Zone and rural mixed use zones. The approach is generally accommodating of supportive housing, though a few barriers remain.

## 9.1 Housing Densities

**46. Allow up to four-unit dwellings in rural development areas, with thorough evaluation criteria for location and design.**

This seems appropriate. At what scale is this? 4 units per lot? per acre? per development?

**47. Allow up to eight-unit dwellings in hamlets, with evaluation criteria for location and design.**

See comments above.

### **9.3 Secondary Suites**

**50. Permit secondary suites in all residential zones.**

**51. Consider whether secondary suites should be permitted to be used as short-term rentals.**

Could explore registration of secondary suites used for short term rentals or permit use as short term rentals when the main structure is owner occupied.

**52. Consider whether secondary suites should be permitted secondary to two-unit dwellings and/or row houses.**

Secondary suites as long term rental units would be appropriate, but not so much for short term.

# 9 HOUSING

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## 9.6 Supportive Housing

### **55. Increase the number of adults permitted in a small options home to six.**

Queens Association for Supported Living fully endorses this recommendation as a service provider for individuals with intellectual and physical disabilities. We currently operate three community homes in Liverpool that provide supported housing for 5 adults in each home. We are now in the process of developing another small option home that will support 4 adults.

Searching for an appropriate site within the current land use bylaws has been a challenge (bylaw currently requires R3 zoning). Finding an existing home to adapt/renovate or a vacant land lot with access to municipal services that would allow the residents to be close to amenities, sidewalks for safety, etc. shows it likely that we will be required to go through the rezoning process. Most suitable homes for this project on the market right now are within the R1 zone. We have been advised that the timeline for a potential zone change is approx. 3 months which will put extreme pressure on our ability to meet our occupancy goal. Any offer of purchase on a property would have to be subject to the approval of a zone change. This creates some very challenging issues for QASL with regards to this project.

Zoning change applications for the development of supported housing also create the risk of the "not in my backyard" mentality during public consultations. QASL feels that this may expose proposed residents to discriminatory comments because of stereotypical assumptions. As well, claims of discrimination and human rights violations could arise if a municipality considered public concerns

### **56. "Pre-zone" areas for larger facilities within the urban service areas.**

Good idea.

# 15 INSTITUTIONAL USES

## 15.1 Institutional Designation

The current Municipal Planning Strategy includes an Institutional Designation. The Institutional Zone is permitted in the Institutional Designation and in the Residential Designation. However, any institutional use looking to establish outside these areas (e.g. within the Commercial Designation) would need to apply to amend the Municipal Planning Strategy.

## 15.2 Places of Worship

Most churches and other places of worship in Queens are currently zoned and sometimes designated Institutional. However, they are also permitted within the General Residential Zone.

## 15.3 Adaptive Reuse

Occasionally a closed institutional use will be attractive not just for the redevelopment of the land, but also the reuse of the actual building for other purposes (e.g. former schools or churches into housing) even if it does not meet zone standards. This should be enabled, with appropriate consideration for impacts on the surrounding neighbourhood.

## 15.1 Institutional Designation

### **83. Remove the Institutional Designation and permit the Institutional Zone in most other designations.**

Queens Association for Supported Living owns and operates an adult vocational and life-skills training centre in Milton, NS - Penny Lane Woodworking & Enterprises. Although we are a training facility, we also operate social enterprises (business operated for a social purpose) that help us raise the necessary funds to operate our programs. We are currently zoned institutional.

QASL has a strategic goal to re-locate our operations to a more centralized and visible area of Queens - preferably the downtown core. This would allow us to provide a more inclusive environment within the community for the people we support as opposed to our current isolated spot. In addition, our current location is not a viable area for conducting and sustaining our businesses. We would also be looking at either selling our current property or re-purposing the land and building for other use.

QASL endorses the recommendation 83 under 15.1.

### 15.3 Adaptive Reuse

**85. Allow the reuse of institutional buildings for other purposes by development agreement.**

See comments under recommendation 83.

**SUBMIT**

## 4.3 Parking

### **4. Reduce parking requirements for multi-unit dwellings and most commercial uses, except restaurants.**

Comparing parking regulations in cities is comparing apples and oranges. Cities have public transit, extensive taxi services, car sharing, and other transportation options to get people to services and institutions. Expansion of key services like grocery and liquor stores in the Bristol area has put them out of walking range for most people. Driving is the only real option. Most two-parent families also have two people working, which may require more than one vehicle. One wonders what the risk of oversupply of parking in multi-unit apartments is in communities like Liverpool and Caledonia. The risk of undersupply of parking is that drivers are forced to leave a second car on the street, which poses its own challenges for road safety, snow clearing, etc.

### **5. Eliminate parking requirements for institutional and industrial uses.**

#### **4.4 Active Transportation**

##### **18. Allow for bicycle parking in lieu of automobile parking.**

Agree that bicycle parking is desirable, but in an aging community it is probably not realistic to expect that increased bike parking will encourage people to switch to this mode of transportation. The use of power Segways and scooters, as well as Vespa-style ride-ons and power-assisted bicycles are also likely to increase. Traditional bicycle parking may not be helpful for these.

##### **19. Require sidewalks for new subdivisions in urban service areas.**

## 7.2 Horizontal Setbacks

**35. Keep the current horizontal setback, but in coastal areas measure it from the top of the bank rather than high water mark.**

**36. Provide flexibility for existing development to increase their horizontal setback.**

This may not be the place to express this concern, as it is probably a provincial responsibility. However, the number of seawalls being constructed to slow erosion merely pushes the water to other vulnerable areas. A boat ride around Port Mouton Bay shows how many cottage- and home-owners have invested thousands of dollars in rock walls that are designed to protect their properties from storm surges. However, the damage that is done to the unprotected properties and more significantly, the natural beaches, is huge. There should be restrictions on such infill.

### 9.3 Secondary Suites

**50. Permit secondary suites in all residential zones.**

**51. Consider whether secondary suites should be permitted to be used as short-term rentals.**

Danger, danger. All over the world the concept of renting out a spare room is being abused by homeowners/tenants who are vacating their properties entirely in favor of short-term rental income. It has very negative impact on the neighborhood and other homeowners, raises security concerns for all, and reduces the number of units available for tenants who work and live in the community. Renting a secondary suite is like renting a hotel room without any of the laws and requirements. Negative impact on the hoteliers as well, who pay commercial taxes and are required to maintain certain standards.

## 10.2 Hamlet Commercial

### **59. Allow local commercial services within the core areas of hamlets.**

While this is a reasonable goal, it is important to get the cooperation of the provincial government to reduce speed limits and ensure road safety in hamlets (i.e., Hunts Point, Summerville, Port Mouton) with commercial activity. Parking and safe entering/exiting, as well as pedestrian crossing, are already problematic in some areas. In Hunts Point the speed limit along Old Highway 3 is far too high (and not enforced) for the area near the Seaside Takeout, and now there is going to be a new commercial establishment near the Beech Hill Road intersection.

## 10.5 Highway Commercial

### **62. Refine the scope and application of the Highway Commercial Zone.**

Allowing increased commercial development at Highway 103 exits such as 20A (Hunts Point/White Point) and 20 (Port Mouton) raises several red flags. These intersections both have turning lanes across a 100km highway zone. Visibility can be poor because of weather, and both are on upslopes that can make it difficult to tell the speed of approaching vehicles.

Another concern is that allowing development along the highway does nothing to encourage travellers to stop in the communities. This has happened in Shelburne. The businesses closest to the highway survive, and long-standing ones in the community that are more convenient for residents do not. Liverpool should learn from its own past shortsightedness that allowed the downtown area to be hollowed out by the Bristol power centre.

Highway commercial is also unsightly. From both Exits 20A and 20 travellers can see the ocean.

Perhaps the exits in Brooklyn and Mill Village are more suited to development, but I would suggest great caution in allowing commercial activity at 20A and 20.

## 10.6 Home-based Businesses

**63. Increase the size of home-based businesses to 50 square metres.**

**64. Allow additional, but limited, flexibility for retail sales in home-based businesses.**

Some years ago Liverpool approved an opportunistic rezoning of a property on Main Street to commercial, which had the effect of extending the entire downtown business zone into a residential neighborhood. The home business failed, but not before the 200-year-old heritage home had been significantly altered and then left to decay. Luckily a purchaser with vision took possession of the home and has restored it. The suggestion that more flexibility would encourage "nice" commercial activity like arts and crafts and galleries belies the fact that a home-based business could also include a pawnshop, doggy daycare, a vape store with patio, or a snowblower repair business where the machines are stored outdoors -- none of which might be pleasant for the neighbors. Just because someone owns a home and wants to run a business doesn't mean they should be allowed to have the business in the home.

## 12.1 Heritage Properties

### **70. Provide regulatory flexibility for registered heritage properties.**

It would be nice to have a Queens Heritage designation for interesting and historic properties that does not carry limitations like provincial or national heritage designations do. It would make the town more interesting to residents, home buyers, and tourism to see plaques on houses that indicate something of the heritage, maybe the age of the home. The plaques could be sold to qualifying homeowners on a cost-recovery basis, and the history of the home/business could be made available on an app.

**Queens**  
planning

**HAVE YOUR SAY ON THE FUTURE OF QUEENS!**

Queens Planning for the Future is a study of the **land use planning policies** that will serve the residents for the next 10 years. The process is about doing, gaining, and sharing feedback.

**DISCUSSION PAPERS & POLICY DIRECTION**  
Learn about current conditions and the trends shaping our communities. Review the proposed direction for the new land use planning policies, and ground your input.

Please visit [www.queensplan.com](http://www.queensplan.com) to access the documents and feedback forms, or contact us about obtaining the materials another way. The deadline to provide comments is **June 30<sup>th</sup>**.

1-800-367-6229  
10-2019-05-17

**Queens**  
planning

**PAPER INSTRUCTIONS**

**What is the Policy Direction Report?**  
The Policy Direction Report will provide the proposed direction for Queens Planning for the Future 2019-2029 and the Queens Environmental and Natural Resources Policy Direction 2019-2029. The Policy Direction Report will be published in the next few weeks. The report will be published in the next few weeks.

**The information needs in the report are set out below:**  
The report will be published in the next few weeks. The report will be published in the next few weeks.

**How to provide feedback**  
Visit the Policy Direction Report website at [www.queensplan.com](http://www.queensplan.com) to access the documents and feedback forms, or contact us about obtaining the materials another way. The deadline to provide comments is June 30<sup>th</sup>.

**Queens**  
planning

**DISCUSSION PAPER 1  
POPULATION & DEMOGRAPHICS**  
2019.05.17

**Queens**  
planning

**DISCUSSION PAPER 2  
ENVIRONMENT**  
2019.05.17

**Queens**  
planning

**DISCUSSION PAPER 3  
RESIDENTIAL**  
2019.05.17

**Queens**  
planning

**DISCUSSION PAPER 4  
ECONOMY**  
2019.05.17

**Queens**  
planning

**DISCUSSION PAPER 5  
INFRASTRUCTURE**  
2019.05.17

**Queens**  
planning

**DISCUSSION PAPER 6  
GENERAL**  
2019.05.17

**Queens**  
planning

**DISCUSSION PAPER 7  
GENERAL**  
2019.05.17

**Queens**  
planning  
for the future

**INTERIM WHAT WE HEARD REPORT**  
2019.07.02

# Queens

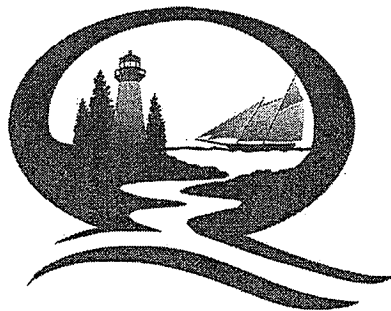
planning  
for the future

## WHAT WE HEARD REPORT

prepared by

**UPLAND**

for



Region of Queens Municipality

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# 2 INTRODUCTION

## 2.1 Consultation Overview

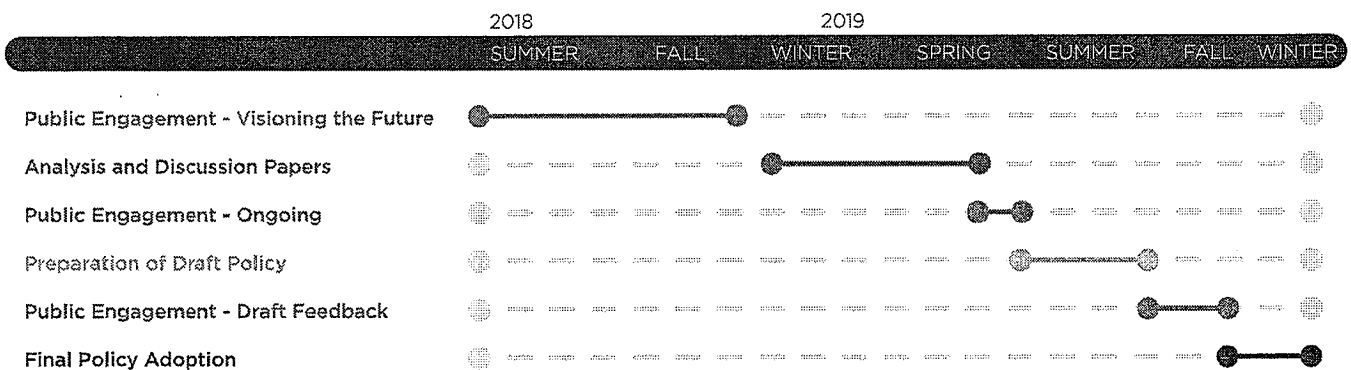
The Region of Queens is in the process of updating its Municipal Planning Strategy and Land Use Bylaw. These documents outline the planning policies and regulations that guide land uses and development in the Region. The Plan also includes a high-level vision of how the community intends to develop over the next 10+ years.

Consultation for this process is being carried out in phases. The objectives of the first phase “Visioning the Future” were to:

- Provide information about land use planning in Queens.
- Gather input from residents, businesses and stakeholder about current experiences, vision for the future, and priority needs and opportunities.

In the fall of 2018 the Region undertook consultation activities to achieve these objectives. This included seven public meetings (one in each district), a series of stakeholder meetings, and two online surveys to gather initial feedback from residents, business owners, and visitors on what they value about Queens, and what they hope to see change. This What We Heard Report provides details of what happened and the key findings from public consultation. These findings are also integrated in the Analysis and Discussion Papers, Policy Directions, and ultimately, the final policies.

The next step for consultation will be gathering feedback on Policy Direction that provides initial options for changes to Municipal Planning Strategy and Land Use Bylaw. This feedback will be incorporated into the draft Plan and Bylaw. Subsequently, a second round of public meetings will be held in fall of 2019 to review the first drafts of the planning documents. Following this, a the final draft will go through the formal approval process, including a Public Hearing at Council.

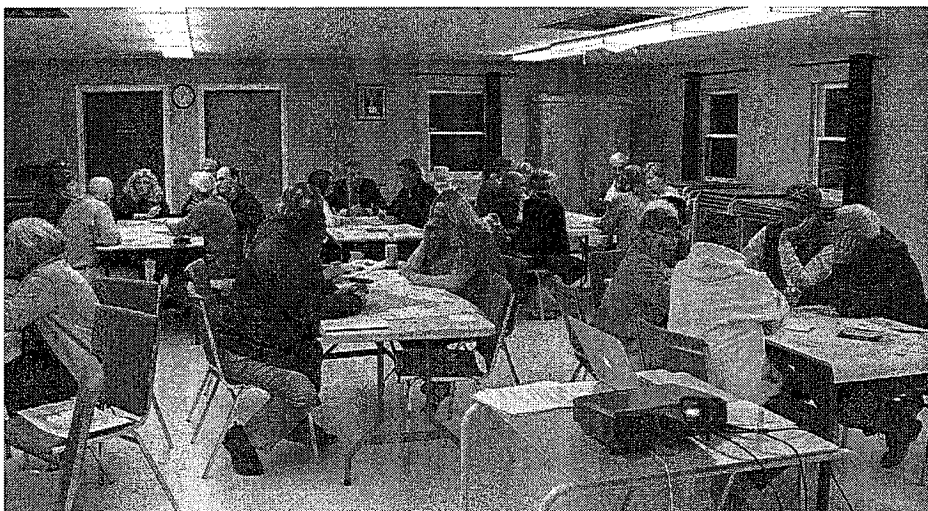


## 2.2 Public Meetings

Through September and October 2018, the Region and the project consulting team hosted public meetings in 7 locations throughout Queens:

- Mersy Point - Mersy Point Hall
- Port Mouton - West Queens Recreation Centre
- Beach Meadows Beach - Seaside Centre
- Milton - Milton Hall
- Liverpool - Queens Place
- Greenfield - Fire Hall
- Caledonia - North Queens Business Hub

Each of the meetings started with a presentation on municipal planning and the plan review process. Participants then spent the majority of each meeting in small group discussions about major planning issues relevant to the whole region as well as issues specific to each ward. Approximately 70 people participated in the meetings.



## 2.3 Stakeholder Meetings

Four thematic stakeholder meetings were held in September and October 2018, focusing on Businesses; Parks and Environment; Development; and Community Wellbeing.

The following stakeholder groups participated in the meetings or in follow-up phone call interviews:

- Kejimikujik National Park
- Medway Community Forest Coop
- Mersey Tobeatic Research Institute
- Southwest Nova Biosphere Reserve
- North Queens Business Hub
- Privateers Farmers Market
- North Queens Board of Trade

- South Queens Chamber of Commerce
- South Shore Tourism Cooperative
- South Shore Opportunities
- Queens Care Society - age friendly communities project
- Housing Nova Scotia
- South Shore Housing Action Coop
- Regional Library
- 6 local contractors/developers

## 2.4 Online Surveys

Two separate surveys were carried out, a general community survey and a survey for business owners. The general community survey asked respondents a variety of questions including demographic indicators, household size, and questions related to the strengths and challenges of the Region, as well as details specific to Liverpool, coastal areas, and inland areas. Survey questions were also aligned with public meeting questions, to enable combining results across methods.

The business survey asked questions about the nature of the business, experiences interacting with municipal land use regulation, services, infrastructure, and other impressions about operating a business in Queens. This survey resulted in only 29 responses, which is not an adequate sample size to generate reliable quantitative data. Instead, the results of the business survey open ended survey were integrate as part of the overall thematic analysis.



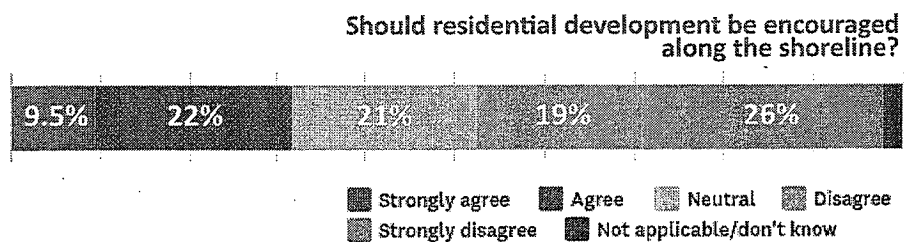
# 3 MAJOR THEMES

### 3.1 Coastlines

The shoreline and beaches emerged as the primary identifying feature of Queens among many of the consultation participants. When asked why they call Queens home, the coastline was the most frequently identified reason, with 67% of survey respondents selecting this option. These sacred spaces were identified as the key to economic, environmental, and cultural prosperity in the surrounding communities.

There was a high occurrence of survey respondents who are very concerned (50-60%) or concerned (25-30%) about coastal issues, such as erosion, flooding, sea level rise, water quality, and development. Participants were concerned about impacts of encroaching development and industry, and climate change threats, with damage to infrastructure and loss of habitat frequently mentioned. Other specific concerns for coastlines included protection from overuse of beaches (Carters Beach particularly), waste and sewage management, and impacts of major aquaculture.

Enforcement of greater setbacks was top of mind on this topic. In the survey results, there was a high degree of disagreement (*i.e.* split opinions) that residential development should be encouraged along the shoreline. Agreement with commercial development follows the same trend, with greater intensity.



### **3.2 Lakes and Rivers**

Consultation participants expressed concerns for freshwater systems that parallel the input on coastlines. Specifically, 56% of survey respondents were “very concerned” about water quality of lakes and rivers in inland areas, and an additional 29% were “concerned”. It was reported that the impacts of development, infill, adjacent agricultural land, and industry have led to issues around stagnant or unclear waters, flooding, and dam failures. The protection of these areas relates to ecological sustainability but also maintaining recreational enjoyment and sense of place. Consultation participants wanted to see setbacks protecting riparian areas and public access.

### **3.3 Forests**

There was overwhelming support among participants for forest protections from improper clear cutting, and the development of best practices which include regular maintenance, reforestation, native species planting, and disease management (including protections for Hemlock trees). Specifically, 55% of survey respondents were “very concerned” about forest health in inland areas; an additional 26% were “concerned”. Park access and maintenance was a key point in discussions, and green belts were recommended by some participants in order to protect forested areas and threatened wildlife such as turtles and bats. The urban tree canopy was also a concern, and the addition of flowering and fruit bearing trees is encouraged.

### **3.4 Recreation and Culture**

The vision of Queens as an entertainment hot spot for Nova Scotia comes from the vast opportunity for recreation and leisure in the region. Ideas for new recreation facilities and programming were endless, including libraries, pools, multi-use buildings, Greenfield Airport events, rock climbing, and escape rooms. A need for innovative and inclusive spaces for all ages, as well as outdoor programming, arts and culture access and affordable / free options was evident. Investment and maintenance of existing amenities was valued, and longer opening seasons is suggested to meet new tourism demands. Most participants emphasized a focus on waterfronts and downtowns, and noted the lacking commercial supply.

### **3.5 Infrastructure**

One of the most frequently mentioned topics throughout the consultation was rural internet. Many participants felt that this is a key piece of infrastructure missing from much of the Region of Queens. It was a particularly serious concern among business owners who rely on internet in their operations, and it was seen as a barrier to entrepreneurship.

Public transit and active transportation routes were highly valued among participants. Trails for recreation and routine transportation were viewed as a significant opportunity. Recent issues with dry wells prompted approximately 45% of survey respondents to report that they are “very concerned” about availability of drinking water. Other built infrastructure identified for improvements included cell service, condition of roads, creation of community wells, and management of downtown parking.

Participants also described gaps in the social infrastructure in Queens. There was concern about access to mental and physical healthcare, seniors’ services, access to education, and physical accessibility. Family resources, affordable food, and justice were also a part of discussions, particularly around Liverpool where concerns about poverty were high on the priority list.

## 3.6 Housing

Participants made clear the need for affordable housing, as well as good quality housing and its relationship to overall quality of life. It was reported that availability of rental housing is low, in particular rental housing that is suitable and affordable for either a young family, or for a single-person household. It was also identified that housing ownership can be challenging; some prospective first time home buyers experience financing difficulties, and some owners experience hardship paying property taxes, while simultaneously facing low values and sale prices. Anecdotally, issues with homeownership are disproportionately affecting senior women living alone. Other housing issues appeared around Liverpool, including homelessness and couch surfing, deferred home maintenance, and public housing in both disrepair and without adequate social support programs.

Smaller homes including semi-detached houses, smaller lot sizes, townhouses and apartments, were identified as the core need within the housing stock. Participants suggested that energy efficient housing near employment and amenities in a wide range of costs could be made possible through subsidies and development incentives, as well as housing societies for non-market provisions. Support for alternative housing options was evident, with some suggestions including non-profit housing, co-operatives, worker housing, and rent-to-own programs.

Survey respondents indicated types of residential development that should be encouraged in different areas of the region. There was strong agreement that single family dwellings, physically accessible housing and supportive housing should be encouraged in coastal areas. In Liverpool, single family dwellings were not a priority, while supportive housing, affordable rental units and physically accessible housing had the most agreement. Priorities for inland areas were similar to Liverpool but with more agreement for encouraging single family dwellings and less for affordable rental units.

Service-based employers who responded to consultations were unanimous in identifying challenges related to staff housing, particularly for staffing positions that are seasonal in nature.

**3.7 Seniors**

Participants felt that the aging population of Queens requires varied levels of care, including supports for aging in place and assisted living. Potential for this could include campus-style housing, single story homes, intergenerational housing, accessibility improvements, and transitional housing. Reflecting the aging population, healthcare was identified as a major challenge for many survey respondents, with 70% indicating that they are very concerned about the availability of healthcare in Liverpool. Community clinics and integration of seniors housing into existing communities is key in order to avoid isolation and provide quality care, and is an opportunity that could prove an economic asset for the region.

**3.8 Seasonal Residency**

Another demographic of interest to participants was the seasonal resident population of Queens. Some participants observe that this population has been increasing, adding great value to the local economy in the summer. This population has very unique needs, and increasingly look to AirBnB and home sharing for accommodations. Encouraging all-season residents, and striving to retain these visitors as they move into retirement could help improve economic and housing opportunities for Queens.

**3.9 Employment**

Employment and commercial activity was mentioned frequently throughout public consultations. Among survey respondents, 26% felt that meaningful employment is as a challenge of living in Queens. Furthermore, 56.5% identified 'businesses and stores' as a challenge and 67% strongly agreed that future commercial development should be located in downtown Liverpool. Overall support for local businesses is strong, as well as enthusiasm for commercial hubs.

Support for flexible employment and small-scale self employment came up throughout consultations, and valued opportunity industries included small agriculture and alternative crops, horticulture, culture and arts, eco-tourism, and environmental education. Community employment needs included senior care workers and health professionals, trades people, and technical and hospitality jobs. Engagement participants discussed the benefits of attracting industries that match existing needs and workforce skills, as well as working with colleges and universities to provide distance or satellite campus programming or transportation. Another important issue was preparation for economic changes such as the aging population, increasing poverty and unemployment, the rise of online retail, and cannabis legalization.

### **3.10 Marketing**

Retaining and attracting residents through marketing strategies should focus on the sense of place and assets present in Queens. Engagement participants looked to the possibilities of attracting young people and families, encouraging seasonal residents to retire here, and forming an immigration strategy. It was felt by some that the area must value a welcoming attitude and embrace diversity if this was to be successful. A vision of financial and environmental sustainability and health could be crucial to attracting residents new and old. Incentivizing growth and investment can be achieved through tax rates, grow-your-own greenhouse funds, employment opportunities, affordable land, aesthetic improvements, and strong social networks. Business owners feel there is a need for better information and way-finding to help get the word out about businesses.

### 3.11 Planning

Planning principles discussed throughout consultation centred on reducing red tape and improving communications among both government departments and residents. Logic and consistency of regulations and decision making can be achieved through transparency and evidence-based planning. The connections between issues such as housing, amenities, and transportation should be taken into consideration and plans must be flexible and sustainable in order to prepare successfully for the future. Avoiding unnecessary restructuring and emphasizing education could make the process more navigable for all.

Some place-specific planning approaches and suggestions from the consultation included:

- Bridging the disconnect between North and South Queens
- Minimizing incompatible uses
- Influence over use and management of Crown Land
- Consideration of seasonality
- Introducing development time frames
- Incorporating subdivision bylaws into plan
- Attention to the appeals process
- Clarifying grandfather clause
- Greater facilitation of building process

# 4 SURVEY SUMMARY

#### 4.1 Respondent Profile

The majority of respondents were between 40 and 64 years of age, and half as many respondents were in the 65-84 age range. Only 29 people under the age of 40 participated in the survey. As a reflection of the age composition, 38% of respondents were retired. Among those who were part of the workforce, most were employed in Liverpool, and half as many were employed outside the Region of Queens.

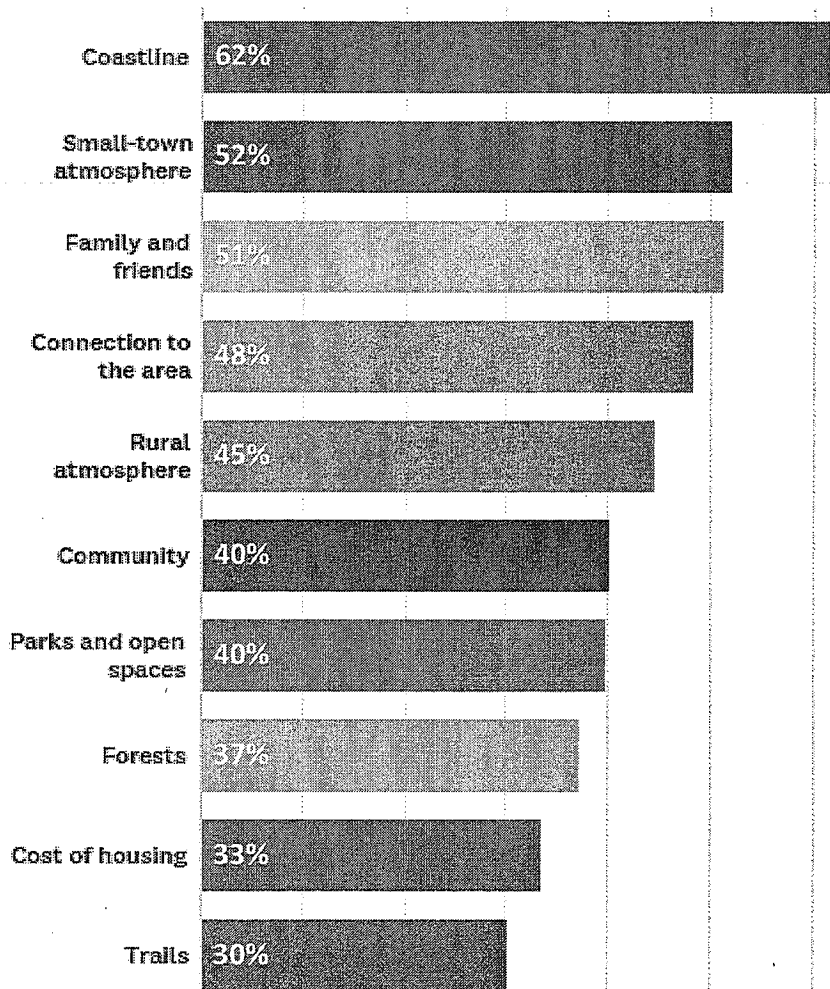
Further reflecting the mid-to senior life stage of most survey respondents, 58% reside in 2-person households, and just 28% of respondents reside in households of 2-people or more, indicating a low response rate among young families with children who are living at home. Survey respondents were overwhelmingly full-time homeowners, and 5% were full-time renters. Seasonal homeowners provided 9% of responses, and non-residents provided 4%. The household income of respondents was fairly evenly distributed, with 10-20% of people falling into each of 5 income brackets, as well as undisclosed.

Liverpool was the home community for 25% of respondents, followed by Milton (10%), Brooklyn (7.5%), Port Mouton (7%), Beach Meadows (5%), and Hunt Point (4.5%). Overall, survey respondents were living in communities dispersed throughout the Region of Queens, with 39% of people living in 30 different home communities. Just 4% of respondents did not live in Queens.

## 4.2 Assets

There was a wide range of reasons why survey respondents call the Region of Queens home, but overall, it is for 1) the coastline and 2) the people. The top 10 reasons are listed below, with the percentage of respondents who selected it.

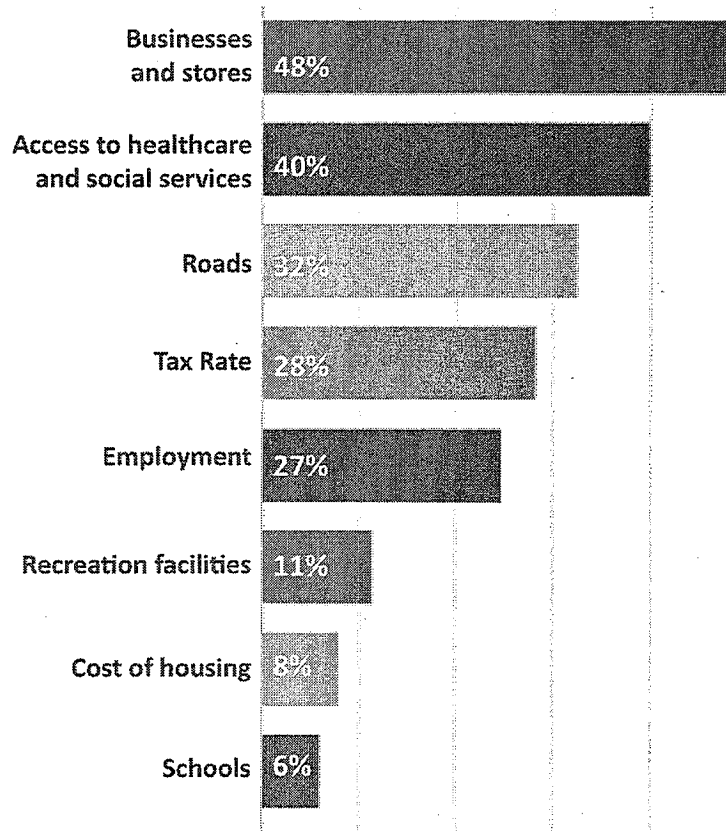
What are your reasons for living in Queens?



### 4.3 Challenges

Compared to the positive qualities, there was a narrower range of issues that survey respondents find challenging about the Region of Queens. Overall, many of the priority issues and challenges identified by respondents were not related to land use planning specifically. Most of the challenges relate to access to goods and services, as well as economic vitality. The top 8 challenges are listed below, with the percentage of respondents who selected it.

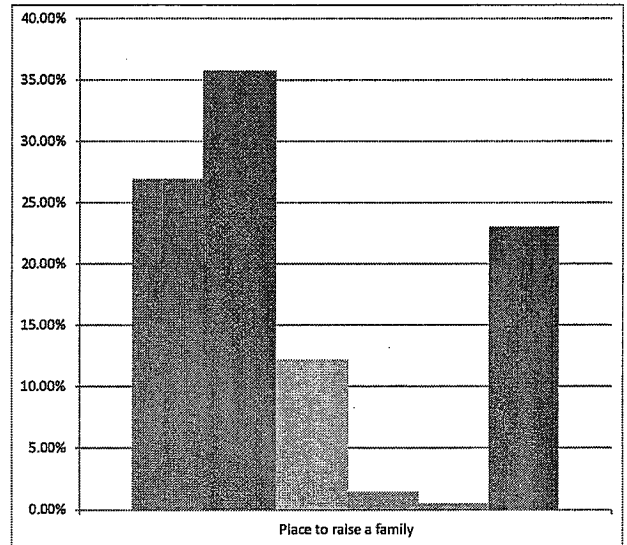
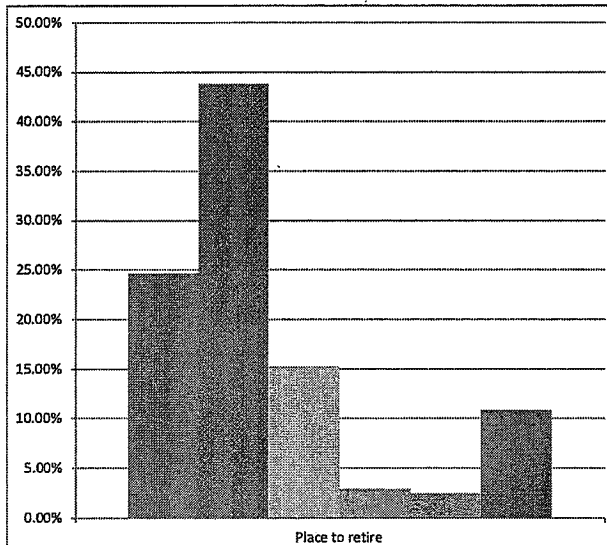
**What do you find challenging about living in Queens?**



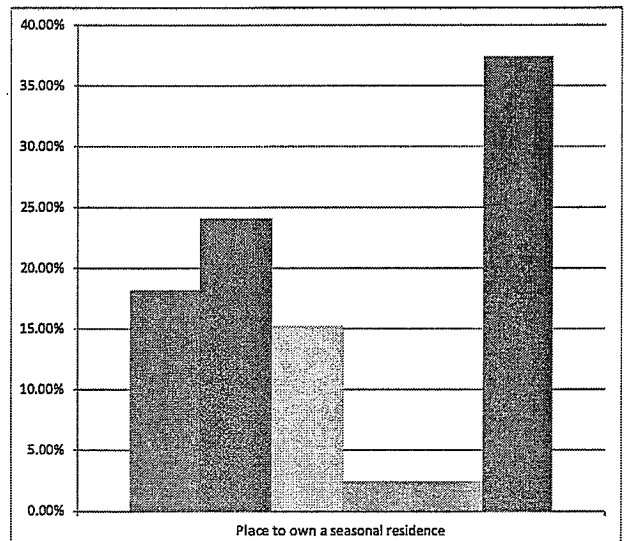
## 4.4 Lifestyle Satisfaction

Survey respondents were asked about their level of satisfaction with the Region of Queens for 7 different lifestyles. The highest levels of satisfaction were as a place to retire, to raise a family, and to own a seasonal residence. As a place to run a business or own an income property, respondents were more divided in their experiences, but in general levels of satisfaction were moderate. Very few respondents provided an assessment as a place to operate a farm, but among those who did, commercial farming had very low satisfaction, while homesteading or family farming had moderate levels of satisfaction.

How satisfied are you with Queens as a place for the following lifestyles?



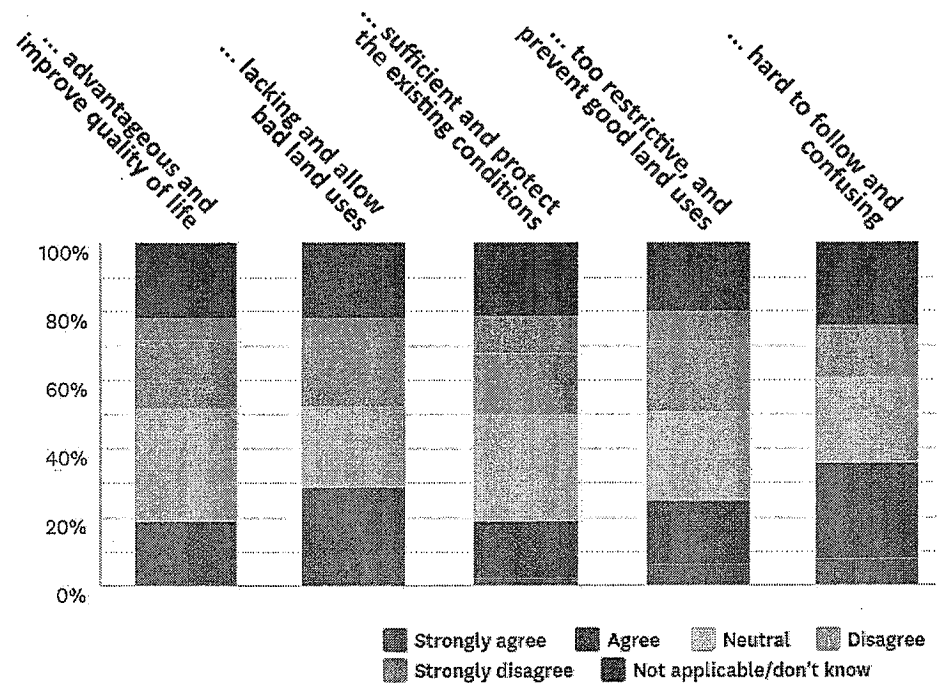
- Very satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very dissatisfied
- Not applicable/don't know

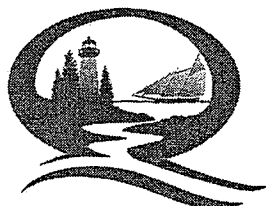


## 4.5 Existing Regulations

In providing an evaluation of existing land use zoning and development regulations, respondents generally did not hold strong opinions, and perspectives were near evenly divided. The most common criticism was that regulations are hard to follow and confusing. There was a slight trend toward agreement that regulations are lacking and allow bad land uses, disagreement that regulations are too restrictive and prevent good land uses, and disagreement that regulations are sufficient to protect the existing conditions. There was also slight disagreement that regulations are advantageous and improve quality of life. There was also slight disagreement that regulations are advantageous and improve quality of life.

### Existing regulations are ...





Region of Queens Municipality