

**REGION OF QUEENS MUNICIPALITY
PLANNING ADVISORY COMMITTEE
SEPTEMBER 17 2020
7:00 P.M.**

AGENDA

- 1. CALL TO ORDER**
- 2. APPROVAL OF AGENDA**
- 3. APPROVAL OF MINUTES – AUGUST 17, 2020**
- 4. ACTION PLAN – SEPTEMBER 2020**
- 5. LAND USE BYLAW AMENDMENTS – REZONING REQUEST –
135 AND 143 OLD PORT MOUTON ROAD IN LIVERPOOL**
- 6. MUNICIPAL PLANNING REVIEW**
- 7. OTHER**
- 8. NEXT MEETING – OCTOBER 5, 2020**
- 9. ADJOURNMENT**

PLANNING ADVISORY COMMITTEE
REGULAR MEETING
AUGUST 17, 2020

MINUTES

Present: Councillor Heather Kelly, Chair
Councillor Susan MacLeod
Maddie Charlton
Mike Ferguson
Don Kimball
Julie Petrella
Robert Ross
Mary White
Paul Connolly
Mike MacLeod, Planner

UNAPPROVED

Regrets: Councillor Raymond Fiske

1. CALL TO ORDER -

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

2. APPROVAL OF AGENDA -

It was MOVED by **Susan MacLeod** and SECONDED by **Maddie Charlton** that the Agenda be approved as circulated.

Motion Carried Unanimously.

3. APPROVAL OF MINUTES – JULY 13, 2020

It was MOVED by **Julie Petrella** and SECONDED by **Paul Connolly** that the Minutes of July 13, 2020 be approved as circulated.

Motion Carried Unanimously.

4. ACTION PLAN – AUGUST 2020

Mike MacLeod reviewed the action plan for August 2020. Ongoing items include the rezoning of 79 Payzant Street in Liverpool and the MPS / LUB Review Project.

5. LAND USE BYLAW AMENDMENT – REZONING REQUEST – 9692 HIGHWAY 8 IN CALEDONIA

Mike MacLeod gave an overview of an application from Oakfield Enterprises to rezone property identified as PID# 70154695 and located at 9692 Highway 8 in Caledonia (former North Queens school bus garage). The property is currently zoned Institutional (I1) under the Land Use Bylaw and has a future land use designation of Institutional (I) under the Municipal Planning Strategy. Oakfield Enterprises is in the process of purchasing the property, with the intention of establishing an apple cider production business on the property, requiring a rezoning to General Commercial (C2).

Paul Connolly enquired as to some of the particular details around the operation being proposed. He wondered about the capacity of water and sewer to accommodate the operation. Don Kimball advised that the property is on municipal sewer system, but has its own private well. Paul also enquired if the operation would require outdoor storage. Mike MacLeod advised that the property is quite large, at approximately 5.5 acres. There would be ample area at the rear of the building for storage. Mike also advised that the Land Use Bylaw contained special provisions respecting the location and screening of outdoor storage areas.

Julie Petrella enquired if it was necessary to rezone the entire property as C2, or if it would make more sense to only rezone the front portion. She noted that this was something that we had done in the past in other applications. Mike MacLeod advised that the applicant had requested that PID 70154695 be rezoned, not just the area around the building.

Robert Ross advised that, overall, he was in favour of the application. However, felt that engineering considerations should be investigated for the proposed operation. Mike MacLeod advised that the property was indeed connected to municipal sewer system and that the Engineering and Works Department would require some information on anticipated flows, which is part of the permitting process for a new use under the Region's Sewer Bylaw.

Mike Ferguson felt that an operation such as this was a great opportunity for the Caledonia area and would hopefully create some employment opportunities.

Maddie Charlton also felt that this type of business would be an asset to North Queens and would likely attract people to the area. This type of use is very popular right now.

Heather Kelley suggested that, should the Committee vote to proceed with the application, the public hearing be held in Caledonia and not in Council Chambers.

It was **MOVED** by **Susan MacLeod** and **SECONDED** by **Don Kimball**

THAT the Council of Region of Queens Municipality give notice of its intention to amend the Land Use Bylaw to rezone PID# 70154695 from Institutional (I1) to Highway Commercial (C2);

AND THAT a Public Hearing be held on September 21, 2020 at 7:00 p.m. in Caledonia, venue to be determined.

Motion Carried 7 For and 2 Opposed.

6. MUNICIPAL PLANNING REVIEW

Mike MacLeod gave a brief update on the status of the planning review project. The draft Municipal Planning Strategy and Land Use Bylaw were formally released by Council on February 25th, 2020. Since that time, we have essentially been in a holding pattern respecting public engagement sessions to discuss the documents due to COVID-19. This being said; however, NS Public Health has eased restrictions on public gatherings and the Minister Order prohibiting in-person municipal meeting has been lifted. As such, UPLAND has been looking to arrange some public engagement sessions for September. The challenge now will be to find suitable venues to hold the meetings. Physical distancing requirements are still in place and some halls are not currently taking bookings. Mike advised that we may have to look at requiring people to RSVP their attendance at the meetings, so we have an idea of numbers. It may be necessary to schedule additional meetings, depending on interest.

UPLAND has also suggested that we look at hosting a virtual meeting for those who may not wish to attend in person. Committee felt that this was a good idea.

Mike MacLeod advised that UPLAND had finished preparing a number of videos outlining the changes proposed in the planning documents and the videos have now been posted on the projects website.

Robert Ross enquired if there had been any feedback from UPLAND respecting the pandemic and how events such as this affect potential planning. Mike MacLeod advised that he did have a discussion with Ian Watson and it is something that they had discussed internally. The focus of discussion has been around resiliency and the ability of our communities to withstand events where supply chains are broken, people are unable to work, travel is impeded, etc. Not specific to pandemics. Ian advised that he was aware of some things that other communities were doing, like creation of pedestrian sections within street right-of-ways, creating "slow streets" where vehicular traffic is discouraged and creating digital permitting processes. He advised that they would also keep an eye out for other examples. Robert felt that more consideration ought to be given to this.

7. OTHER -

Susan MacLeod enquired as to the issue of enforcement of parking on private property in Port Mouton. Mike MacLeod advised that he was unable to comment on specifics of enforcement of particular Land Use Bylaw issues. The Committee then had a lengthy discussion around the role of the Planning Advisory Committee and their ability to make recommendations on particular issue affecting our communities.

8. NEXT MEETING

The next meeting is scheduled for September 14, 2020.

9. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:48 p.m.

Date

ITEM 4

Planning Advisory Committee -

Action Plan – September 2020



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
Rezone 3 White Point Road, Liverpool to C3.	May 6, 2019	Mike	Completed
Rezone 128 Gorham Street, Liverpool to C1	August 19, 2019	Mike	Completed
Rezone 79 Payzant Street in Liverpool to M1	July 13, 2020	Mike	Ongoing
Rezone 9692 Highway 8 in Caledonia to C2	August 17, 2020	Mike	Ongoing
MPS / LUB Review		Mike	Ongoing



Staff Report: Rezoning Request– 135 / 143 Old Port Mouton Road in Liverpool
Submitted By: Mike MacLeod
Date: September 17, 2020

Recommendation: THAT Council of Region of Queens Municipality give notice of its intention to amend the Municipal Planning Strategy and Land Use Bylaw to rezone PID# 70019401 from Neighbourhood Commercial (C3) to Highway Commercial (C2) and to rezone 70019419 from Restricted Residential (R1) to Highway Commercial (C2).

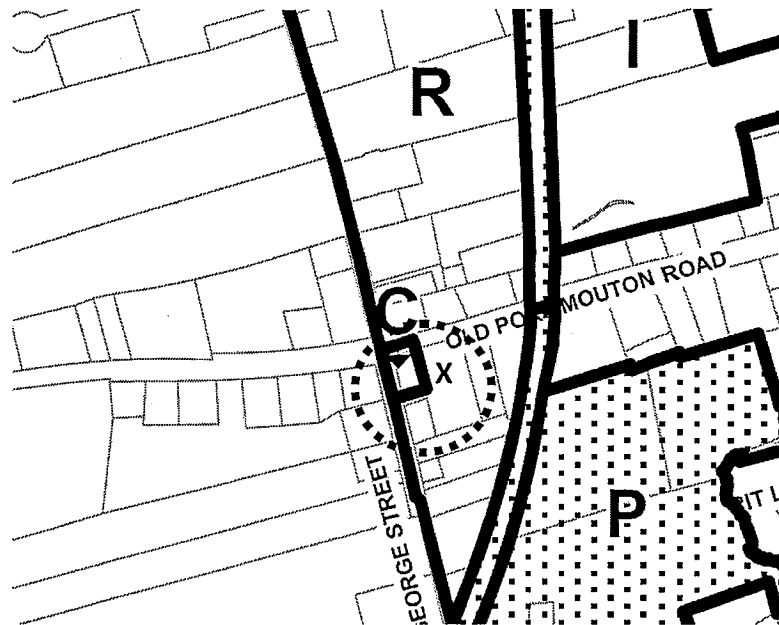
Background:

The Region of Queens Municipality has received an application to rezone properties identified as PID#’s 70019419 and 70019401 and located at 135 and 143 Old Port Mouton Road in Liverpool to Highway Commercial (C2). 70019401 is currently zoned as Neighbourhood Commercial (C3) and 70019419 is currently zoned as Restricted Residential (R1). The property owners wish to open a restaurant and install gas pumps on the properties.



Zoning Map 1

PID# 70019401 has a future land use designation of Commercial (C) under the Municipal Planning Strategy and PID 70019419 has a future land use designation of Residential (R).



Generalized Future Land Use Map 1

Within the Restricted Residential (R1) Zone, a development permit shall only be issued for one or more of the following uses:

➤	<i>Bed and breakfast establishments with not more than three (3) rooms to let and subject to Section 10.5;</i>
➤	<i>Converted dwellings to a maximum of three (3) dwelling units subject to Section 10.4;</i>
➤	<i>Day nurseries and kindergartens;</i>
➤	<i>Duplex dwellings;</i>
➤	<i>Home business subject to the requirements of Section 9.1;</i>
➤	<i>Parks and playgrounds;</i>
➤	<i>Semi-detached dwellings;</i>
➤	<i>Single detached dwellings;</i>
➤	<i>Small options homes</i>

The uses permitted in the Neighbourhood Commercial (C3) zone include:

➤	<i>Arts and crafts shops;</i>
➤	<i>Convenience stores;</i>
➤	<i>Dwelling units in association with a commercial use with a maximum of one such unit;</i>
➤	<i>Personal service shops;</i>
➤	<i>Movie rental shops</i>

The uses being proposed by the applicant would be those considered under a Highway Commercial (C2) designation. As such, the only opportunity for consideration of proposed use would be through amendments to the planning documents.

Within the Highway Commercial (C2) Zone, the following uses are permitted:

➤ Amusement centres;
➤ Animal hospitals and veterinary establishments;
➤ Automobile repair shop;
➤ Automobile sales establishments;
➤ Automobile service stations, subject to Section 19.5;
➤ Automobile washing establishments subject to Section 19.4;
➤ Boats, trailers, snowmobile and ATV sales and rental;
➤ Convention facilities;
➤ Day nurseries and kindergartens;
➤ Downtown Commercial (C1) uses;
➤ Funeral home;
➤ Garden centres;
➤ Heavy equipment sales and rentals;
➤ Hotels and motels (including bed and breakfast operations);
➤ Outdoor commercial display;
➤ Public and private parks;
➤ Recreation / Open Space (P1) uses;
➤ Recreational vehicle park;
➤ Retail lumber and home improvement supplies;
➤ Shopping centres;
➤ Strip malls;
➤ Wind turbine generators (small scale), subject to Section 6.39
➤ 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

A gas bar would fall under the classification of automobile service stations in the Land Use Bylaw and is defined as follows:

AUTOMOBILE SERVICE STATION OR SERVICE STATION means a building or part of a building or a clearly defined space on a lot used for the retail sale of gasoline and lubricating oils and may include the sale of automobile accessories and the servicing and minor repairing essential to the actual operation of motor vehicles other than an automobile washing establishment, automobile sales establishment or automobile body shop.

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.

The Land Use Bylaw also establishes a number of special requirements where a commercial zone abuts a less intensive zone classification.

Abutting Zone Requirements

17.1 Where a Commercial Zone abuts a Residential Zone, Conservation (O1) Zone, Water Shed (W1) Zone, Institutional (I1) Zone or a Recreation / Open Space (P1) Zone, the following restrictions shall apply to an abutting yard within the Commercial Zone:

- a. the minimum side and rear yard setbacks for an abutting yard shall be 12.2 metres (40 feet);
- b. outdoor storage and outdoor display shall not be permitted in an abutting yard within 7.62 metres (25 feet) of a side or rear lot line;
- c. parking spaces, driveways and travel surfaces shall not be permitted in an abutting yard within 7.62 metres (25 feet) of a side or rear lot line;
- d. where open storage and outdoor display, parking spaces, driveways and travel surfaces are located within the minimum side and rear yards, such uses shall be screened from view by an opaque wooden fence which is a minimum of 1.83 metres (6 feet) in height;
- e. in addition to the provisions of Part 7, signs located in an abutting yard shall be subject to the following requirements:
 - i. signs permitted in accordance with Part 7, Section 7.2.7 shall be non-illuminated except in cases where signage denoting the direction or function of various parts of a building, or premise may be internally illuminated;
 - ii. only directional or business identification signs shall be permitted;
 - iii. the maximum sign area shall be 1.39 square metres (15 square feet);
 - iv. the maximum height of a ground sign from the grade level to the highest part of the sign (including the sign structure) shall be 3.66 metres (12 feet);
 - v. all signs shall be set back at least 3.05 metres (10 feet) from the abutting property line.



Aside from the general provisions for a commercial zone, the Land Use Bylaw also contains special requirements for automobile service stations, and are as follows:

Automobile Service Stations

19.5 *Where automobile service stations are permitted in a Commercial Zone, the following special provisions shall apply;*

- a. *the lot frontage shall be a minimum of 45.73 metres (150 feet);*
- b. *no portion of any pump island shall be located closer than 6.1 metres (20 feet) from any street line;*
- c. *the minimum distance between ramps or driveways shall not be less than 9.15 metres (30 feet);*
- d. *the minimum distance from a ramp or driveway to a street intersection shall be 15.2 metres (50 feet);*
- e. *the minimum angle of intersection of a ramp to a street line shall be forty-five (45) degrees and the maximum angle of intersection shall be ninety (90) degrees;*
- f. *the minimum width of a ramp shall be 7.6 metres (25 feet).*

Considerations:

- PID# 70019401 is located in a Neighbourhood Commercial (C3) Zone and is situated at the corner of Old Port Mouton Road and George Street in Liverpool (#143).
- PID# 70019419 is located in a Restricted Residential (R1) Zone and is located at 135 Old Port Mouton Road.
- The area is predominantly low density residential development.
- PID# 70019401 contains an existing convenience store (West End Kwik Way).
- PID# 70019419 contains an existing single detached dwelling.
- PID# 70019401 has approximately 90 feet of frontage on George Street and approximately 60 feet on Old Port Mouton Road. This parcel is approximately 6,500 square feet in area. This parcel is considered as existing non-conforming, as it does not meet the minimum lot size for a C3 Zoned property (10,000 square feet). Limited parking is available on this parcel.
- PID# 70019419 has approximately 120 feet of frontage on Old Port Mouton Road and is approximately 26,000 square feet in area. This lot is a decent size and does have potential to accommodate additional off-street parking.
- Old Port Mouton Road and George Street are local municipal streets serving the surrounding neighbourhoods. The streets are narrow, with no sidewalks and limited shoulders.
- Volume of traffic is high at times, as the street also services the local elementary school.
- The applicant has indicated that if rezoning both parcels was not feasible, he has requested that consideration be given to rezoning PID# 70019419 to Highway Commercial (C2) only.

Options:

1. Maintain status quo (deny amendment request);
2. Amend the Municipal Planning Strategy and Land Use Bylaw to rezone PID# 70019401 from Neighbourhood Commercial (C3) to Highway



- Commercial (C2) and to rezone 70019419 from Restricted Residential (R1) to Highway Commercial (C2); or
3. Amend the Municipal Planning Strategy and Land Use Bylaw to rezone PID# 70019419 from Restricted Residential (R1) to Highway Commercial (C2).

Tentative timeframe should amendments to the Municipal Planning Strategy and Land Use Bylaw be considered:

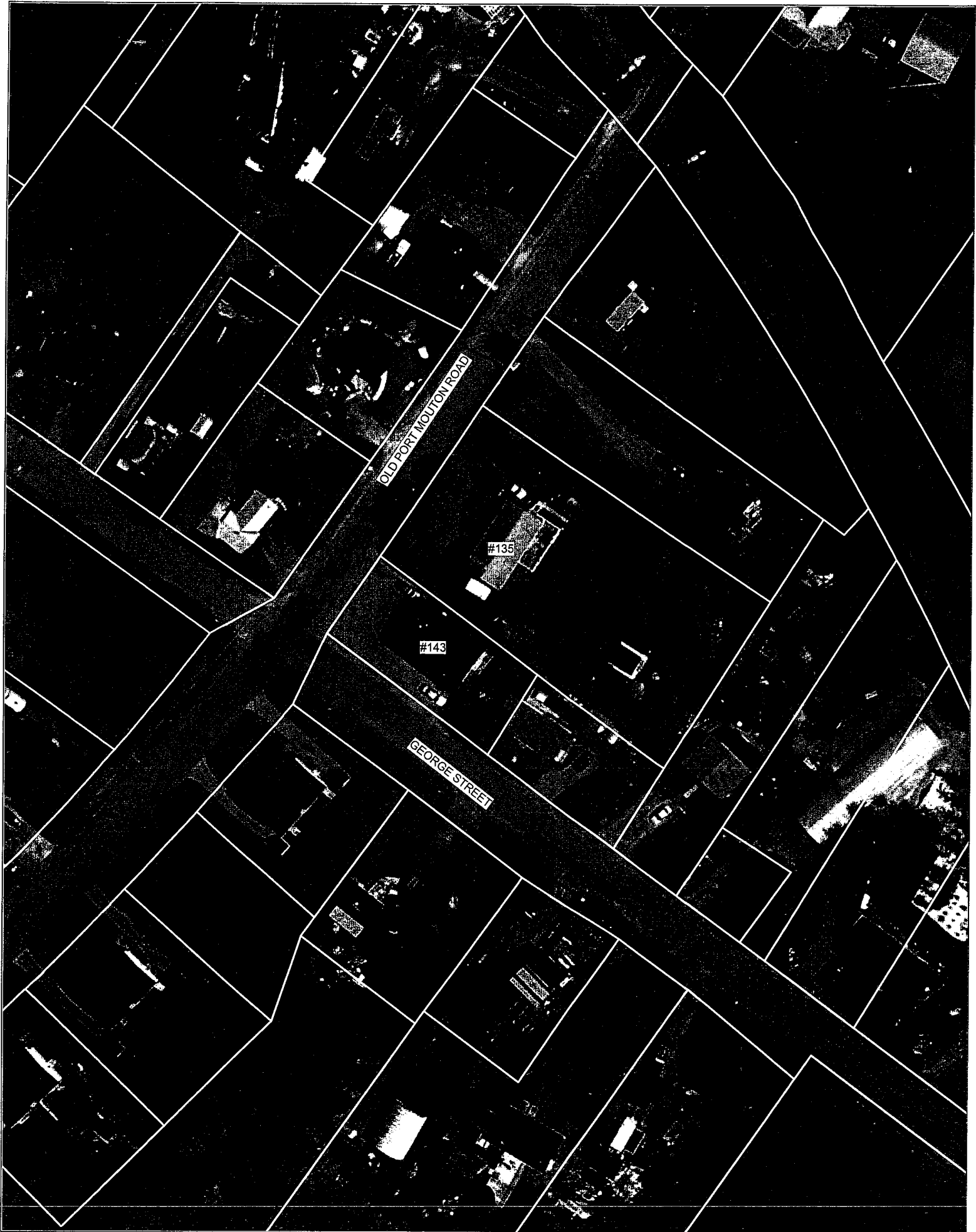
<u>DATE</u>	<u>PROCEEDURE</u>
September 17, 2020	Planning Advisory Committee
October 13, 2020	Council
October 21, 2020	First Public Notice
October 28, 2020	Second Public Notice
November 10, 2020	Public Hearing
November 10, 2020	Council
November 12, 2020	Amendments to Province
~December 23, 2020	Notice of Passing

Staff have reviewed the application and proposed uses of the properties and are of the opinion that the more intensive nature of the uses being proposed raises some concern respecting potential impacts on surrounding residential neighbourhood. Potential impacts could include:

- Increased traffic through this residential area;
- Pedestrian safety resulting from increased traffic, street width and lack of sidewalks;
- Environmental concerns from accidental leaks / spills, with the installation of gas tanks and pumps;
- While the Land Use Bylaw does contain additional provisions where a commercial zone abuts a less intensive zone, a rezoning opens up potential for many other uses besides the ones being proposed by the applicant.

The applicants have a very successful business at 143 Old Port Mouton Road and Staff understands their desire to grow their operation and the benefits these uses could bring to the community. This growth; however, needs to be weighed against the potential impacts to the local area, particularly with the installation of gas pumps. Staff feel that, under current regulations, the potential for land use conflict is too high to consider these planning amendments and as such, are not supportive of the recommendation to rezone the properties to Highway Commercial (C2).

Report Author:





**REGION OF QUEENS MUNICIPALITY
LAND USE BYLAW AMENDMENT &
DEVELOPMENT AGREEMENT APPLICATION**

For Internal Use Only

Acceptance Date: Aug. 31/20
Processing Date: _____

1. Application Type:

- Land Use Bylaw Amendment
 Development Agreement

2. Property Information:

Civic address of subject property - 135 & 143 Old Port Mouton Rd.

Property Identification Number (PID) - 70019401 & 70019419

Present use of subject property - Convenience Store & Vacant Residence

Proposed use of subject property - Convenience Store / Restaurant / Gas

Existing Lot Size - 26,387 & 6,458 sqft

Existing Lot Frontage - 118 & 169 ft

3. Property Owner Information:

Name - Harshell Enterprises Limited

Applicant is:

- Owner
 Agent of Owner

Civic Address - 143 Old Port Mouton Rd.

Mailing Address (If different from Civic Address) - PO Box 1629

Telephone Number - 902-292-4554

Email Address - jonathan.bower@icloud.com

4. Zoning Information:

Existing Zoning - C3 & R1

Proposed Zoning - C2 & C2

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 Harshell Enterprises Limited 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 Harshell Enterprises Limited
Signature _____
Date August 24, 2020

Registered Owner (if more than one) _____
Signature _____
Date _____

Authorization of Registered Owner (Please print)

I / We _____ authorize _____
To act as agent and sign this application on my / our behalf for property located at
(Civic Address) _____ and identified as PID# _____.

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.

Amendment of Land use bylaw – 143 & 135 Old Port Mouton Rd, Liverpool, NS.

Important Context:

We own and operate West End Convenience. The store of the people, a community hub, a place where your grandparents frequented because yes, it has been around that long. We purchased it 6 years ago because I'm from Lunenburg and my wife is from Liverpool and we wanted out of Halifax and back to our roots in a small town. As anyone who shops here will tell you, it's changed A LOT in the last 6 years. We've invested more than I care to admit in renovations, upgrading infrastructure / equipment / fixtures / systems / etc. You name it, it's all new. And we're not done, not even close. Some of the investments were done to improve the store's offering and appeal, but a lot of it was done because we LOVE what we do now and we (along with all the customers) take pride in the store and its social environment. We've had presidents and vice-presidents of major suppliers (Pepsi, Farmers, ALC, TRA, etc.) come to our little store and brag us up on store design / presentation / offering. Claiming it's amongst the best they've seen in the country for Independents (read not corporate or franchise).

The reason I'm telling you all this is I want you to know it's not all about the Benjamin's. A lot of what we do makes us less money because we're doing it for the right reasons. We care about the town, its residents, and we seek to improve it however we can. We understand our community. Most of our customer base and neighbors have already been aware of what you're about to read for years. They're excited about it. We hope that you are as well.

The Plan:

We're here to invest, develop, and expand our business interests in Liverpool as we have been doing over the past six years under Harshell Enterprises Ltd. The next stage in our investment and expansion requires land use bylaw changes to both 135 & 143 Old Port Mouton Rd. 143 Old Port Mouton Rd. is where our primary business currently operates under C3 – Residential Commercial and 135 Old Port Mouton Rd. is currently an adjacent residence property we acquired zoned as R1. The next stage of our investment plan requires both of the aforementioned lots to be converted to land use C2 – Highway Commercial.

Restaurant:

This plan involves converting the residential property on 135 Old Port Mouton Rd. to a family friendly restaurant with table seating. The existing structure would be utilized for the business, but would require complete renovations both inside and out to accommodate the new use. Measures would be taken to enhance the property structures and landscaping to add value to the surrounding neighborhood while integrating specific design standards to minimize the impact on a primarily residential area. Once developed and established the expectation is that the restaurant will add 8-12 fulltime year round jobs to the market.

Gas Pumps:

The plan also involves adding petroleum pumps to the primary business on 143 Old Port Mouton Rd. Although the restaurant expansion only requires 135 Old Port Mouton to be converted to C2, the petroleum development requires both 135 & 143 to be transitioned to accommodate the desired placement & additional bylaw requirements. The pumps would not be located directly in front of West End, but diagonally in front and between the two properties. Additional parking would be made available by paving the entire area in front of the restaurant and in between both properties.

Amendment of Land use bylaw – 143 & 135 Old Port Mouton Rd, Liverpool, NS.

Petroleum pumps for West End is a logical next step for us. We currently operate as one of the busiest C-stores in the province and have been continually investing and expanding at a high rate since we acquired the business back in 2014. Expanding our audience enough that we even attract day trippers to the area from as far away as Halifax who have learned of our custom offerings.

Our Rationale:

The unfortunate reality for independent C-stores in NS is that we are all fewer and further between. Small towns that once hosted 10+ independent stores are likely now all reduced to 1 or 2 strong businesses that rose to the top. Most of this is a result of large corporate stores or franchises entering the market and running low margins on products that drive traffic. The obvious downside for the region is that 100% of the profits from these businesses leave the region, and in most cases the entire province. The two corporate gas stations in Liverpool currently capture 94% of the petroleum market in town. That's proceeds from 9.4 million liters of petroleum that will never be reinvested in opening another business, expanding a current business, buying another property, or paying additional property / commercial taxes.

West End is the oldest C-Store in all of Queens County and we're simply ensuring its growth and prosperity into the future, both for our sakes as entrepreneurs and for the thousands of community members that depend on us. We're doing well, we don't need gas pumps to survive, but we do see value in adding them to our offering to become more competitive with the Irving & Shell stations in town, which are continually getting more aggressive to attract customers. The tobacco market has also been in continual decline as a result of illicit product from out of province, ever increasing taxes, and social pressure / education. Our desire is to become less reliant on Tobacco & give our customers who desire our value added offerings another reason to stop by.

Expectations:

An ideal scenario would present us with the approval of our entire proposal and have both lots converted to C2. This would provide us the most flexibility to accomplish our development goals and move forward with either project as the site plans were finalized. Let's call this option B, as it's the Best overall option (larger investment, largest increase in services / retail, more new jobs).

Option A, A first step. Convert 135 Old Port Mouton Rd. by itself to allow us to begin development planning of the restaurant. This option doesn't allow us to finalize our vision for the area and our interests, but it does allow us to get started working toward that.

This is just the beginning of our investment plans for the area. Additional business plans are already being developed for larger operations in different industries, all of which are designed to complement Liverpool Queens, its residents & visitors, while achieving our personal & professional goals. Exciting times!

The growth and expansion of Queens will be fueled by new independent business. We employ and we reinvest profits into existing and new business. The economic impact is huge. Are you ready?

Amendment of Land use bylaw – 143 & 135 Old Port Mouton Rd, Liverpool, NS.

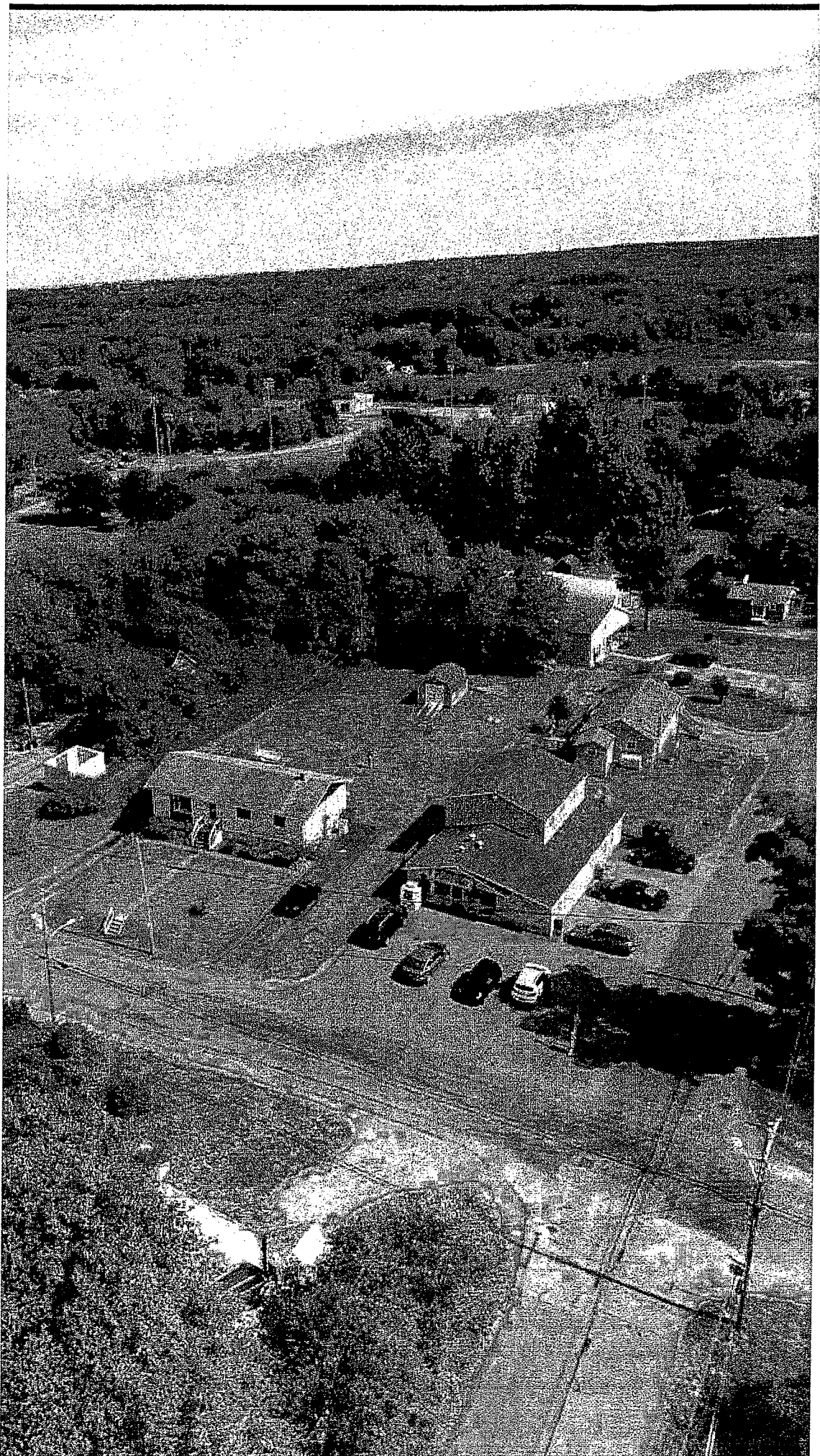
Site Plan: 135 Old Port Mouton Rd.

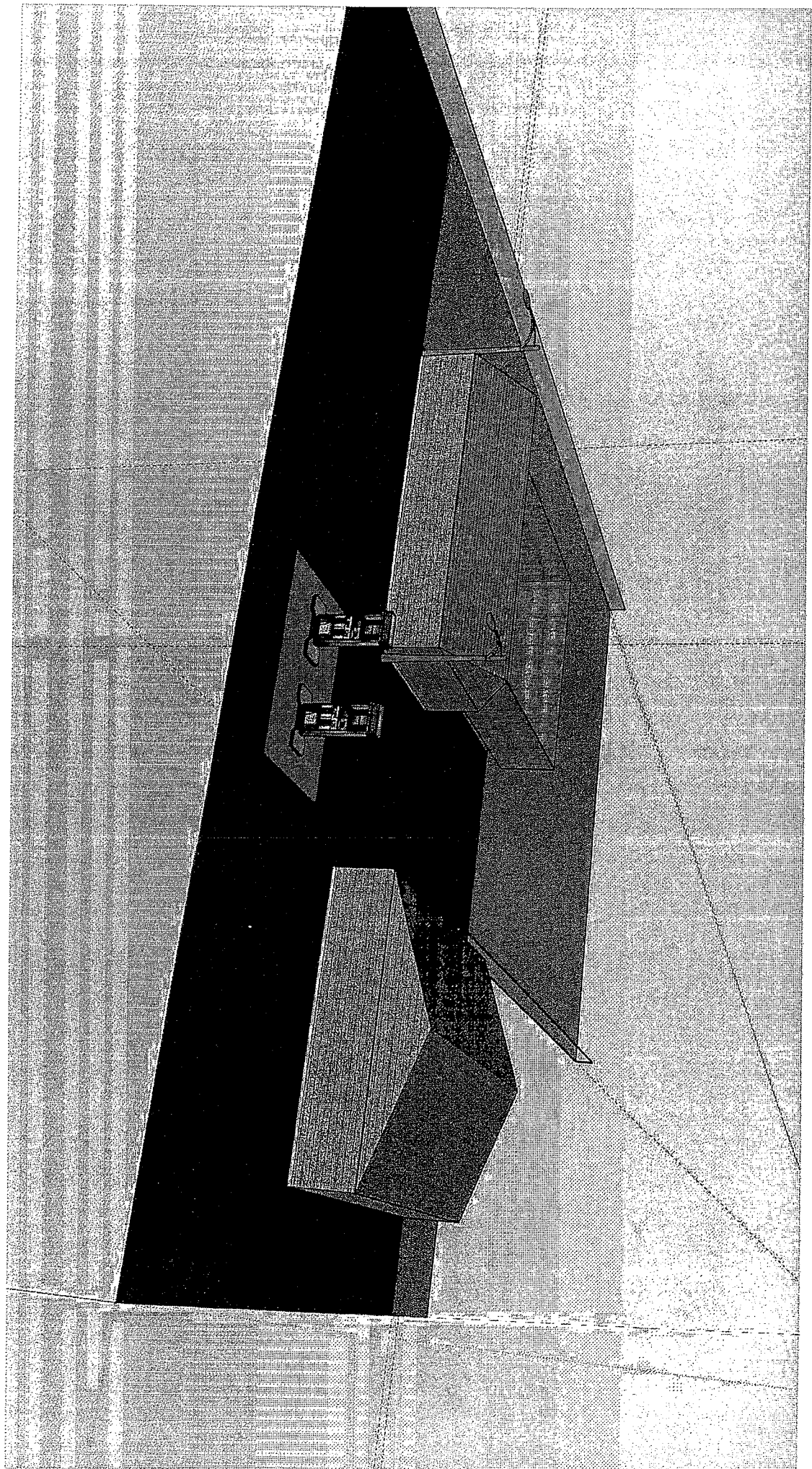
- See attached aerial photo for boundaries, streets, & visuals of existing structures / spacing.
- Lot dimensions 118 x 223ft. 26,387sqft
- Existing house 48 x 24ft, setback 47ft.
- Existing accessory building on back of lot, 15x12ft
- Total lot frontage 118ft.
- Approx. 6,000sqft of land in front and between lots will be developed for parking.

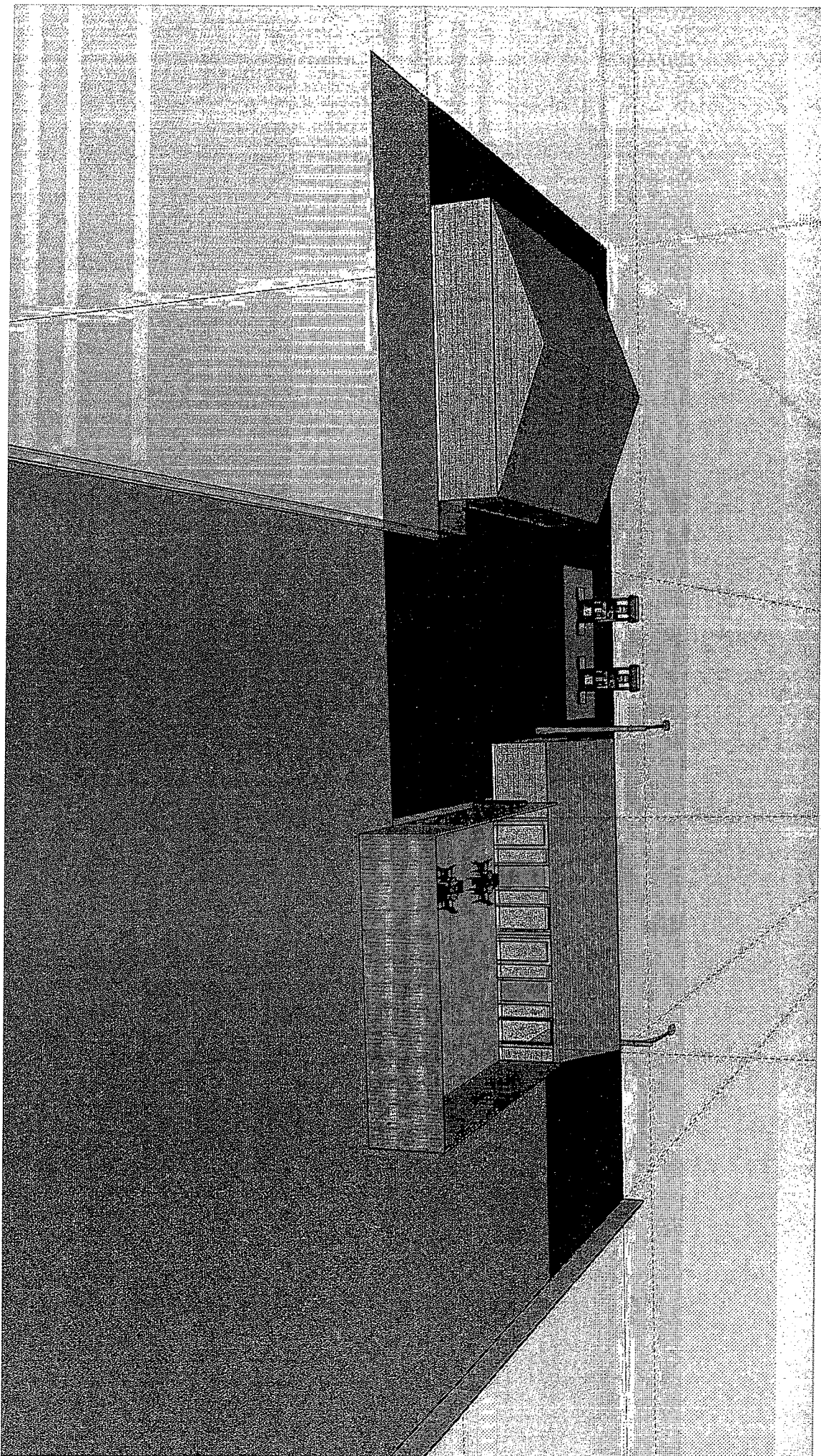
Site Plan: 145 Old Port Mouton Rd.

- See attached aerial photo for boundaries, streets, & visuals of existing structures / spacing.
- Lot dimensions 58 x 111ft. 6,458sqft
- Store building 51 x 39ft, setback 39ft.
- Total lot frontage, 169ft.
- Approx. 2,000sqft of paved property utilized for parking









The rules for land use and development are getting a makeover!

Public Meetings

Queens
planning
for the future

September 14	6:00-8:00	Beach Meadows	Seaside Centre
September 15	6:00-8:00	Caledonia	Fire Hall
September 16	6:00-8:00	Greenfield	Fire Hall
October 5	6:00-8:00	Online	
October 6	6:00-8:00	Port Mouton	West Queens Rec Centre
October 7	6:00-8:00	Mill Village	Fire Hall
October 8	6:00-8:00	Liverpool	Fire Hall

We request that you RSVP to help balance physical distancing requirements.
Registration is **required** for the online meeting.

The public meetings will be held in accordance with all public health directives.

Please RSVP at:
www.queensplan.com

Please attend to learn what's new about the **Municipal Planning Strategy and Land Use Bylaw** that will serve our region for the next 10+ years, and to share your feedback. The meeting will start with a presentation, followed by a Q&A session.

For questions or more information contact:
www.queensplan.com
hello@queensplan.com
902-354-3455