

**Region of Queens Municipality Planning Advisory Committee  
Monday June 19, 2023 6:00 p.m.**

**Agenda**

**1.0 Call to Order**

**2.0 Approval of Agenda**

**3.0 Approval of Minutes – May 1, 2023**

**4.0 Rezoning Request – Lower Density Residential (RL) to Multiple  
Unit Residential (RM).**

**5.0 Other**

**6.0 Adjournment**

**Planning Advisory Committee**  
**May 1, 2023 - 6:00 p.m.**

**Minutes**

**Present:** Councillor Maddie Charlton, Chair  
Councillor David Brown  
Councillor Carl Hawkes  
Gary Clark  
Zenia Horton  
Linda Rafuse  
Mary White  
Jonathan Bower  
Mike MacLeod, Planner  
Wendy Connors, Development Officer

**Regrets:** Pamela Brennan  
Deanna Armstrong

**1. Call to Order -**

The meeting was called to order at 6:00 p.m.

**2. Approval of Agenda –**

It was MOVED by **David Brown** and SECONDED by **Carl Hawkes** that the Agenda be approved as circulated.

**Motion Carried Unanimously.**

**3. Approval of Minutes – March 13, 2023**

It was MOVED by **David Brown** and SECONDED by **Carl Hawkes** that the Minutes of March 13, 2023 be approved as circulated.

**Motion Carried Unanimously.**

#### **4. Short Term Rentals**

Maddie Charlton requested to have a discussion with the Committee, regarding Council's strategy for short term rentals and their decision to turn down the most recent Development Agreement. David Brown stated, as a Councillor, he votes at Planning Advisory Committee based on information presented. Following the PAC meeting, Councillors then have an opportunity to hear from the public on the application. The input received at the public hearing is then taken into consideration by Council in their final vote. Mike MacLeod advised that the Land Use Bylaw is a living document and meant to change with the times. Requests are made and Council makes the decision to approve or deny these amendments.

#### **5. Planning Amendment / Development Agreement Evaluation Process**

Mike MacLeod noted that he had with Gary Clark the previous week respecting the process for planning amendments and development agreement applications and how PAC's role relates to Council's final decision. Gary advised that much of this had been clarified in previous agenda item. He noted; however, the importance of PAC utilizing the review checklist for amendments. Maddie Charlton stated that each member of the Committee would have a better understanding of the district they represent but until a public hearing is held, we don't always know how the public feels or will react to an application.

Mike stated that when an application comes before the Committee, we have a discussion and make the best recommendation based on the information. The application still must go through Council and the public hearing tends to bring out more information for Council to make their decision.

#### **6. Committee Review of New Planning Documents**

Mike MacLeod wanted to highlight the Municipal Planning Strategy (MPS) and its importance in relation to the Land Use Bylaw (LUB). The MPS establishes the vision, goals and policies respecting future development in the Municipality and the LUB is the implementation tool to achieve this. Mike touched on the various sections of the MPS such as Environment, which

includes the new coastal elevation requirements, Infrastructure, Transportation, Housing, Economic Development, Recreation & Open Space and Culture & Heritage. The LUB sets out the zones, permitted uses in each zone and specific zone requirements.

## **7. Other**

The next meeting is scheduled for Monday, June 5<sup>th</sup>, 2023 at 6:00 p.m.

## **8. Adjournment**

There being no further business, the meeting was adjourned at 7:15 p.m.

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Date

## Region of Queens Municipality Staff Report

**To:** Planning Advisory Committee

**From:** Mike MacLeod, Director of Planning and Development

**Date:** June 19, 2023

**Re:** Rezoning – Lawrence Street in Liverpool

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### Background

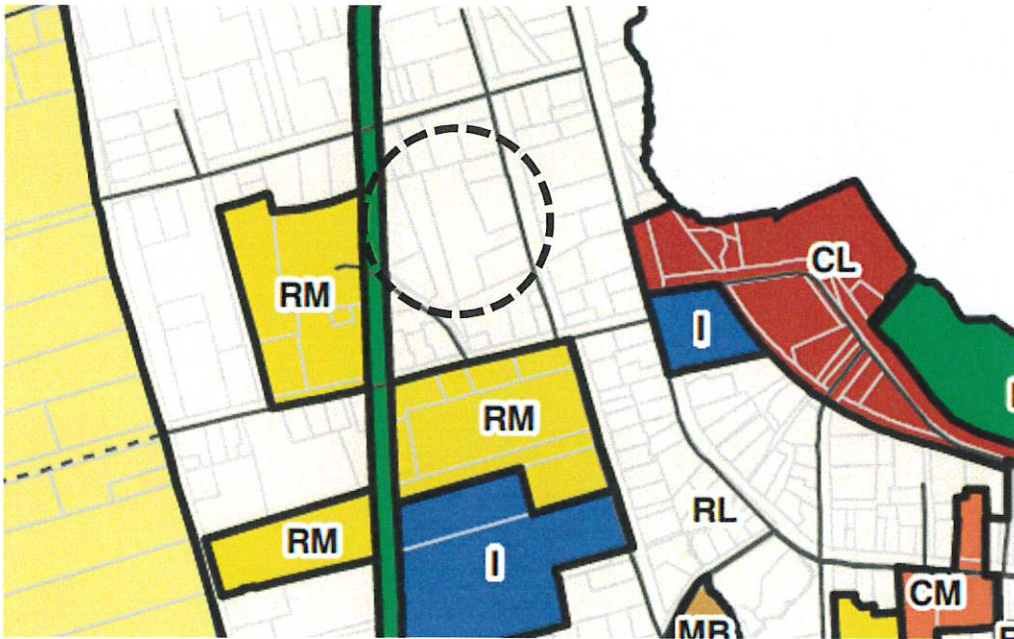
Council, at its November 22, 2022 meeting, approved entering into a purchase and sale agreement to sell four parcels of Municipal land on Lawrence Street and Amherst Street in Liverpool, comprising approximately 2.6 acres. The properties are identified as PID#'s 70027982, 70040423, 70017983 and 70028477. The purchaser proposes to construct a multiple unit residential housing project on the subject lands.



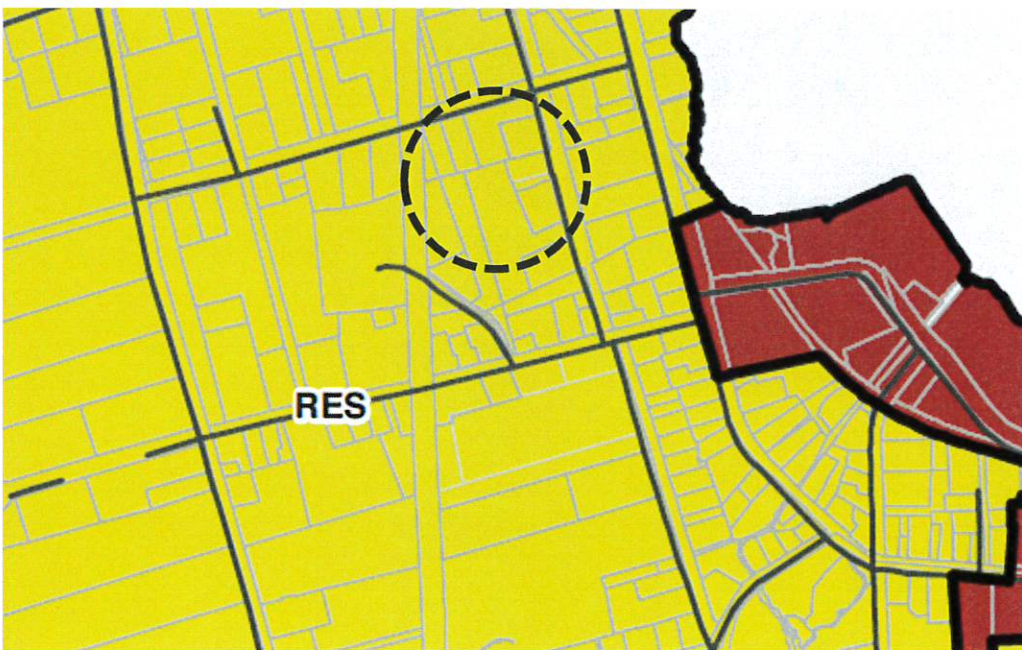
Map of Subject Properties

## Details

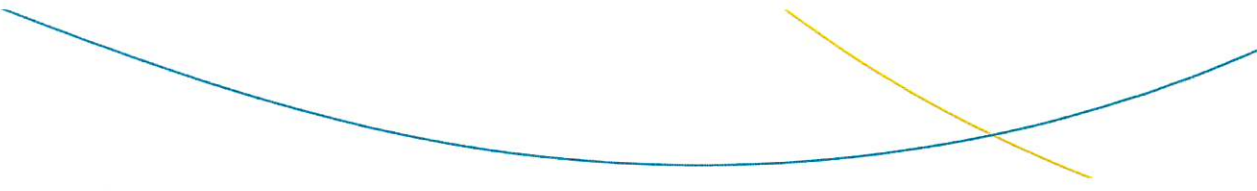
The properties are zoned as **Lower Density Residential (RL)** under the Land Use Bylaw and have a future land use designation of **Serviced Residential (RES)** under the Municipal Planning Strategy.



Zoning Map



Future Land Use Map

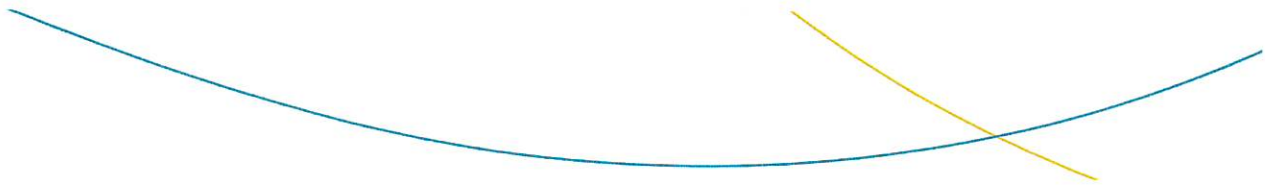


The use being proposed for the properties is not permitted in the (RL) Zone. As such, the only opportunity for consideration of the proposed use would be through amendments to the Land Use Bylaw to change the zoning to Multiple Unit Residential (RM). Application attached as Appendix A.

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 6-21:** *Council shall not amend the Land Use Bylaw or approve a development agreement unless Council is satisfied the proposal:*

- (a) *is consistent with the intent of this Municipal Planning Strategy;*
- (b) *does not conflict with any Municipal or Provincial programs, bylaws, or regulations in effect in the municipality;*
- (c) *is not premature or inappropriate due to:*
  - (i) *the ability of the Municipality to absorb public costs related to the proposal;*
  - (ii) *impacts on existing drinking water supplies, both private and public;*
  - (iii) *the adequacy of central water and sewage services or, where such services are not available, the suitability of the site to accommodate on-site water and sewage services;*
  - (iv) *the creation of excessive traffic hazards or congestion on road, cycling, and pedestrian networks within, adjacent to, or leading to the proposal;*
  - (v) *the adequacy of fire protection services and equipment;*
  - (vi) *the adequacy and proximity of schools and other community facilities;*
  - (vii) *the creation of a new, or worsening of a known, pollution problem in the area, including, but not limited to, soil erosion and siltation of watercourses;*
  - (viii) *site-specific climate change risks;*
  - (ix) *the potential to create flooding or serious drainage issues, including within the proposal site and in nearby areas;*
  - (x) *impacts on known habitat for species at risk;*

- 
- (xi) *light pollution and impacts on dark sky views, especially in the vicinity of the Kejimikujik Dark-Sky Preserve;*
  - (xii) *the suitability of the site in terms of grades, soil and geological conditions, the location of watercourses and wetlands, and proximity to utility rights-of-way; and*
  - (xiii) *negative impacts on the viability of existing businesses in the surrounding community, including, but not limited to, the risk of land use conflicts that could place limits on existing operational procedures.*

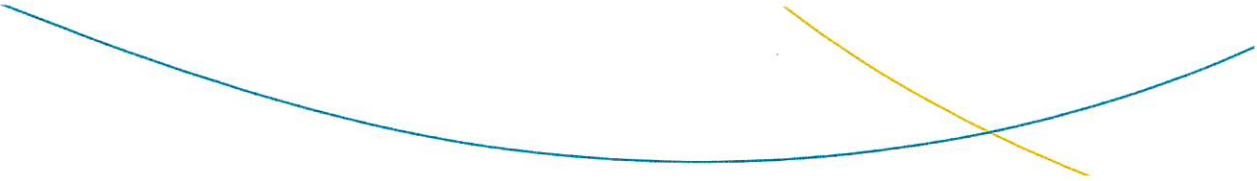
The Municipal Planning Strategy identifies a set of sustainable planning values respecting housing and are as follows:

*"In order to achieve the Region's Vision and Goals and build a sustainable future, Council has articulated the following sustainable planning values to help shape policies about housing:*

- *Promote residential growth within established communities, near to services, and away from hazardous or sensitive lands.*
- *Encourage residential infilling on serviced lands within the Urban Service Areas.*
- *Guide the evolution of communities and residential areas in a manner that is respectful of, and complementary to, the existing context and character of those communities.*
- *Direct new residential communities to vacant lands that have the potential for sustainable development through the efficient servicing.*
- *Encourage an increased supply of rental housing in the Municipality.*
- *Diversify the available housing stock beyond the traditional dominance of single-detached homes.*
- *Enable and promote reinvestment in older, larger homes for reuse as housing that meets current demographic trends."*

As well, the Municipal Planning Strategy sets out that:

*Council believes multi-unit developments are important to a sustainable future for Queens, in which all residents can find housing that suits their needs. As a result, Council has taken the effort of "pre-zoning" lands for multi-unit residential development. These are typically undeveloped or underdeveloped lands near to services, transportation connections, and/or community uses. Council has also implemented the use of "site plan approval" for larger residential developments.*



*This approach to permitting streamlines the process (compared to zoning amendments), but actually allows finer-grained, site-specific control of building design.*

*Outside of these areas identified for "pre-zoning" Council will continue to consider proposals for multi-unit residential development through the zoning map amendment process. Indeed, Council is supportive of such efforts and encourages such requests as a means to increase housing options in existing serviced communities, subject to a full evaluation of potential impacts through the public process of such amendments.*

**Policy 4-42:** *Council shall, in the permitted uses in each zone of the Land Use Bylaw, tailor the types and densities of residential uses to the classification of community in which the zone is intended to be used. Rural development areas shall be limited to a low density of development, hamlets shall generally be lower in density with an opportunity for medium densities with careful oversight, and the **urban serviced areas shall be the focus of higher densities of residential development.***

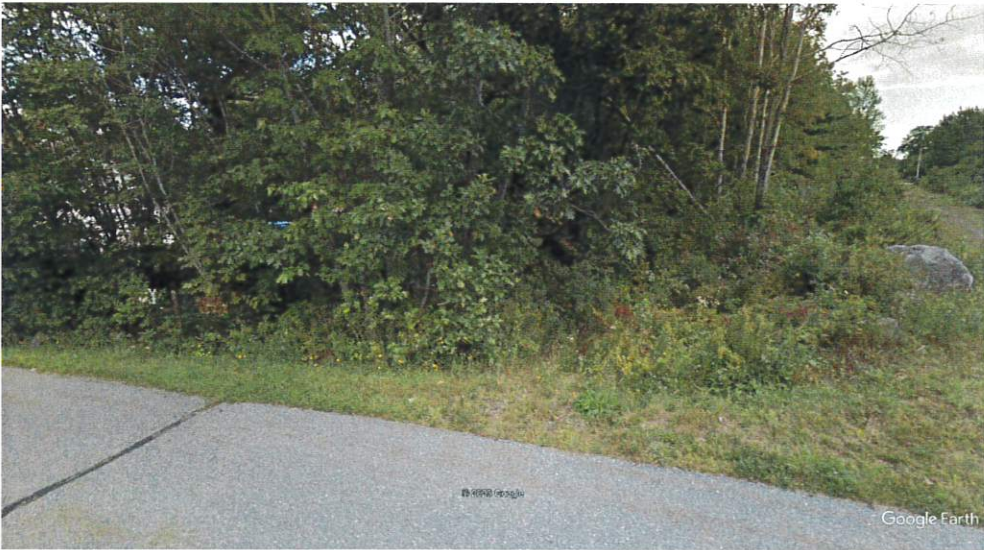
**Policy 5-10:** *Council shall, through the Land Use Bylaw, establish the Multiple Unit Residential Zone. This zone is intended to accommodate multi-unit residential developments in the urban serviced areas.*

## **Considerations -**

- Total lot area for the four lots is approximately 2.6 acres.
- Proposed 26 unit residential development.
- Significant demand for new residential housing options in Queens.
- Mix of residential densities in immediate area.
- Current zoning is Lower Density Residential (RL).
- Proposed use requires amendments to the LUB to change zoning to Multiple Unit Residential (RM).
- Access to Municipal sewer and water services.
- Lots have frontage on Lawrence Street, Amherst Street and Queen Street Extension, all of which are municipally owned.



Streetscape – From Lawrence Street



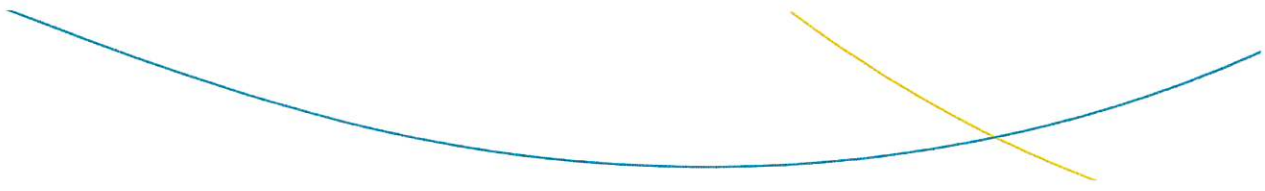
Streetscape – From Amherst Street



**Tentative Timeframe –**

Should recommendation be made to proceed with rezoning of the properties, is as follows:

Planning Advisory Committee -	June 19, 2023
Council -	June 27, 2023
First Public Notice -	July 5, 2023
Second Public Notice -	July 12, 2023
Public Hearing -	August 8, 2023
Council -	August 8, 2023
Notice of Passing -	August 16, 2023
Appeal Period Ends	August 31, 2023



Staff have reviewed the application and are of the opinion that the proposed amendments are reasonable and is in line with Council's vision, goals and policy respecting residential development.

### **Applicable Legislation**

Municipal Government Act and Region of Queens Municipality Municipal Planning Strategy and Land Use Bylaw.

### **Recommendation**

THAT Council of Region of Queens Municipality give notice of its intention to amend the Land Use Bylaw to change the zoning of PID #'s 70027982, 70040423, 70017983 and 70028477 to Multiple Unit Residential (RM) ;

AND THAT a public hearing be scheduled for Tuesday August 8, 2023 in the Council Chambers of the Municipal Building, 249 White Point Road in Liverpool, NS, at 9:00 am.

# Appendix A



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

## Region of Queens Municipality

## Planning Amendment and Development Agreement Application



### 1. Application Type:

- Land Use Bylaw Amendment
- Development Agreement

### 2. Property Information:

Civic address of subject property - n/a

Property Identification Number (PID) - 70027982, 70040423, 70017983, 70028477

Present use of subject property - vacant

Proposed Use of subject property - multi-unit residential

Existing Lot Size - approx. 2.6 acres

Existing Lot Frontage - 50.52'

### 3. Property Owner Information:

Name - Region of Queens

Applicant is:

- Owner
- Agent of Owner Earl Mielke c/o Queens Neighbourhood Housing Cooperative Ltd

Civic Address - \_\_\_\_\_

Mailing Address (If different from Civic Address) - \_\_\_\_\_

Telephone Number - \_\_\_\_\_

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

**4. Zoning Information:**

Existing Zoning - R-L

Proposed Zoning - R-M

**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 \_\_\_\_\_ 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 \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

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

Signature \_\_\_\_\_

Date \_\_\_\_\_

Authorization of Registered Owner (Please print)

I / We Region of Queens Municipality authorize Queens Neighbourhood Cooperative Housing  
To act as agent and sign this application on my / our behalf for property located LT  
at  
(Civic Address) Lawrence St, Liverpool and identified as PID# 70027982, 70040423  
70017983, 70028477

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.

May 30, 2023

Queens Neighbourhood Housing Co-operative Ltd. (QNCH), a recently incorporated not-for-profit housing co-op, is acquiring four parcels of land identified by PIDs 70027982, 70040423, 70017983, 70028477 comprising approximately 2.5 acres to allow for an affordable housing development. The area is located within the area of Lawrence Street, Amherst Street, and the Trestle Trail. The lands are being sold to QNCH by the Region of Queens for the purchase price of \$1.00.

The development is intended to provide up to 26 units of affordable housing, using a mixed income approach, with a spotlight on seniors. There will be highly energy efficient building envelopes (propose net-zero ready) with one, two, and three bedroom units. The development is to implement barrier free and visitable standards to allow residents to age in place.

The initial site concept plan has been developed by Passive Design Solutions with appropriate setbacks. There will be additional subconsultants engaged to ensure all funding requirements are met. Funding for the proposed development will be provided through the Province of Nova Scotia and CMHC, with additional funding already committed by the Region of Queens.

The Region of Queens has been extremely helpful in assisting QNCH locate available lands and assisting with pre-development costs. It is the intention of QNCH to provide additional affordable housing development opportunities in other locations throughout the Region of Queens. This first development is to set a precedent for future developments.

Attached is the development agreement application, preliminary site plan, arial view of the property, and survey of the four PIDs to support the application.

Should there be any additional information required, please reach out to myself.

Best Regards,



Earl Mielke, Inclusive Homes Consulting (902)

On behalf of Queens Neighbourhood Co-operative Housing Ltd.



**GENERAL NOTES**

- All work to be performed to be completed in accordance with the National Building Code of Canada, current editions, and in accordance with all other applicable codes, bylaws, and other legal requirements.
- All Federal, Provincial, and local ordinances, etc., shall be considered as part of the specifications for this building and shall be complied with. The contractor shall be responsible for obtaining all necessary permits, approvals, and other legal requirements.
- The builder is to check and verify all drawings for compliance with local building codes and zoning requirements and report any discrepancies prior to commencing construction.
- Structural member is to be No. 2 SPF or better, or the equivalent manufactured lumber product.
- Design and engineering of manufacturer wood structural members shall be in accordance with the manufacturer's design and include, to be by engineer, roof trusses, timber columns, and trunks, etc.
- The designer does not take into account unknown site conditions such as soil bearing capacity, water tables, depth of bedrock, buried structures, etc.
- Remove all demolition debris and construction waste from the site except material and items specifically noted by the client. The contractor shall be responsible for the clean-up of the site when the contract is complete.
- Structural engineering, if required, by others.

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**Queens  
Neighbourhood Co-op  
Lawrence Street Housing**

**DRAFT DESIGN DOCUMENTS  
ISSUED FOR REVIEW**

May 5, 2023

**Site Plan**

Drawn By: MM Checked By: XX

**A101**

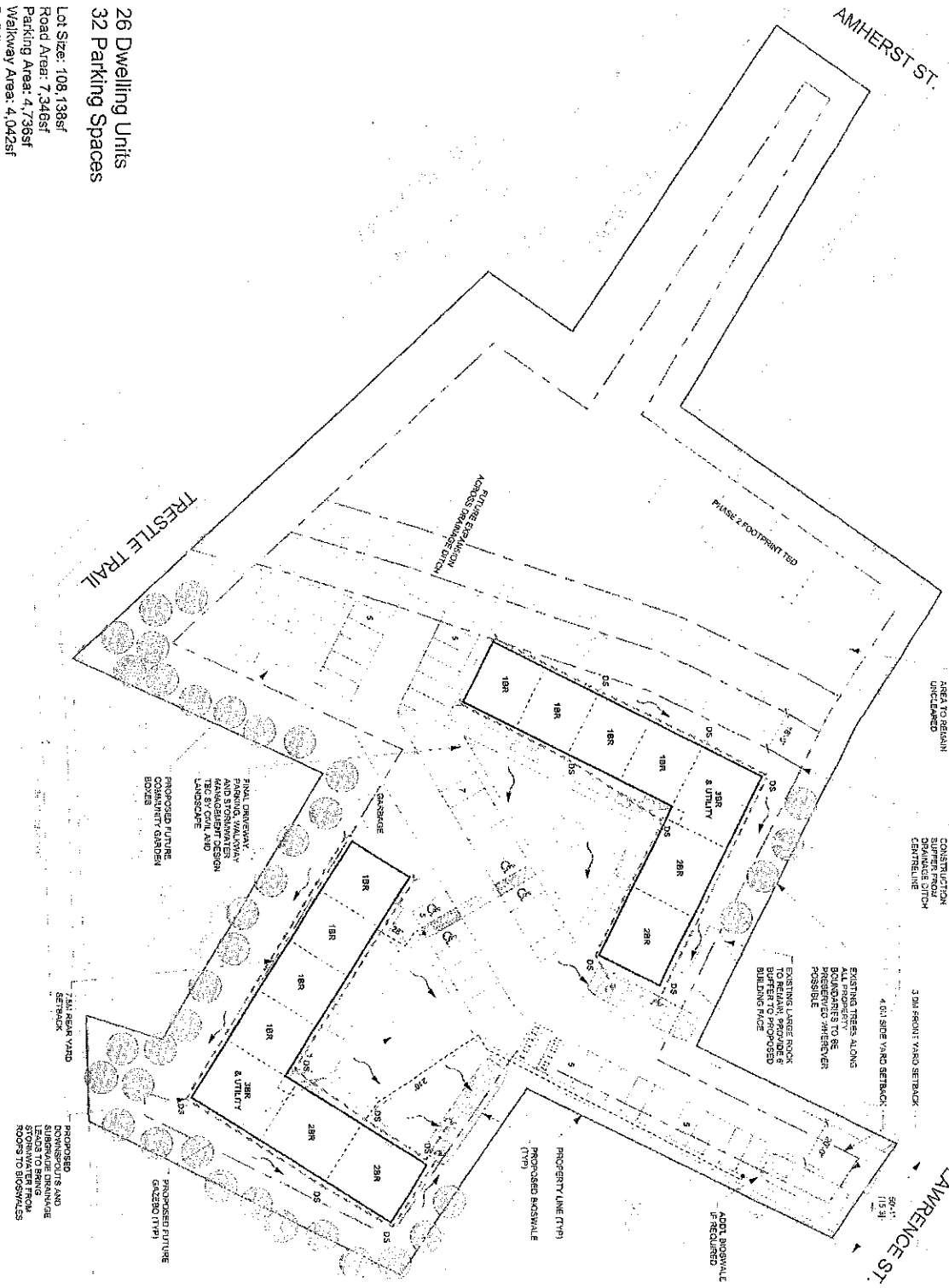


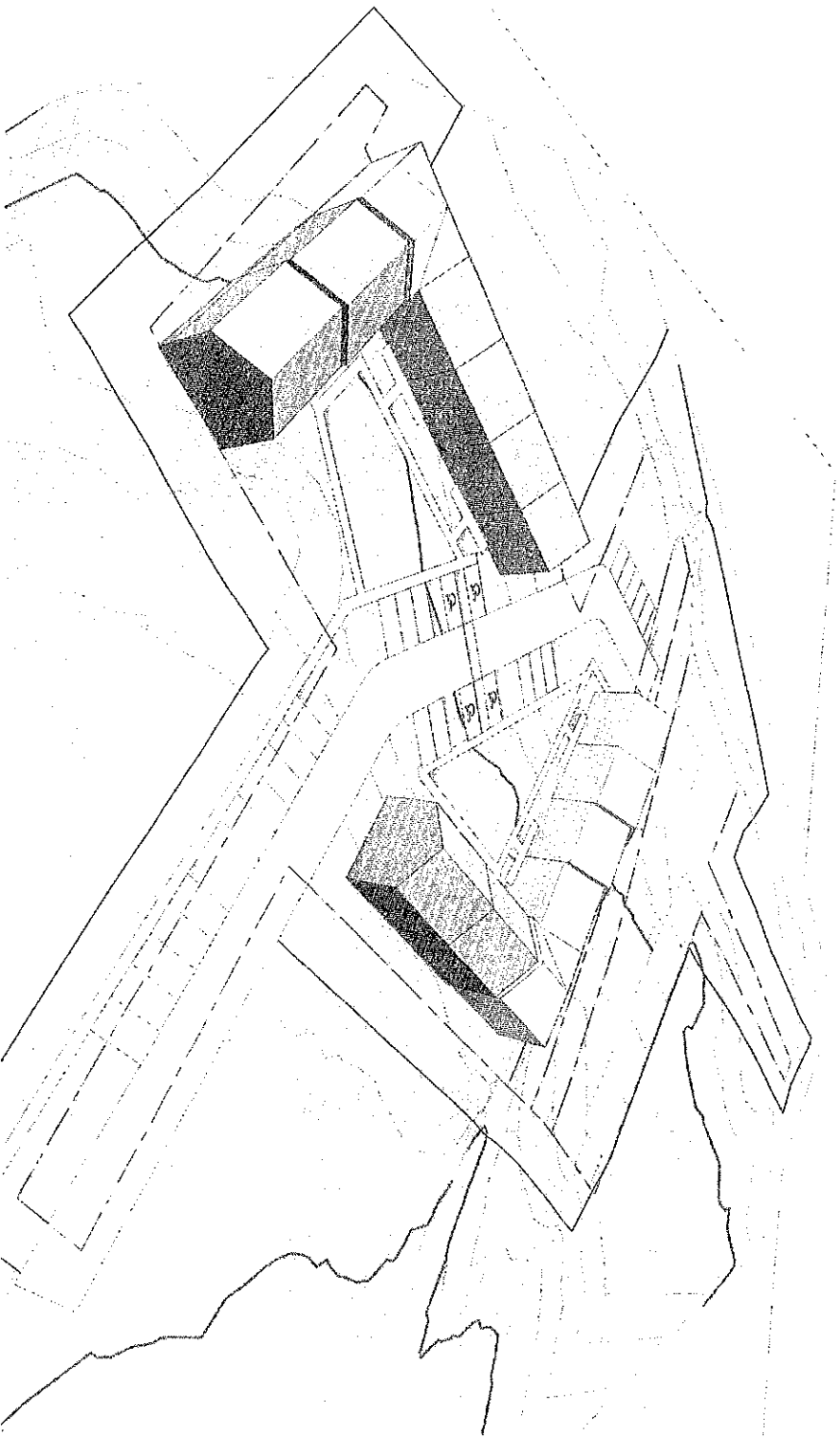
**26 Dwelling Units  
32 Parking Spaces**

Lot Size: 108,138sf  
Road Area: 7,348sf  
Parking Area: 4,738sf  
Walkway Area: 4,042sf  
Building Footprint: 12,480sf  
GFA: 24,960sf

Hardscape to Softscape Ratio: 26%  
Building Lot Coverage (Phase 1): 12%

**1 SITE PLAN  
SCALE: 1/8" = 1'-0"**





26 Dwelling Units  
32 Parking Spaces

Lot Size: 108,138sf  
Road Area: 7,348sf  
Parking Area: 4,736sf  
Walkway Area: 4,042sf  
Building Footprint: 12,480sf  
GFA: 24,960sf

Hardscape to Softscape Ratio: 26%  
Building Lot Coverage (Phase 1): 12%



**GENERAL NOTES**

1. All work to be in accordance with the completed specifications, drawings, and in accordance with all other applicable codes, bylaws, and other legal requirements.
2. All Federal, Provincial, and local ordinances, etc., shall be considered as part of the specifications for the building and mechanical and other services, etc., and shall be provided or installed as required.
3. The Builder is to check and verify all drawings for compliance with local building and zoning requirements and report any discrepancies prior to commencing construction.
4. Structural lumber is to be No. 2 SPF or better, or the equivalent manufactured lumber product.
5. Design and engineering of manufactured wood structural members, including floor joists, roof trusses, beams, columns, and other structural members, shall be in accordance with the design conditions such as soil bearing capacity, water table, depth of bedrock, wind structures, etc.
6. This drawing does not take into account unknown site conditions such as soil bearing capacity, water table, depth of bedrock, wind structures, etc.
7. Remove all demolition debris and construction waste from the site except material and items specifically noted by the drawings and specifications to be left on site.
8. Structural engineering, if required, by others.

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Queens  
Neighbourhood Co-op  
Lawrence Street Housing

DRAFT DESIGN DOCUMENTS  
ISSUED FOR REVIEW

May 5, 2023

Site 3D View

Drawn By:	MAM	Checked By:	XX
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A104



# Schedule "A"

AMHERST STREET

LAWRENCE STREET

70028477

70027982

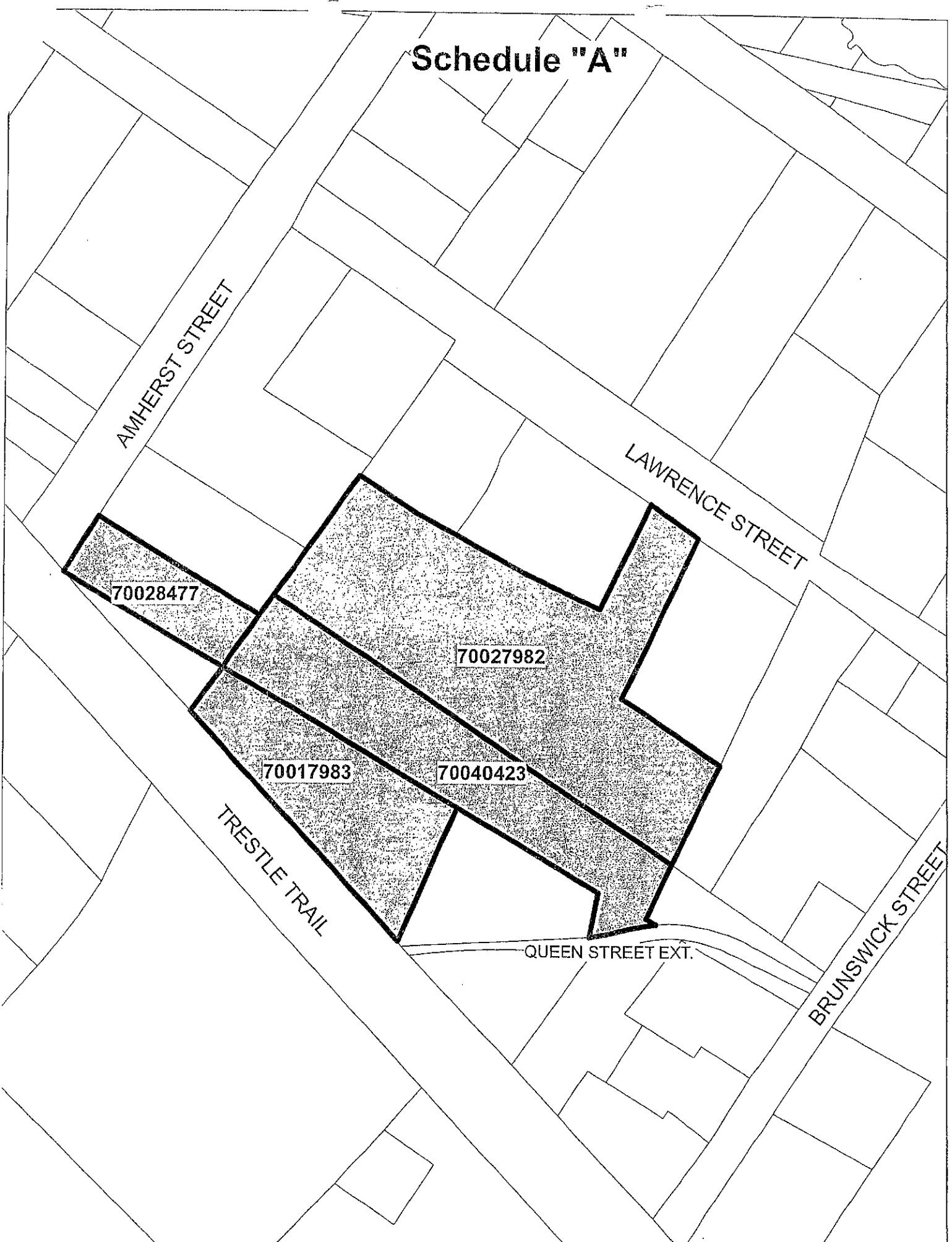
70017983

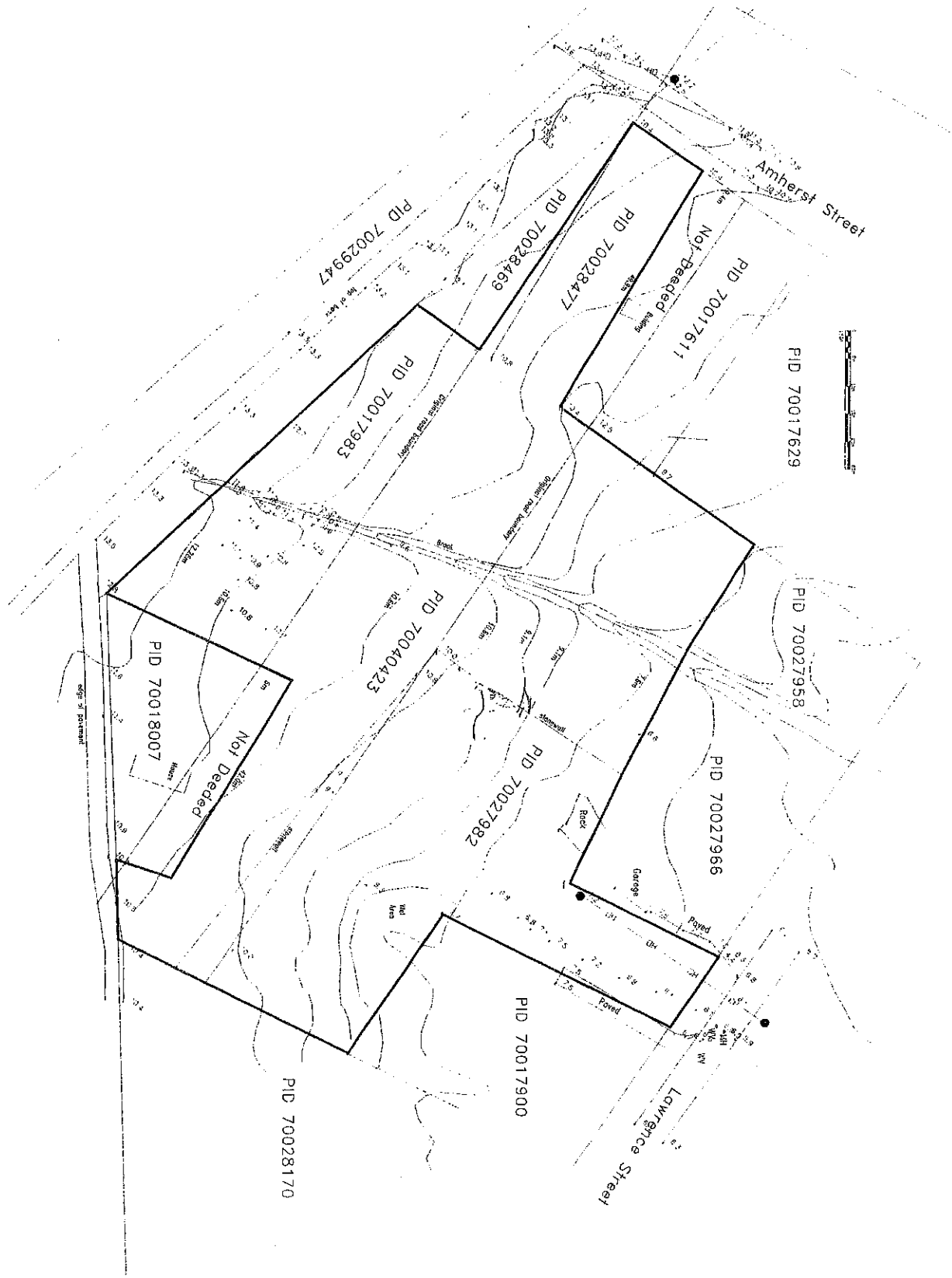
70040423

TRESTLE TRAIL

QUEEN STREET EXT.

BRUNSWICK STREET





Amherst Street

PID 70017629

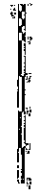
PID 70027958

PID 70027966

PID 70017900

PID 70028170

Lawrence Street



Not Decided

Not Decided

Beer

Garage

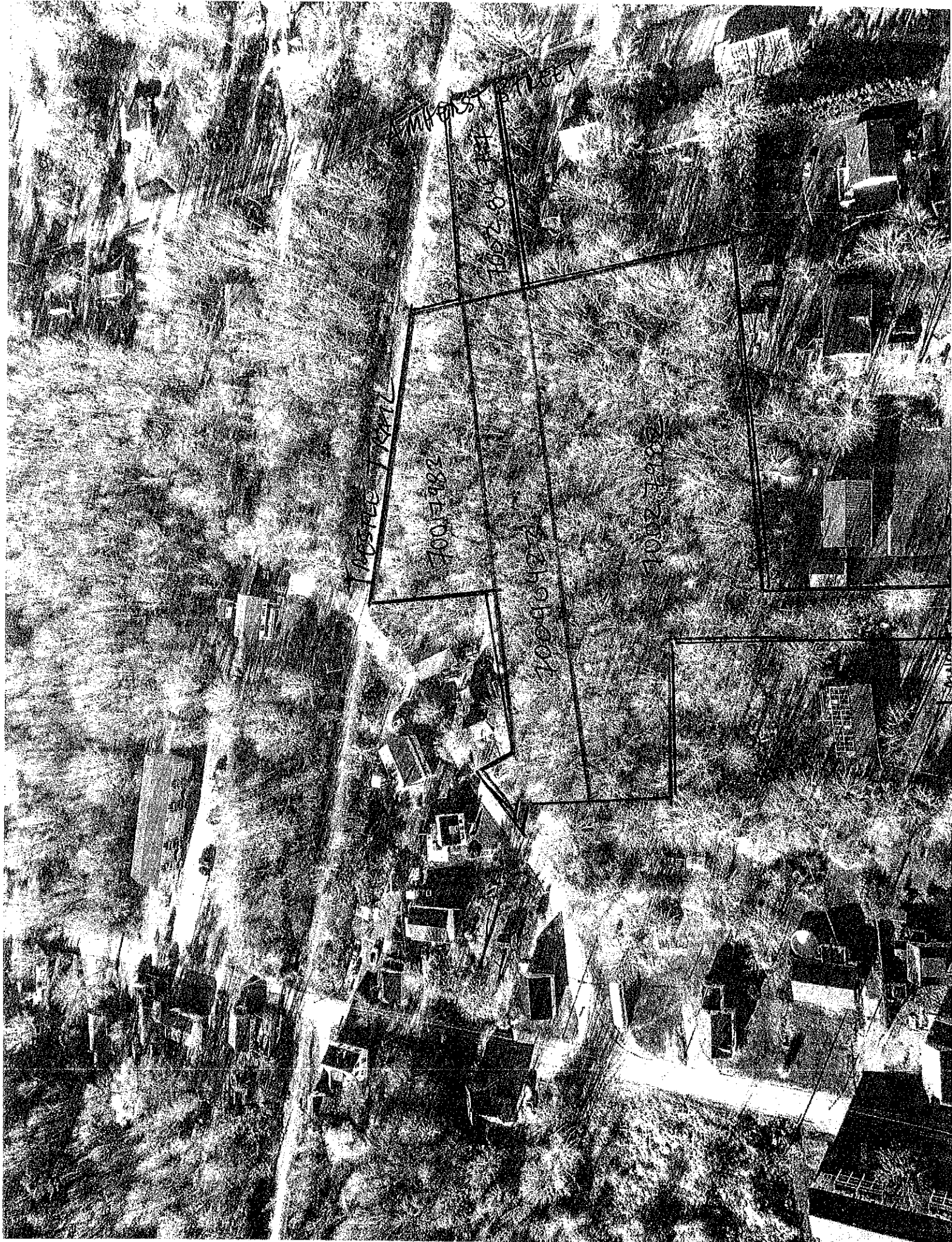
Paved

Paved

Official road boundary

Official road boundary

Edge of pavement



102201

102201

1004101

1004102

1004123

102201

**Land Use Bylaw Amendment / Development Agreement Review Checklist**

As per Policy 6-21 of the Municipal Planning Strategy, Council shall not amend the Land Use Bylaw or approve a development agreement unless Council is satisfied the proposal meets certain criteria. Planning Advisory Committee shall use the same criteria when reviewing applications and making recommendations to Council.

<input type="checkbox"/> is consistent with the intent of this Municipal Planning Strategy;
<input type="checkbox"/> does not conflict with any Municipal or Provincial programs, bylaws, or regulations in effect in the municipality;
<input type="checkbox"/> is not premature or inappropriate due to:
<input type="checkbox"/> the ability of the Municipality to absorb public costs related to the proposal;
<input type="checkbox"/> impacts on existing drinking water supplies, both private and public;
<input type="checkbox"/> the adequacy of central water and sewage services or, where such services are not available, the suitability of the site to accommodate on-site water and sewage services;
<input type="checkbox"/> the creation of excessive traffic hazards or congestion on road, cycling, and pedestrian networks within, adjacent to, or leading to the proposal;
<input type="checkbox"/> the adequacy of fire protection services and equipment;
<input type="checkbox"/> the adequacy and proximity of schools and other community facilities;
<input type="checkbox"/> the creation of a new, or worsening of a known, pollution problem in the area, including, but not limited to, soil erosion and siltation of watercourses;

<input type="checkbox"/> site-specific climate change risks;
<input type="checkbox"/> the potential to create flooding or serious drainage issues, including within the proposal site and in nearby areas;
<input type="checkbox"/> impacts on known habitat for species at risk;
<input type="checkbox"/> light pollution and impacts on dark sky views, especially in the vicinity of the Kejimikujik Dark-Sky Preserve;
<input type="checkbox"/> the suitability of the site in terms of grades, soil and geological conditions, the location of watercourses and wetlands, and proximity to utility rights-of-way; and
<input type="checkbox"/> negative impacts on the viability of existing businesses in the surrounding community, including, but not limited to, the risk of land use conflicts that could place limits on existing operational procedures.

Additional Comments: