



Region of Queens Municipality Public Hearing
Amend Land Use Bylaw – Rezoning Lawrence Street
In Liverpool
Tuesday, August 8, 2023
Council Chambers, 249 White Point Road, Liverpool
9:00 a.m.

Minutes

Members of Council:

- Mayor Darlene Norman, Chair
- Deputy Mayor Jack Fancy
- Councillor David Brown
- Councillor Vicki Amirault
- Councillor Ralph Gidney
- Councillor Maddie Charlton
- Councillor Carl Hawkes

Absent:

- Councillor Kevin Muise

Members of Staff:

- Adam Grant, Acting CAO
- Mike MacLeod, Director of Planning & Development
- Heather Cook, Communications & Engagement Coord.

Members of the Public: 3

Call to Order

Mayor Norman called the Public Hearing to order at 9:00 a.m.

A. Remarks

Mayor Norman stated the purpose of the Public Hearing is to provide any interested person an opportunity to present an oral or written presentation to Council of Region of Queens Municipality with regard to the intent to amend the Land Use Bylaw to change the zoning of PID#s 70027982, 70040423, 70017983 and 70028477 to Multiple Unit Residential (RM).

Mayor Norman reviewed the procedures for the Hearing which were provided on the agenda.

Mike MacLeod, Director of Planning and Development, stated in November 2022 Council approved entering into a purchase and sale agreement to sell four parcels of Municipal land on Lawrence Street and Amherst Street to private developers to construct multiple unit housing.

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.

The use being proposed, a multiple unit residential housing project, for the properties is not permitted in the RL Zone but the 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).

Council has established, through policy, a number of evaluation criteria under Policy 6-21 when looking at proposed amendments to the Land Use Bylaw, which was included with the staff report.

The Municipal Planning Strategy identifies a set of sustainable planning values respecting housing.

Some considerations include:

- 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.
- Access to Municipal sewer and water services.
- Lots have frontage on Lawrence Street, Amherst Street and Queens Street Extension, all of which are municipally owned.

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

The Planning Advisory Committee met on June 19, 2023 to review the application and are in favour of rezoning the subject properties from Lower Density Residential (RL) to Multiple Unit Residential (RM). The members of the Committee recognize the importance and need for new residential housing units in the area.

Mayor Norman thanked the developers for undertaking this project.

B. Adjournment

Mayor Norman declared the Public Hearing adjourned at 9:05 a.m.



Mayor Darlene Norman, Chair



Adam Grant, Acting Chief Administrative Officer

Date Approved: September 12, 2023