

Region of Queens Municipality

Planning Advisory Committee

August 7, 2025 6:00 p.m.

Agenda

- 1. Call to Order**
- 2. Approval of Agenda**
- 3. Approval of Minutes - July 7, 2025**
- 4. Amendments to the Land Use Bylaw -Site Plan Criteria for Dwellings in Commercial Buildings**
- 5. Other**
- 6. Next Meeting – September 8, 2025**
- 7. Adjournment**

Planning Advisory Committee
July 7, 2025 - 6:00 p.m.

Minutes

Present: Deputy Mayor Maddie Charlton, Chair
Councillor Wanda Carver (6:49 p.m.)
Stephanie Miller Vincent
Deanna Armstrong
Jonathan Bower
Mary White
Willa Thorpe, CAO
Mike MacLeod, Director of Land Use
Wendy Connors, Development Officer

Regrets: Councillor Stewart Jenkins
Pamela Brennan
Zenia Horton (Resigned)

1. Call to Order -

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

2. Approval of Agenda –

Addition:

- 5.1 Resignation for District 3 – Zenia Horton
- 5.2 Infilling – Mary White
- 5.3 Beach Meadows Beach – Mary White

It was MOVED by **Mary White** and SECONDED by **Jonathan Bower** that the Agenda be approved as amended.

Motion Carried Unanimously

3. Approval of Minutes

- 3.1 It was MOVED by **Stephanie Miller Vincent** and SECONDED by **Jonathan Bower** that the Minutes of May 5, 2025 be approved as circulated.

Motion Carried Unanimously

- 3.2 It was MOVED by **Mary White** and SECONDED by **Jonathan Bower** that the Minutes of May 15, 2025 be approved as circulated.

Motion Carried Unanimously

- 3.3 It was MOVED by **Deanna Armstrong** and SECONDED by **Jonathan Bower** that the Minutes of June 2, 2025 be approved as circulated.

Motion Carried Unanimously

4. Amend Municipal Planning Strategy and Land Use Bylaw – Multiple Unit Dwellings in Downtown Commercial (CD) Zone

Mike MacLeod gave an update on the Public Engagement Sessions, held by UPLAND Planning and Design. There were two meetings held, one for the business community and one for the general public. UPLAND also prepared an online survey to gather input from the community. Unfortunately, the turnout was relatively low for the sessions. The data gathered was to intended to provide PAC with additional information when making their decision on the proposed planning amendments. The engagement sessions presented three options for consideration and were: 1) allow new multiple unit residential dwellings as a permitted standalone use in the Downtown Commercial (CD) Zone; 2) allow Council to consider new multiple unit residential dwellings in the Downtown Commercial (CD) Zone through development agreement; and 3) deny the request and maintain current regulations. Option one had only one person fully in support. Option two had four people fully in support. Option three had six people fully in support. Maddie Charlton mentioned that this public engagement session was the first for this type of amendment and in the future these sessions may garner more attendance.

Mary White inquired whether dwelling units could be constructed without making any amendments. Mike indicated that the owner could go through the Site Plan Approval Process to add dwelling units, while maintaining a percentage of the floor space for commercial. Mary White mentioned housing statistics and wondered if these new units are needed as much as affordable housing units are needed. Deanna Armstrong mentioned that there were new developments that were in process in the area and staff will need housing. Stephanie Miller Vincent stated that there were concerns related to the possibility of additional commercial buildings on Main Street being converted into multiple dwelling units in the future. Once these become residential, they are unlikely return to commercial developments.

The Committee discussed the current option that is available without making any amendments; site plan approval. Mike advised that the property owner had previously indicated that he was not interested in a commercial component as part of the proposed development at 194 Main Street.

It was **MOVED** by **Mary White** and **SECONDED** by **Jonathan Bower**

THAT Council of the Region of Queens Municipality maintain status quo and deny the application to amend the Municipal Planning Strategy and Land Use Bylaw to allow new multiple unit residential dwellings as a permitted main use in the Downtown Commercial (CD) Zone.

Motion Carried 4 in favour and 1 against

5. Other

- 5.1** Maddie Charlton mentioned that Zenia Horton has submitted her resignation from the Committee, effective immediately. Ads are being posted to fill her seat on the Planning Advisory Committee, as well as for a representative for District 5.
- 5.2** Mary White mentioned an article related to infilling oceanfront land and building structures on the infilled land. She felt that we have the right to prevent property owners from building on infilled land and it should be included in our Land Use Bylaw, if possible. The Committee has agreed that a lengthy discussion needs to take place on coastal

protection in the near future.

- 5.3** Mary White talked about potential changes at the kiosk at Beach Meadows Beach and wondered why the residents in the community were not contacted about their desires to make changes. She worried that the establishment of a canteen would create an increase in litter at the beach. Maddie Charlton mentioned that since the Municipality owns the beach, we have staff that frequent the area to keep it tidy. Willa Thorpe mentioned that there was an RFP put out for proposals in the newly constructed building at Beach Meadows Beach. This RFP is not strictly food related but could include equipment rentals, etc. The municipality will still manage the space so there will be standards in place.

6. Next Meeting

August 4th, 2025 is the next meeting scheduled.

7. Adjournment

There being no further business, the meeting was adjourned at 7:08 p.m.

Date

Region of Queens Municipality Staff Report

To: Planning Advisory Committee

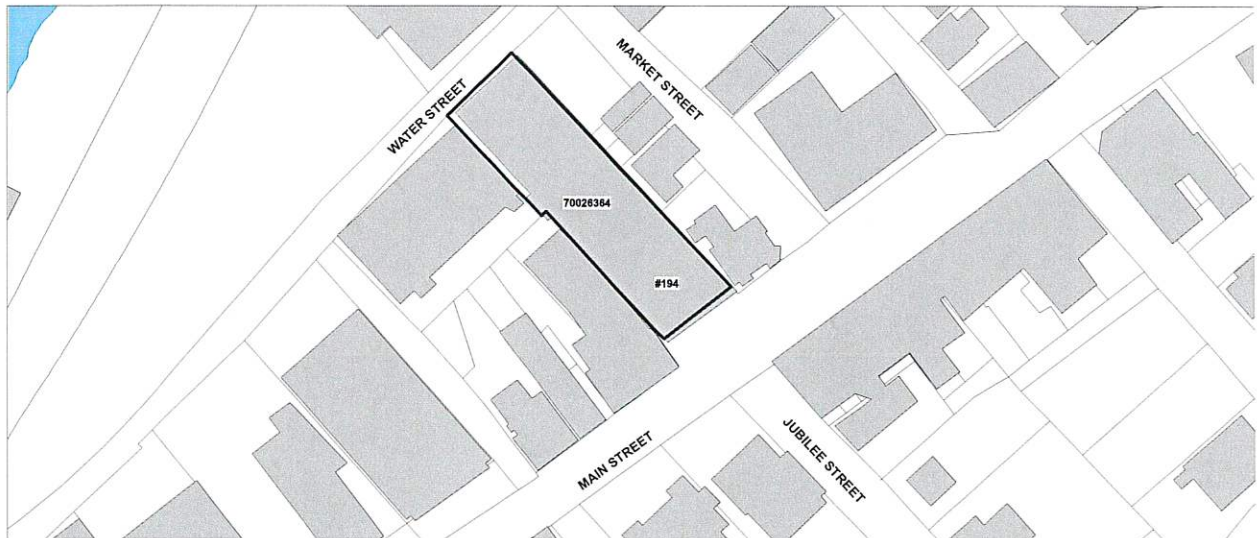
From: Mike MacLeod, Director of Land Use

Date: August 7, 2025

Re: Dwellings in Commercial Buildings – Site Plan Amendments

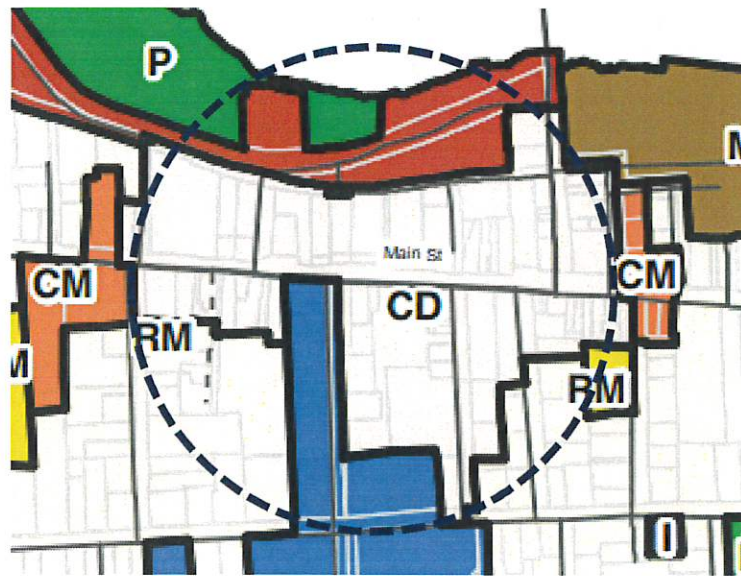
Background

Region of Queens Municipality has received a request to make amendments to the Land Use Bylaw, which would allow for the re-development of property located at 194 Main Street in Liverpool and identified as PID# 70026364 into a mix of residential and commercial uses.



Details

PID# 70026364 is located in the Downtown Commercial (CD) Zone under the Municipality's Land Use Bylaw.



Zoning Map

The current Municipal Planning Strategy sets out that:

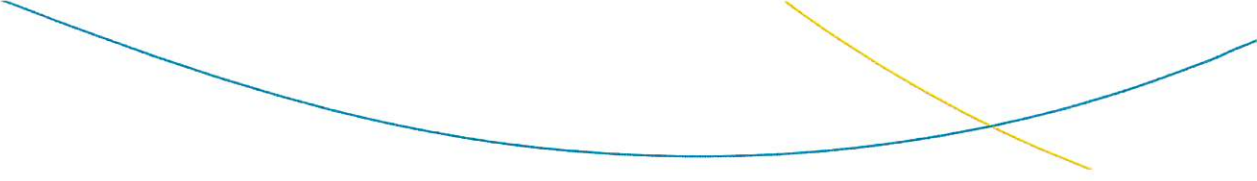
5.1.1 *Downtown Commercial Zone*

Downtowns were long the heart of many communities in Queens. Many of them developed during a time before the automobile, modern financial instruments, and modern construction methods and, as a result, feature smaller buildings, packed closely together and located close to the street.

Along with the growth of commercial plazas, shopping centres, and large-format retail came a decline in downtowns. However, recent decades have seen somewhat of a renaissance in these areas; the smaller commercial spaces are a good fit for independent businesses and the fine-grained streetscapes are attractive to people looking for slower-paced shopping experiences.

Downtown Liverpool features the largest and most complete “main street” in Queens, appropriately located on Main Street and its side streets. It is defined by a mix of both older Victorian and Georgian buildings and modern buildings.

Other downtowns in Queens do not feature the same critical mass and density of commercial buildings, having lost them to redevelopment over the years or never developing them in the first place. However, Council is supportive of establishing a denser commercial core within Caledonia, Milton, and Brooklyn; if demand



warranted such an approach in the future, Council could consider applying the Downtown Commercial Zone to these communities.

Policy 5-20: Council shall establish the Downtown Commercial Zone in the Land Use Bylaw. This zone is intended to enable and promote fine-grained, walkable downtown areas reflective of a traditional “main street”.

*Policy 5-21: The Downtown Commercial Zone shall permit a range of commercial and community uses of a scale and type appropriate to a downtown context. Automobile-related uses shall be prohibited, with the exception of parking lots designed to minimize their impact on the pedestrian experience. **Residential uses shall be permitted, but shall only be located in buildings with commercial uses and shall be secondary to the commercial storefront.***

In accordance with Policy 5-21, the Land Use Bylaw sets out that dwelling units can be considered in commercial buildings through a site plan approval process (Section 17.2 of the LUB). Site plan approval is a development approval process in which applicants must meet an additional set of criteria set out in the Land Use Bylaw. This tool is useful for approvals that might require an additional level of oversight or flexibility in the ways impacts on neighbours are reduced, but that do not necessarily need to go through the complex and time consuming process required for a development agreement.

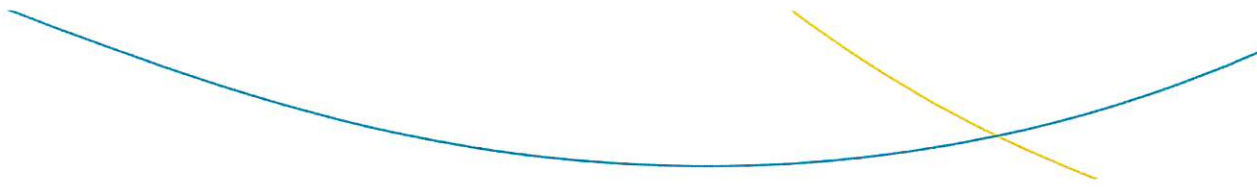
The criteria for site plan approval for Dwellings in Commercial Buildings includes the following:

17.2 Dwellings in Commercial Buildings

Where a zone permits dwellings in commercial buildings by site plan approval, the Development Officer shall approve a site plan agreement where the requirements of this Land Use Bylaw and the following matters have been addressed:

(a) Use Allocation

- I. Dwellings located on the ground floor shall not exceed a total of 50 percent of the ground floor area.*
- II. Dwellings located on the ground floor shall be located to the rear of the commercial use(s).*
- III. On corner lots, ground floor commercial use(s) shall wrap around the corner from the front lot line along the flankage lot line to a minimum distance of 5 metres or 50 percent of the building depth, whichever is less.*

- 
- IV. *In buildings constructed after May 24, 2022, ground-floor residential uses shall have a floor-to-floor height of no less than 4 metres.*
- (b) *Access*
- I. *Entrance(s) to residential uses shall be separate from the entrances for other uses.*
 - II. *Residential entrances shall not exceed a width of 2 metres on the front façade.*

The applicant wishes to renovate the existing vacant commercial space to create 2 commercial units, with the remainder of the building utilized for 14 residential units, indoor parking and storage units for the tenants. A copy of the amendment application and supporting documentation is attached as Appendix A.

The site plan approval criteria listed above limits the amount of residential space to a maximum of 50 percent of the ground floor area of the commercial building. While the applicant recognizes that there is community concern respecting the loss of viable commercial space, particularly along the Main Street, given the significant size of the building on PID 70026364, this creates some challenges for the property owner. They have expressed concern respecting the ability to rent significant commercial space in the building, as required by current regulations. The property owner proposes to maintain commercial frontage on Main Street, but would like to utilize the remainder of the building for residential purposes.

In order to consider a proposal for residential development in a commercial building that exceeds 50 percent of the ground floor area, amendments to the Land Use Bylaw will be required. It should be noted that any approved amendments to the Bylaw would apply, not only to the applicant's property, but also to all other properties where dwellings can be considered in commercial buildings through site plan approval.

A copy of draft amendments, which would meet the applicant's proposal, has been prepared for Committee discussion and is attached as Appendix B.

Options for Consideration –

1. Amend the site plan approval criteria for dwellings in commercial buildings in the Land Use Bylaw to allow for greater ground floor area to be utilized for residential uses; or
2. Maintain status quo.
 - Deny the application.



In considering amendments to the Land Use Bylaw, the Municipal Planning Strategy sets out that:

6.3.3 Amending the Land Use Bylaw

Council recognizes it cannot foresee all possible types of development that might be acceptable in the municipality in general, or on a specific piece of land. As such, there will be times when the Land Use Bylaw needs to be amended to accommodate a new development trend or specific development proposal.

Council also recognizes that it is possible to inadvertently make mapping errors in preparing the maps that accompanying this Plan and the Land Use Bylaw. Such errors do not reflect the policies in this Plan and thus will be corrected by Bylaw amendments.

Policy 6-9: *Council shall amend the text of the Land Use Bylaw if the proposed amendment meets the general criteria set out in Policy 6-21.*

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;

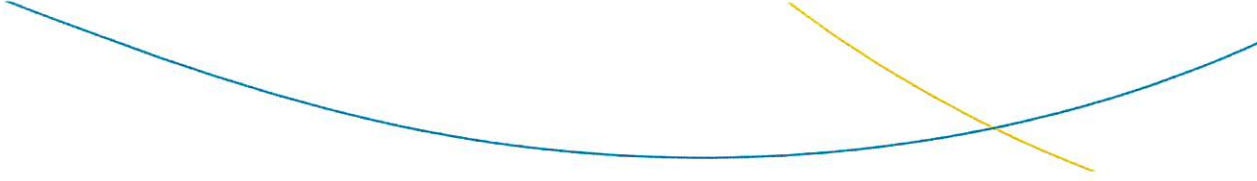
(iii) the adequacy of central water and sewage services or, where such services are not available, the suitability of the site to accommodate on-site water and sewage services;

(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.*

Potential Recommendation Options:

1. **That** Council of the Region of Queens Municipality give notice of its intention to amend the Land Use Bylaw to change the site plan approval criteria for dwellings in commercial buildings to allow for greater ground floor area to be utilized for residential uses;

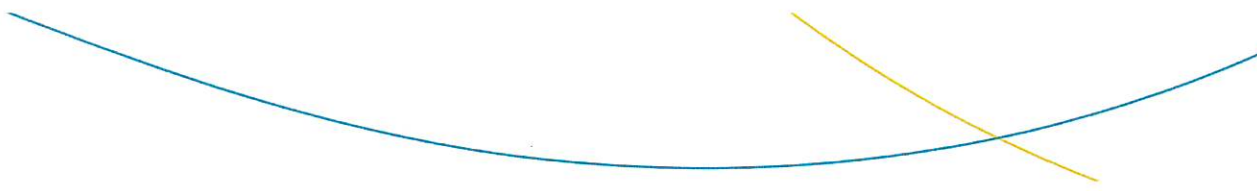
And That a Public Hearing be held on September 9, 2025 in the Council Chambers of the Municipal Building, 249 White Point Road in Liverpool, NS, at 9:00 a.m.

Or

2. **That** Council of the Region of Queens Municipality give notice of its intention to amend the site plan approval criteria in the Land Use Bylaw, which would see the removal of the requirement establishing a maximum ground floor area to be utilized by dwellings in commercial buildings;

And That a Public Hearing be held on September 9, 2025 in the Council Chambers of the Municipal Building, 249 White Point Road in Liverpool, NS, at 9:00 a.m.

Or

- 
3. **That** Council of the Region of Queens Municipality maintain status quo and deny the application to amend the Land Use Bylaw to change the site plan approval criteria for dwellings in commercial buildings to allow for greater ground floor area to be utilized for residential uses.

Applicable Legislation

Municipal Government Act.

Appendix A

July 19, 2025

Region of Queens Municipality

Liverpool, NS

Mike:

Please see attached our revised application to amend the Region's Planning Documents for the renovation of 194 Main Street, Liverpool.

The existing structure will be fully renovated to include 14 residential units, 2 commercial units, indoor parking for all tenants and guests and approximately 20 storage units to be made available to the tenants on a rental basis.

The attached revised plan specifies usage to allow for a minimum of 2 commercial units fronting Main Street.

I look forward to addressing any questions from you or your team and would be happy to meet with the PAC and/or Council to present the revised project and answer any questions.

Sincerely,

Eric Fry

President, SDL Investments Limited



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 – 194 Main St, Liverpool NS

Property Identification Number (PID) – 70026364

Present use of subject property – Commercial - vacant

Proposed Use of subject property – Residential/commercial

Existing Lot Size - 16,302 sq'

Existing Lot Frontage - 61.5 ft on Main, 64.5 ft on Water

3. Property Owner Information:

Name – SDL Invesments Limited

Applicant is :

- Owner
- Agent of Owner

Civic Address - _____

Mailing Address (If different from Civic Address) - _____

Telephone Number - _____

Email Address - _____

4. Zoning Information:

Existing Zoning - CD

Proposed Zoning - Residential

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 Eric Fry, President of SDL Investments 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 SDL Invesments Limited

Signature Eric Fry

Date July 19, 2025

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.

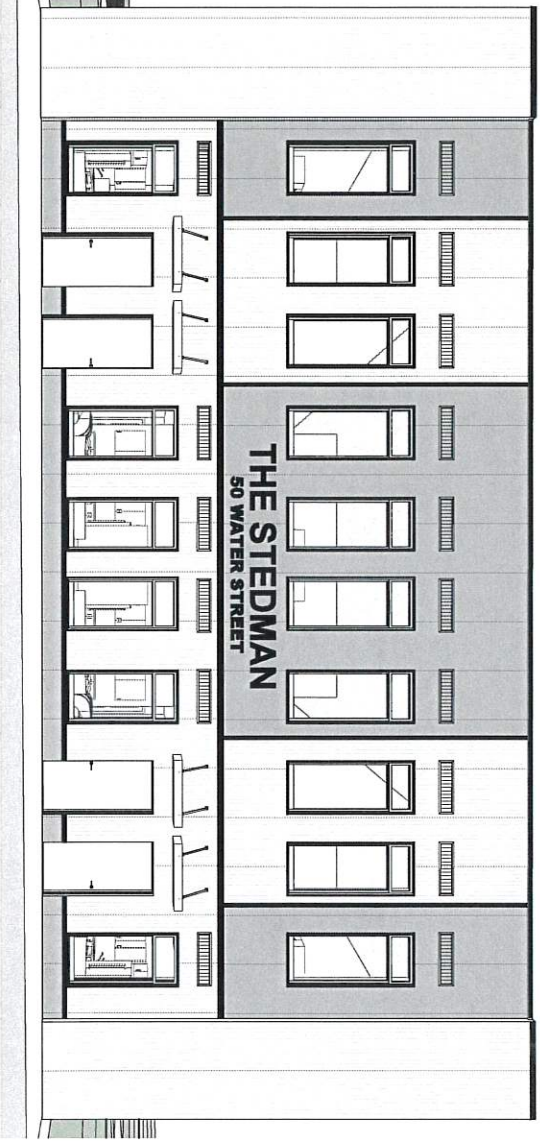
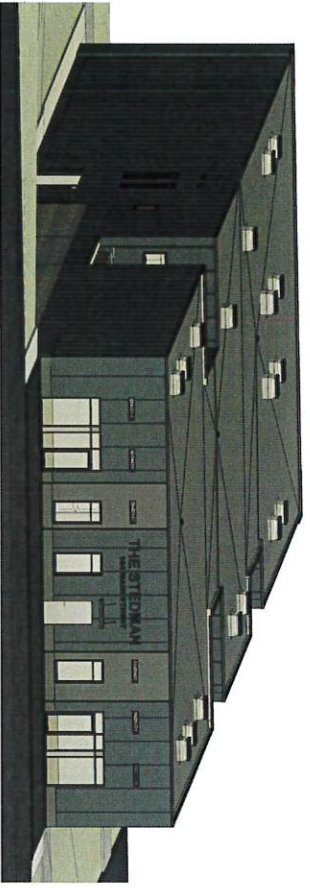
Original

* Original drawings submitted with appropriation.



T.A. SCOTT
ARCHITECTURE + DESIGN
DRAWING INSPIRATION

194 MAIN STREET. LIVERPOOL



Project Number	24-079
Date	2025.03.18
1. ISSUED FOR CONSTRUCTION	2025.06.27
2. ISSUED FOR REVIEW (2)	2025.05.15
1. ISSUED FOR REVIEW	2025.05.08



T.A. SCOTT
ARCHITECTURE + DESIGN
DRAWING INSPIRATION

PERTINENT ZONING MATRIX

REGION OF QUEBEC MUNICIPALITY LAND USE BY LAWS (RLB)
CI ZONING (LIVERPOOL, WATERFRONT ZONE)

LOT REQUIREMENTS (NEW LOT)
RESIDENTIAL USES IN URBAN SERVICED COMMERCIAL ZONES
RESIDENTIAL USES IN URBAN SERVICED COMMERCIAL ZONES
DWELLINGS IN COMMERCIAL BUILDINGS

MULTI-UNIT DWELLING

11.1. LIVERPOOL WATERFRONT (CI) ZONE DEVELOPMENT STANDARDS

11.1.1 EXCEPT AS OTHERWISE PERMITTED BY THIS BY-LAW, THE DEVELOPMENT OFFICER SHALL NOT ISSUE A DEVELOPMENT PERMIT FOR FOLLOWING REQUIREMENTS ARE MET:

REQUIREMENT

MINIMUM LOT AREA: 125 m² / DU

MINIMUM LOT FRONTAGE: 15 m

MINIMUM FRONT/BACK SETBACK: 3 m

MINIMUM SIDE SETBACK: 3 m

MINIMUM BUILDING HEIGHT: 15.2 m

MINIMUM FRONT/BACK SETBACK: 3 m

MINIMUM BUILDING HEIGHT: 15.2 m

MINIMUM SIDE SETBACK: 3 m

MINIMUM BUILDING HEIGHT: 15.2 m

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MINIMUM SIDE SETBACK: 3 m

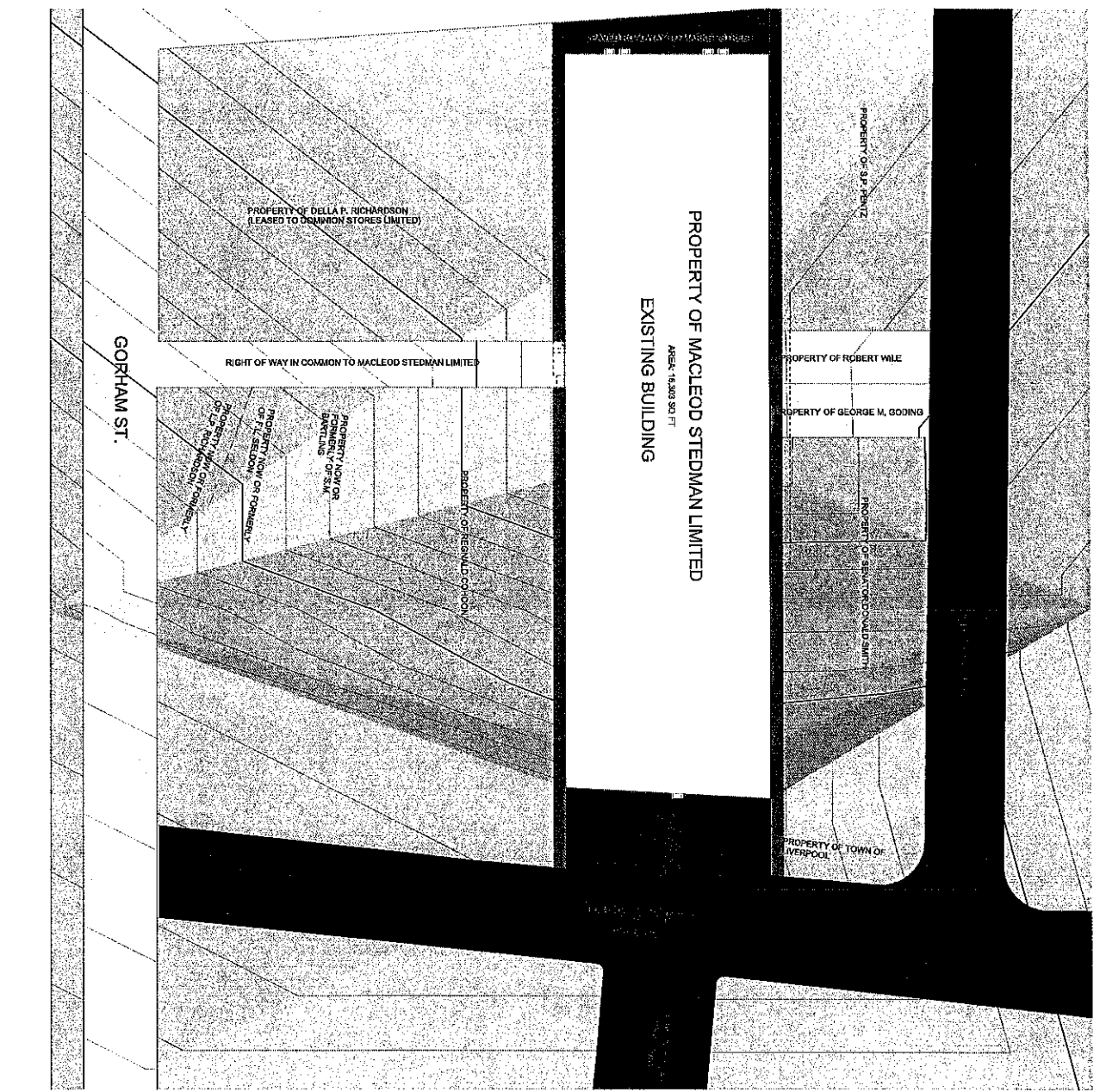
MINIMUM BUILDING HEIGHT: 15.2 m

MINIMUM FRONT/BACK SETBACK: 3 m

MINIMUM BUILDING HEIGHT: 15.2 m

MINIMUM SIDE SETBACK: 3 m

MINIMUM BUILDING HEIGHT: 15.2 m



PROPERTY OF MACLEOD STEDMAN LIMITED
EXISTING BUILDING
AREA: 16,203 SQ. FT.

GORHAM ST.

REQUIREMENT	MINIMUM LOT AREA	MINIMUM LOT FRONTAGE	MINIMUM FRONT/BACK SETBACK	MINIMUM SIDE SETBACK	MAXIMUM BUILDING HEIGHT	MINIMUM BUILDING HEIGHT	MINIMUM FRONT/BACK SETBACK	MINIMUM SIDE SETBACK	MINIMUM BUILDING HEIGHT
11.1.1 EXCEPT AS OTHERWISE PERMITTED BY THIS BY-LAW, THE DEVELOPMENT OFFICER SHALL NOT ISSUE A DEVELOPMENT PERMIT FOR FOLLOWING REQUIREMENTS ARE MET:	125 m ² / DU	15 m	3 m	3 m	15.2 m	15.2 m	3 m	3 m	15.2 m

194 MAIN STREET, LIVERPOOL

Site Plan

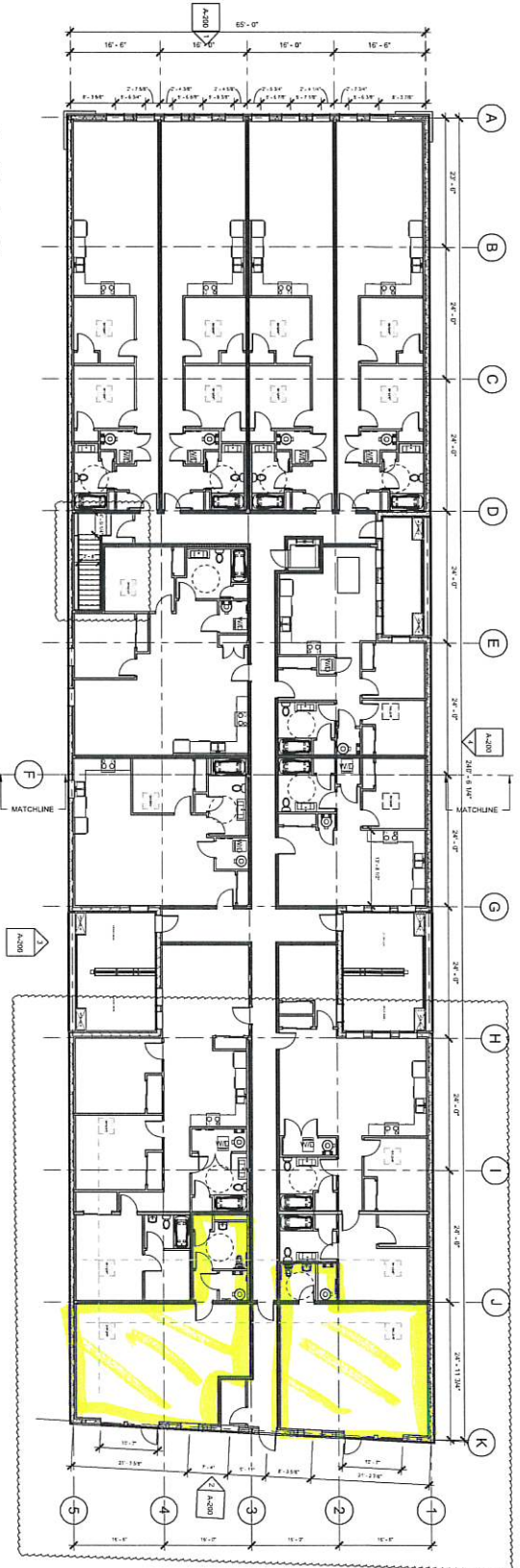
Project Number: 24-079
Date: 2025.03.18
Drawn By: M. BEAULIEU
Checked By: T.A.S.

A-100

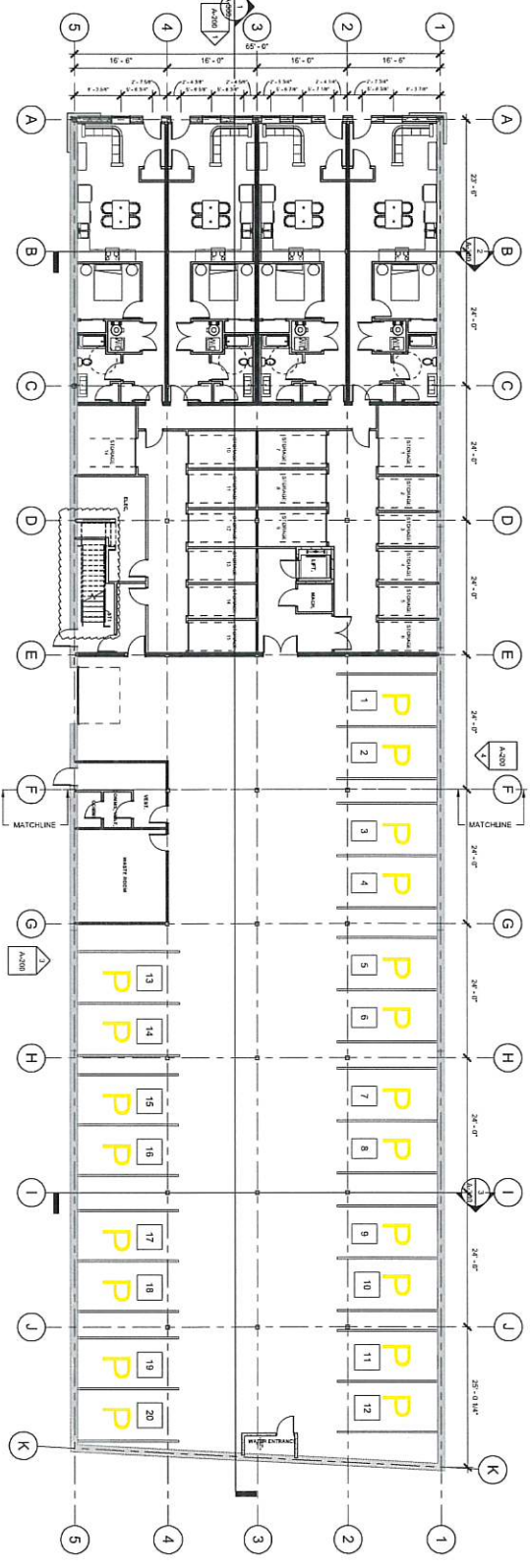
Scale: As indicated

Issue Schedule

No.	Description	Date
1	ISSUED FOR PERMIT	2025.03.18
2	ISSUED FOR PERMIT	2025.03.18
3	ISSUED FOR PERMIT	2025.03.18



① Overall Plan - Ground Floor
1" = 10'-0"



② Overall Plan - Parking Level
1" = 10'-0"



T.A. SCOTT
ARCHITECTURE + DESIGN
DRAWING INSPIRATION

No.	Description	Date
1	ISSUED FOR PERMITS	2023.03.16
2	ISSUED FOR CONSTRUCTION	2023.03.27
3	ISSUED FOR REVIEW (I)	2023.05.15
4	ISSUED FOR REVIEW (II)	2023.05.15
5	ISSUED FOR REVISIONS	2023.07.18
6	ISSUED FOR DOOR CLARIFICATIONS	2023.08.16
7	ISSUED FOR CONSTRUCTION	2023.09.27
8	ISSUED FOR REVIEW (I)	2023.09.15
9	ISSUED FOR REVIEW (II)	2023.09.15
10	ISSUED FOR REVISIONS	2023.09.28

No.	Description	Date
1	CONSTRUCTION PERMITS	2023.03.23
2	CONSTRUCTION PERMITS	2023.03.23

194 MAIN STREET. LIVERPOOL

Overall Floor Plans

Project Number: 24-079
 Date: 2023.03.16
 Drawn By: JTP/M.BEAULIEU
 Checked By: TAS

A-101
 Scale: 1" = 10'-0"



I.A. SCOTT
ARCHITECTURE + DESIGN
DRAWING INSPIRATION

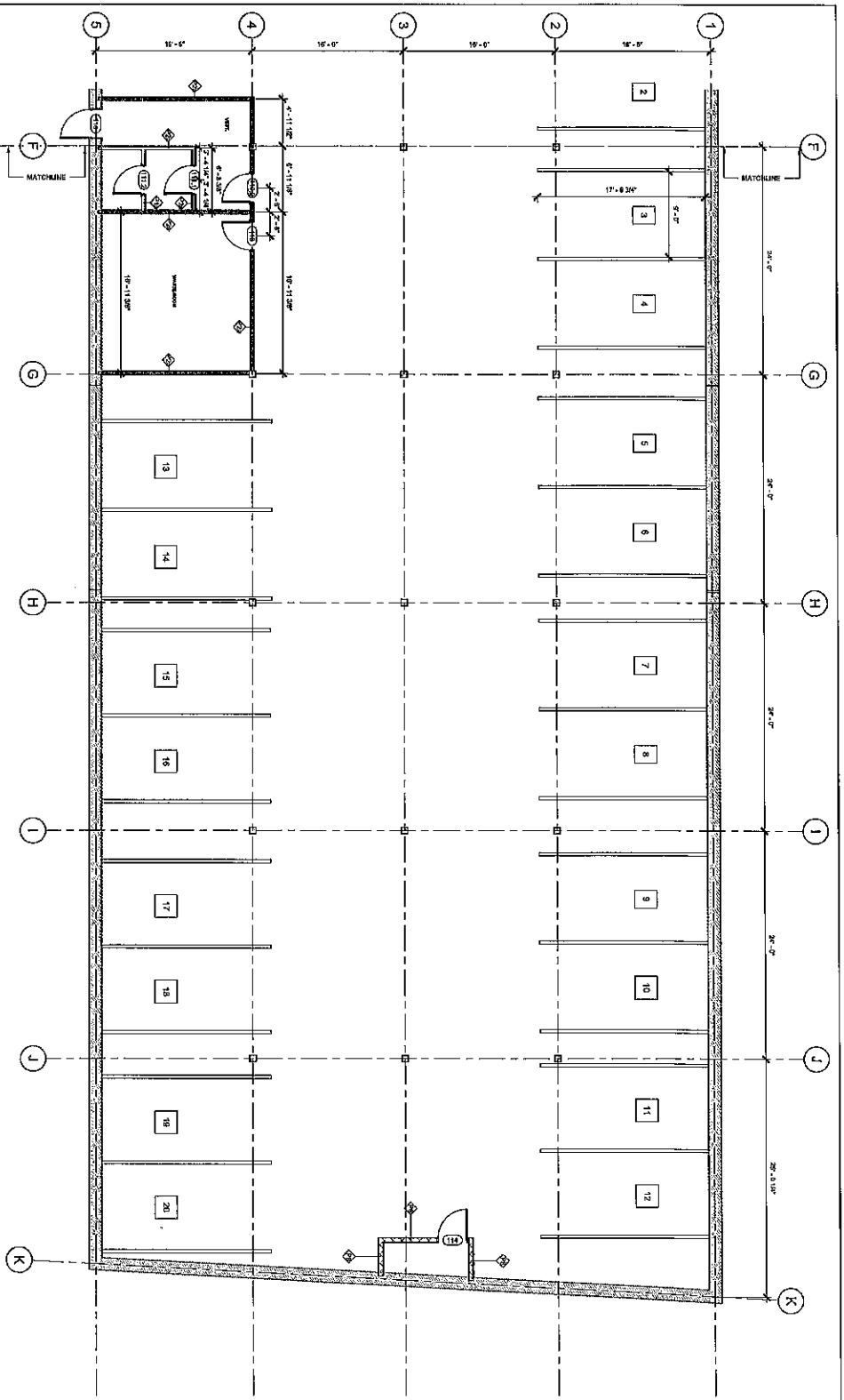
No.	Description	Date
1	ISSUED FOR PERMITS	2024.07.18
2	ISSUED FOR CONSTRUCTION	2024.05.27
3	ISSUED FOR REVISION (A)	2024.05.15
4	ISSUED FOR REVISION (B)	2024.03.18

No.	Description	Date

194 MAIN STREET.
LIVERPOOL

Parking Level (B)
- Detail Plan

Project Number: 24-078
Date: 2023.03.18
Drawn By: JTP
Checked By: TAS
A-102.2
Scale: As indicated



① Detail Plan - Parking Level (B)
3/18/23 = JTP

INTERIOR WALL ASSEMBLIES	101 - INTERIOR PARTITION	102 - INTERIOR PARTITION	103 - INTERIOR PARTITION	104 - INTERIOR PARTITION	105 - INTERIOR PARTITION	106 - INTERIOR PARTITION	107 - INTERIOR PARTITION	108 - INTERIOR PARTITION
101 - INTERIOR PARTITION	102 - INTERIOR PARTITION	103 - INTERIOR PARTITION	104 - INTERIOR PARTITION	105 - INTERIOR PARTITION	106 - INTERIOR PARTITION	107 - INTERIOR PARTITION	108 - INTERIOR PARTITION	109 - INTERIOR PARTITION
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T.A. SCOTT
ARCHITECTURE + DESIGN
DRAWING INSPIRATION

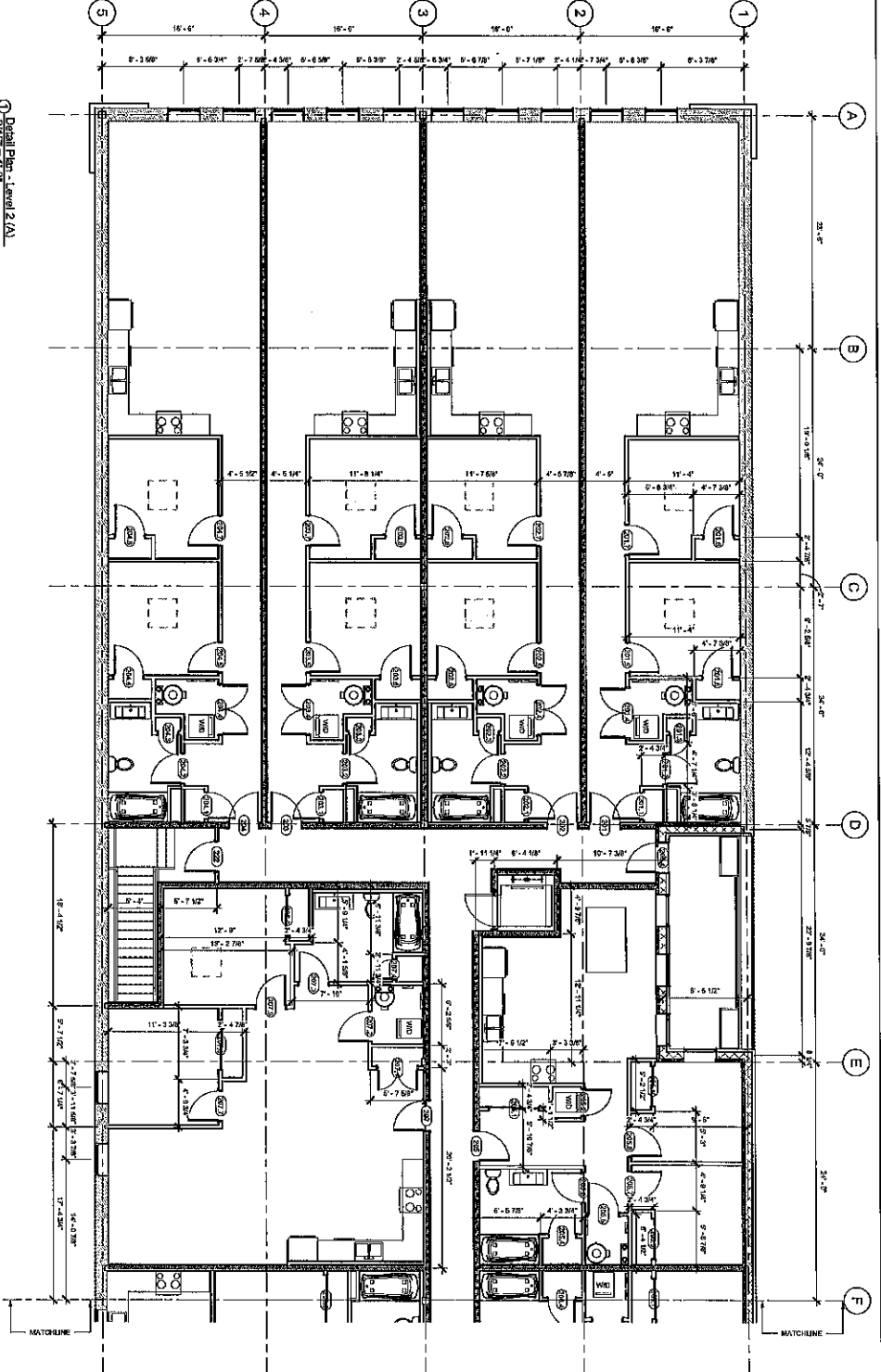
No.	Description	Date
1	ISSUED FOR PERMITS	2023.03.18
2	ISSUED FOR CONSTRUCTION	2023.03.18
3	ISSUED FOR REVIEW 01	2023.03.18
4	ISSUED FOR REVIEW 02	2023.03.18
5	ISSUED FOR REVIEW 03	2023.03.18

No.	Description	Date
1	ISSUED FOR PERMITS	2023.03.18
2	ISSUED FOR CONSTRUCTION	2023.03.18
3	ISSUED FOR REVIEW 01	2023.03.18
4	ISSUED FOR REVIEW 02	2023.03.18
5	ISSUED FOR REVIEW 03	2023.03.18

194 MAIN STREET, LIVERPOOL

Ground Level - Detail Plan (A)

Project Number	24-079
Date	2023.03.18
Drawn By	JTP
Checked By	TAS
Scale	As indicated

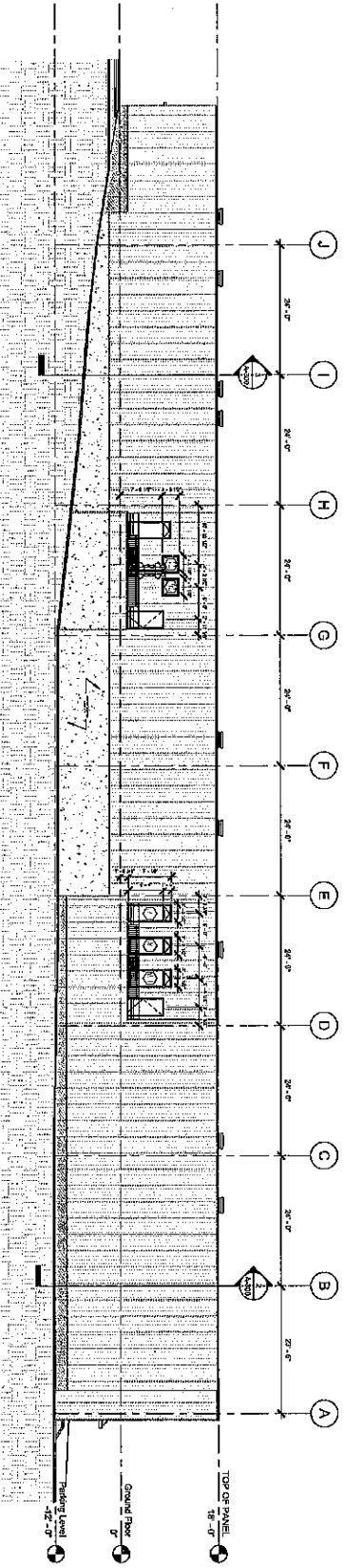
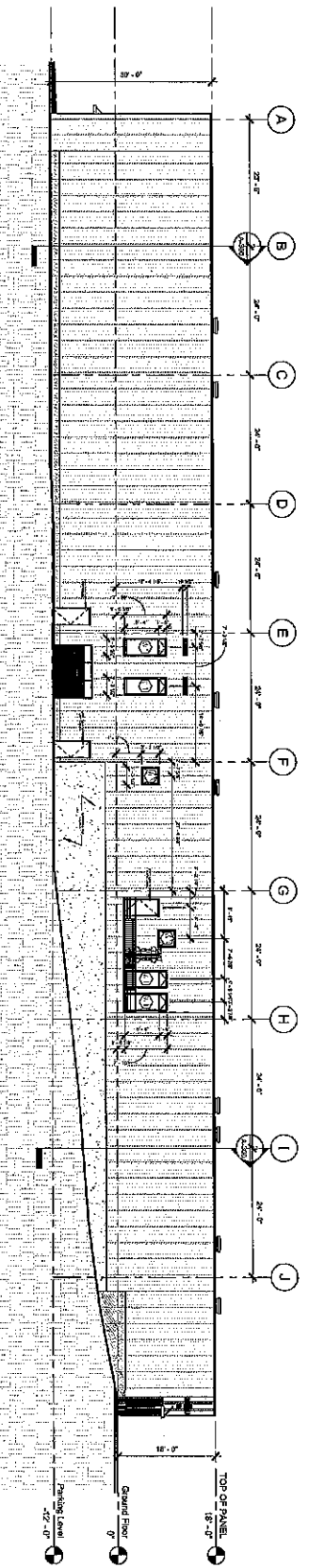
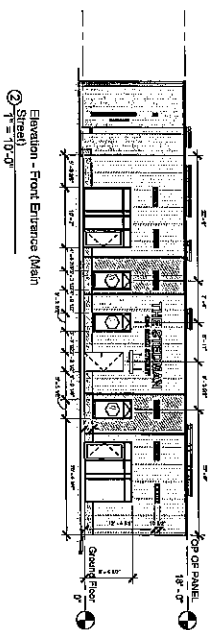
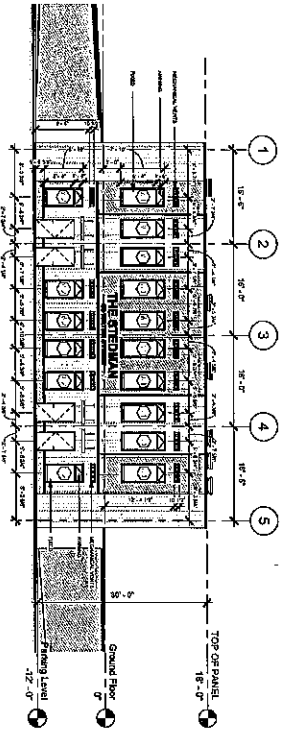


Detail Plan - Level 2 (A)
SIB = 1/4"

INTERIOR WALL ASSEMBLIES:	191 - INTERIOR PARTITION	192 - INTERIOR PARTITION	193 - INTERIOR PARTITION	194 - INTERIOR PARTITION	195 - INTERIOR PARTITION	196 - INTERIOR PARTITION	197 - INTERIOR PARTITION	198 - INTERIOR PARTITION	199 - INTERIOR PARTITION	200 - INTERIOR PARTITION	201 - INTERIOR PARTITION	202 - INTERIOR PARTITION	203 - INTERIOR PARTITION	204 - INTERIOR PARTITION	205 - INTERIOR PARTITION	206 - INTERIOR PARTITION	207 - INTERIOR PARTITION	208 - INTERIOR PARTITION	209 - INTERIOR PARTITION	210 - INTERIOR PARTITION
191 - INTERIOR PARTITION	192 - INTERIOR PARTITION	193 - INTERIOR PARTITION	194 - INTERIOR PARTITION	195 - INTERIOR PARTITION	196 - INTERIOR PARTITION	197 - INTERIOR PARTITION	198 - INTERIOR PARTITION	199 - INTERIOR PARTITION	200 - INTERIOR PARTITION	201 - INTERIOR PARTITION	202 - INTERIOR PARTITION	203 - INTERIOR PARTITION	204 - INTERIOR PARTITION	205 - INTERIOR PARTITION	206 - INTERIOR PARTITION	207 - INTERIOR PARTITION	208 - INTERIOR PARTITION	209 - INTERIOR PARTITION	210 - INTERIOR PARTITION	



T.A. SCOTT
 ARCHITECTURE + DESIGN
 DRAWING INSPIRATION



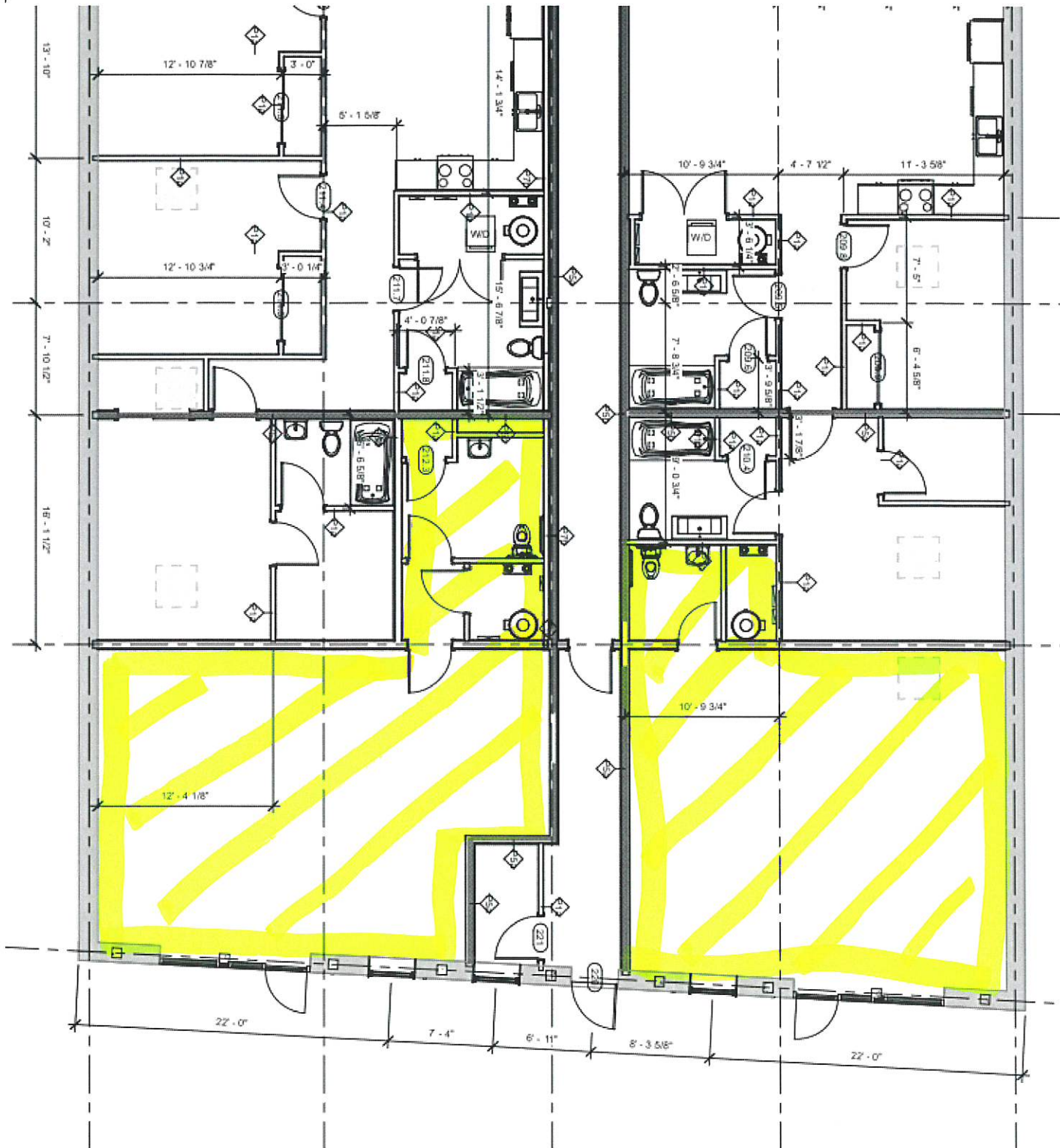
No.	Description	Date
1.	ISSUED FOR PERMITS	2023.03.16
2.	ISSUED FOR PERMITS (CORRECTIONS)	2023.03.16
3.	ISSUED FOR CONSTRUCTION	2023.03.16
4.	ISSUED FOR REVIEW (2)	2023.03.16
5.	ISSUED FOR REVIEW (2)	2023.03.16

No.	Description	Date

194 MAIN STREET, LIVERPOOL

Building Elevations - New

Project Number: 24-0795
 Date: 2023.03.16
 Drawn By: JTF/M/BEAULIEU
 Checked By: TNS
A-200
 Scale: 1" = 10'-0"

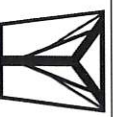


Main Street

Original Drawing

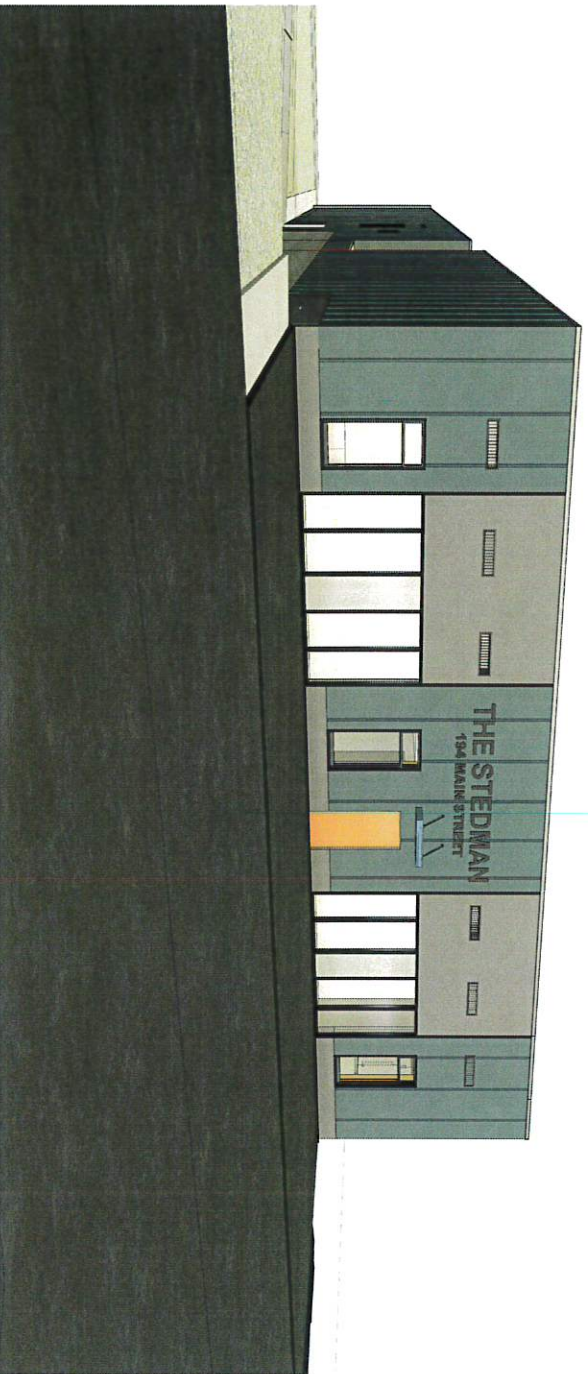
Revised

* Applicant requested revisions to original drawings.



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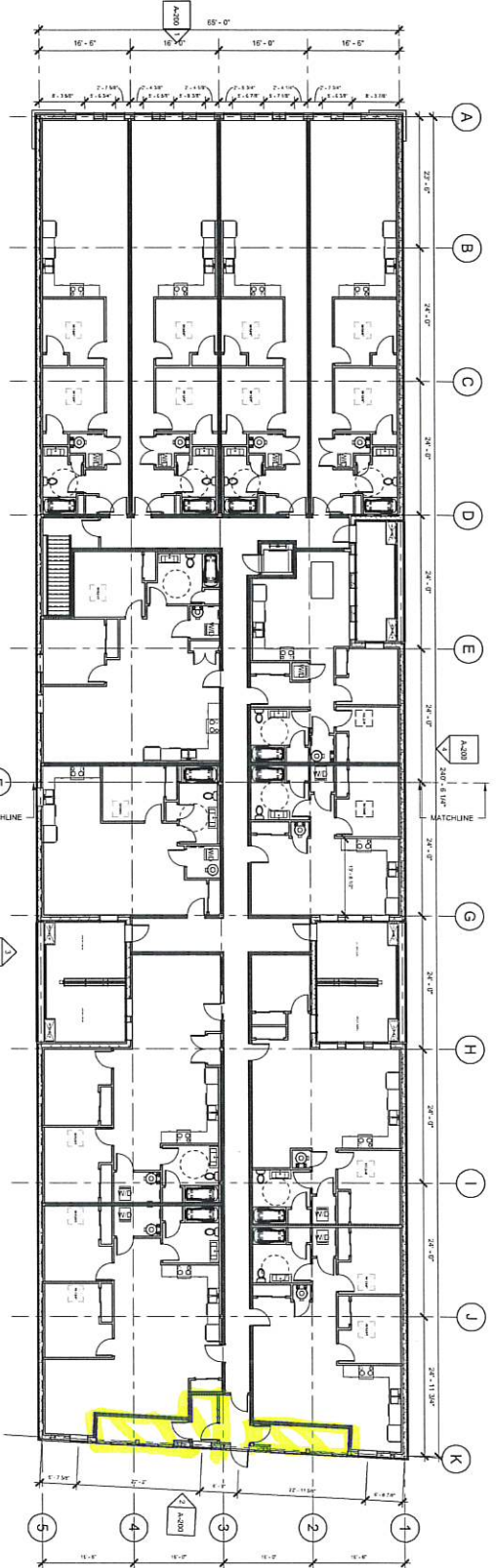
194 MAIN STREET. LIVERPOOL



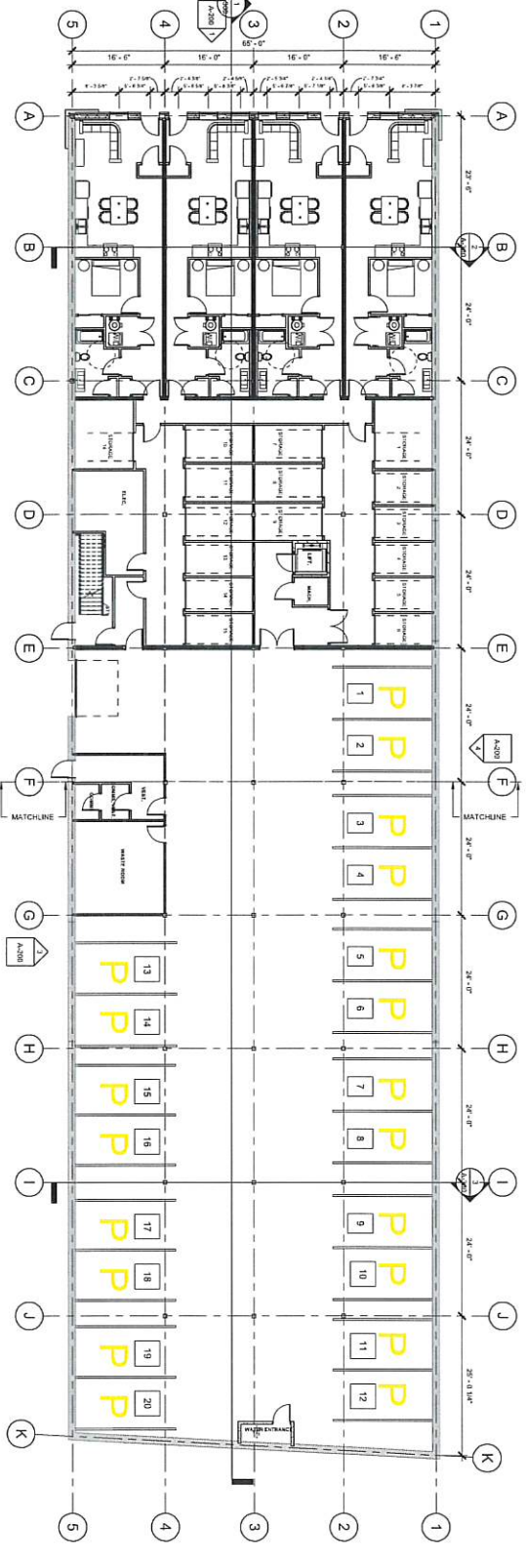
Project Number	24-079
Date	2025.03.18
1. ISSUED FOR CONSTRUCTION	2025.03.27
2. ISSUED FOR REVIEW (1)	2025.06.15
1. ISSUED FOR REVIEW	2025.05.08



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 DRAWING INSPIRATION



① Overall Plan - Ground Floor
 1" = 10'-0"



② Overall Plan - Parking Level
 1" = 10'-0"

No.	Description	Date
1	ISSUED FOR PERMITS	2022.03.18
2	ISSUED FOR PERMITS	2022.03.18
3	ISSUED FOR PERMITS	2022.03.18
4	ISSUED FOR PERMITS	2022.03.18
5	ISSUED FOR PERMITS	2022.03.18
6	ISSUED FOR PERMITS	2022.03.18
7	ISSUED FOR PERMITS	2022.03.18
8	ISSUED FOR PERMITS	2022.03.18
9	ISSUED FOR PERMITS	2022.03.18
10	ISSUED FOR PERMITS	2022.03.18
11	ISSUED FOR PERMITS	2022.03.18
12	ISSUED FOR PERMITS	2022.03.18
13	ISSUED FOR PERMITS	2022.03.18
14	ISSUED FOR PERMITS	2022.03.18
15	ISSUED FOR PERMITS	2022.03.18
16	ISSUED FOR PERMITS	2022.03.18
17	ISSUED FOR PERMITS	2022.03.18
18	ISSUED FOR PERMITS	2022.03.18
19	ISSUED FOR PERMITS	2022.03.18
20	ISSUED FOR PERMITS	2022.03.18

No.	Description	Date
1	ISSUED FOR PERMITS	2022.03.18
2	ISSUED FOR PERMITS	2022.03.18
3	ISSUED FOR PERMITS	2022.03.18
4	ISSUED FOR PERMITS	2022.03.18
5	ISSUED FOR PERMITS	2022.03.18
6	ISSUED FOR PERMITS	2022.03.18
7	ISSUED FOR PERMITS	2022.03.18
8	ISSUED FOR PERMITS	2022.03.18
9	ISSUED FOR PERMITS	2022.03.18
10	ISSUED FOR PERMITS	2022.03.18
11	ISSUED FOR PERMITS	2022.03.18
12	ISSUED FOR PERMITS	2022.03.18
13	ISSUED FOR PERMITS	2022.03.18
14	ISSUED FOR PERMITS	2022.03.18
15	ISSUED FOR PERMITS	2022.03.18
16	ISSUED FOR PERMITS	2022.03.18
17	ISSUED FOR PERMITS	2022.03.18
18	ISSUED FOR PERMITS	2022.03.18
19	ISSUED FOR PERMITS	2022.03.18
20	ISSUED FOR PERMITS	2022.03.18

194 MAIN STREET. LIVERPOOL

Overall Floor Plans

Project Number: 24-079
 Date: 2025.03.18
 Drawn By: JTP/M.BEAULIEU
 Checked By: TAS

A-101
 1" = 10'-0"



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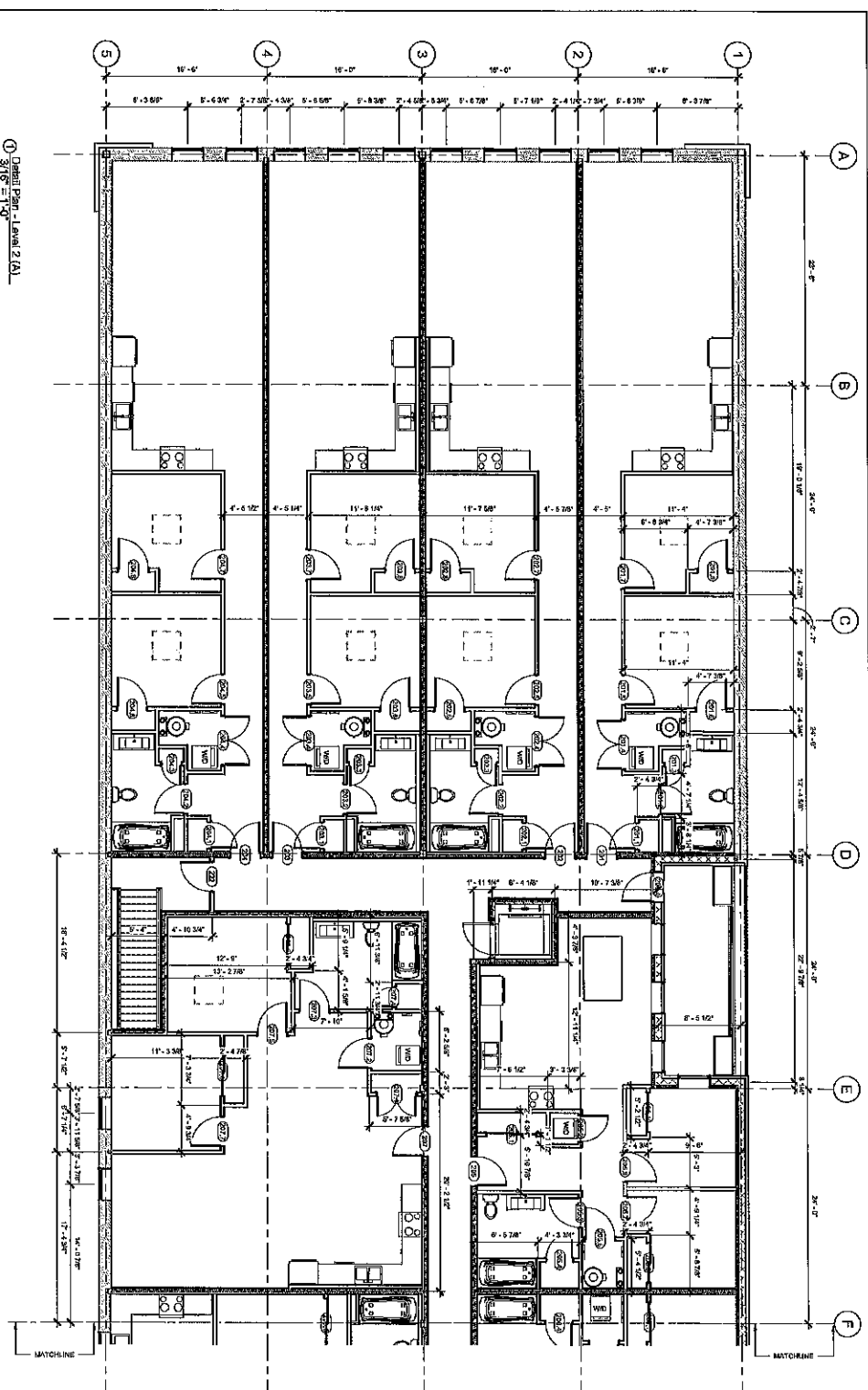
No.	Description	Date
1.	ISSUED FOR PERMITS	2024.07.18
2.	ISSUED FOR CONSTRUCTION	2024.07.18
3.	ISSUED FOR PERMIT #1	2024.07.18
4.	ISSUED FOR PERMIT #2	2024.07.18
5.	ISSUED FOR PERMIT #3	2024.07.18

No.	Description	Date

194 MAIN STREET.
 LIVERPOOL

Ground Level -
 Detail Plan (A)

Project Number: 24-079
 Date: 2025.03.18
 Drawn By: JTP
 Checked By: TAS
 Scale: As Indicated

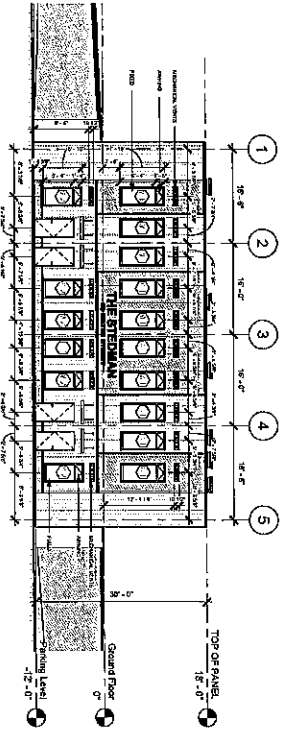


① Detail Plan - Level 2 (A)
 Scale = 1/4" = 1'-0"

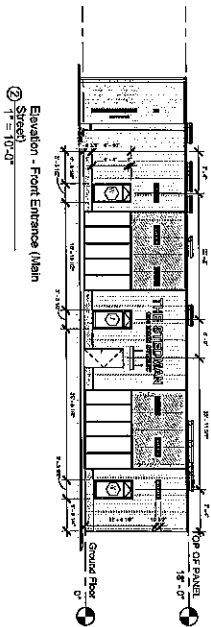
INTERIOR WALL ASSEMBLIES:									
<p>PA-1-INTERIOR PARTITION 5/8" TYPE X GIB 2x4 WOOD STUD 1/2" GYPSUM BOARD TO FACE OF OTHER SIDE</p>	<p>PA-2-INTERIOR PARTITION 5/8" TYPE X GIB 2x4 WOOD STUD 1/2" GYPSUM BOARD TO FACE OF OTHER SIDE</p>	<p>PA-3-INTERIOR PARTITION 5/8" TYPE X GIB 2x4 WOOD STUD 1/2" GYPSUM BOARD TO FACE OF OTHER SIDE</p>	<p>PA-4-INTERIOR PARTITION 5/8" TYPE X GIB 2x4 WOOD STUD 1/2" GYPSUM BOARD TO FACE OF OTHER SIDE</p>	<p>PA-5-INTERIOR PARTITION 5/8" TYPE X GIB 2x4 WOOD STUD 1/2" GYPSUM BOARD TO FACE OF OTHER SIDE</p>	<p>PA-6-INTERIOR PARTITION 5/8" TYPE X GIB 2x4 WOOD STUD 1/2" GYPSUM BOARD TO FACE OF OTHER SIDE</p>	<p>PA-7-INTERIOR PARTITION 5/8" TYPE X GIB 2x4 WOOD STUD 1/2" GYPSUM BOARD TO FACE OF OTHER SIDE</p>	<p>PA-8-INTERIOR PARTITION 5/8" TYPE X GIB 2x4 WOOD STUD 1/2" GYPSUM BOARD TO FACE OF OTHER SIDE</p>	<p>PA-9-INTERIOR PARTITION 5/8" TYPE X GIB 2x4 WOOD STUD 1/2" GYPSUM BOARD TO FACE OF OTHER SIDE</p>	<p>PA-10-INTERIOR PARTITION 5/8" TYPE X GIB 2x4 WOOD STUD 1/2" GYPSUM BOARD TO FACE OF OTHER SIDE</p>



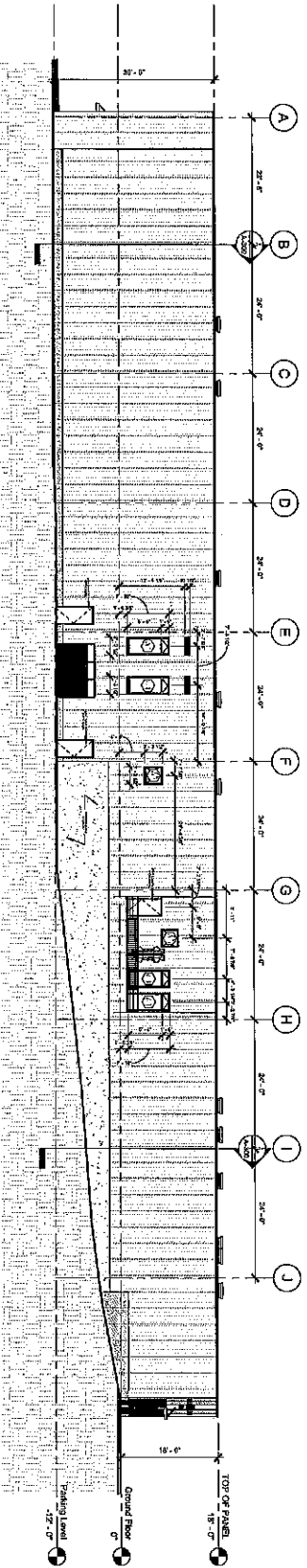
T.A. SCOTT
 ARCHITECTURE + DESIGN
 DRAWING INSPIRATION



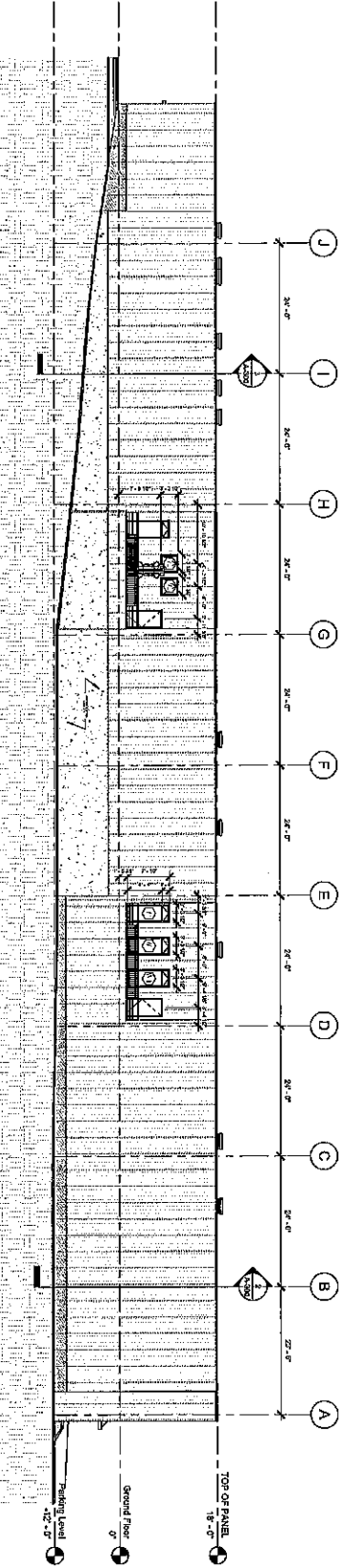
① Elevation - Rear (Weaver Street)
 1" = 10'-0"



② Elevation - Front Entrance (Main Street)
 1" = 10'-0"



③ Elevation - Side (E2)
 1" = 10'-0"



④ Elevation - Side (E1)
 1" = 10'-0"

No.	Description	Date
1	ISSUED FOR PERMITS	2025.03.18
2	ISSUED FOR CONSTRUCTION	2025.03.18
3	ISSUED FOR SIGNAGE	2025.03.18
4	ISSUED FOR RECORD	2025.03.18

No.	Description	Date

194 MAIN STREET, LIVERPOOL

Building Elevations - New

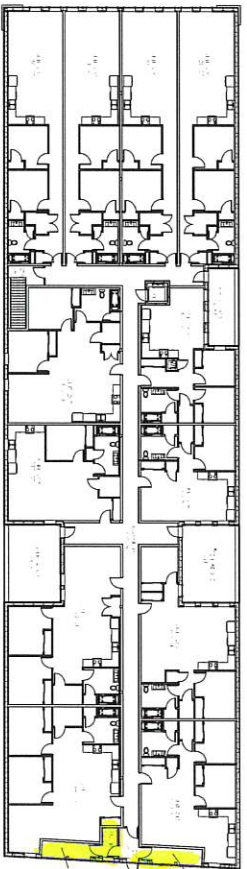
Project Number: 24-079
 Date: 2025.03.18
 Drawn By: JTP/M BEALL/LEU
 Checked By: TAS

Scale: 1" = 10'-0"
A-200

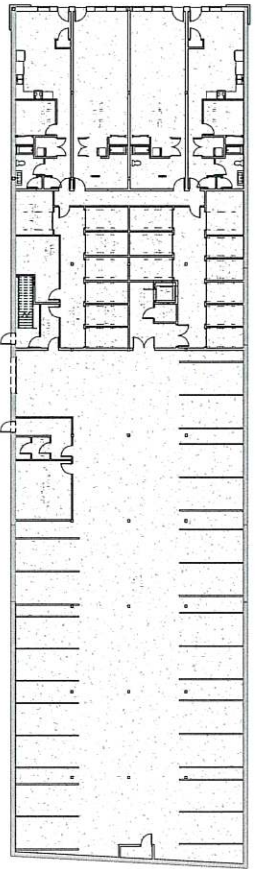


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UNIT COUNT			
LEVEL	# OF ONE BEDROOM UNITS	# OF TWO BEDROOM UNITS	# OF COMMERCIAL DISPLAY
PARKING LEVEL	4	N/A	N/A
GROUND FLOOR	2	10	2
SUB TOTAL	6	10	2
TOTAL # OF RES. UNITS 16			
% OF ONE BEDROOM 38%			
% OF TWO BEDROOM 62%			



① Ground Floor - Unit Plan
1/16" = 1'-0"



② Parking Level - Unit Plan
1/16" = 1'-0"

GROUND FLOOR		
UNIT NUMBER	AREA (SQ FT)	
201	1126	
202	1155	
203	1141	
204	1130	
205	840	
206	743	
207	1175	
208	875	
209	1055	
210	997	
211	1193	
212	1224	

GROUND FLOOR		
ROOM TYPE	AREA (SQ FT)	
BALCONY 1	198	
BALCONY 2	351	
BALCONY 3	355	
ELEVATOR	57	
STAIRS	94	
CORRIDOR	1235	
VEST	54	
MAIL ROOM	43	
COMMERCIAL	70	
COMMERCIAL	68	

TOTAL # OF SQ FT ON GROUND FLOOR
15, 175 SQ FT

GROUND FLOOR		
UNIT NUMBER	AREA (SQ FT)	
101	804	
102	805	
103	810	
104	803	

GROUND FLOOR		
ROOM TYPE	AREA (SQ FT)	
STORAGE	1384	
VEST 1	110	
VEST 2	183	
ELEVATOR	50	
STAIRS	200	
CORRIDOR	785	
WASTE ROOM	210	
PARKING	8729	
SHED (WALLS)	1297	

TOTAL # OF SQ FT ON GROUND FLOOR
15, 175 SQ FT

No.	Description	Date
1	ISSUED FOR PERMITS	2025.03.18
2	ISSUED FOR CONSTRUCTION	2025.03.27
3	ISSUED FOR REVIEW (1)	2025.05.15
4	ISSUED FOR REVIEW (2)	2025.05.28

No.	Description	Date

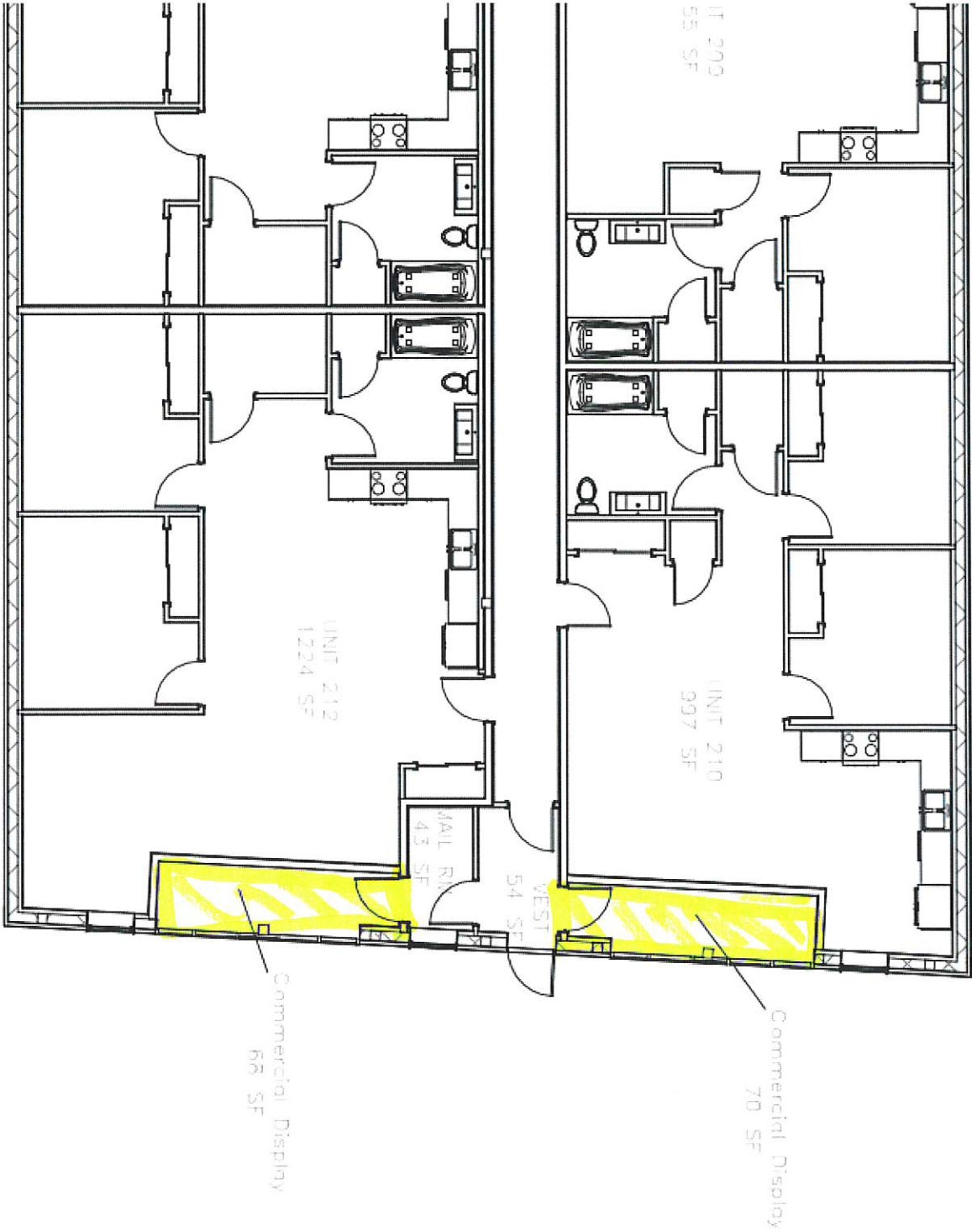
194 MAIN STREET. LIVERPOOL

Unit Count

Project Number: 24-079
Date: 2025.03.18
Drawn By: M.BEAULIEU
Checked By: TAS

A-500
Scale: As indicated

Revised Drawing



Main Street

Appendix B

1.

17.2 Dwellings in Commercial Buildings

17.2.1 Where a zone permits dwellings in commercial buildings by site plan approval, the Development Officer shall approve a site plan agreement where the requirements of this Land Use Bylaw and the following matters have been addressed:

(a) Use Allocation

(i) Dwellings located on the ground floor shall not exceed a total of percent of the ground floor area.

(ii) Dwellings located on the ground floor of commercial buildings fronting on Main Street, Market Street and Henry Hensey Drive shall be located to the rear of the commercial use(s).

(iii) On corner lots, ground floor commercial use(s) shall wrap around the corner from the front lot line along the flankage lot line to a minimum distance of 5 metres or 50 percent of the building depth, whichever is less.

(iv) In buildings constructed after May 24, 2022, ground-floor residential uses shall have a floor-to-floor height of no less than 4 metres.

(b) Access

(i) Entrance(s) to residential uses shall be separate from the entrances for other uses.

(ii) Residential entrances shall not exceed a width of 2 metres on the front façade

2.

17.2 Dwellings in Commercial Buildings

17.2.1 Where a zone permits dwellings in commercial buildings by site plan approval, the Development Officer shall approve a site plan agreement where the requirements of this Land Use Bylaw and the following matters have been addressed:

(a) Use Allocation

~~(i) Dwellings located on the ground floor shall not exceed a total of 50 percent of the ground floor area.~~

~~(i) (ii)~~ Dwellings located on the ground floor of commercial buildings fronting on Main Street, Market Street and Henry Hensey Drive shall be located to the rear of the commercial use(s).

~~(ii) (iii)~~ On corner lots, ground floor commercial use(s) shall wrap around the corner from the front lot line along the flankage lot line to a minimum distance of 5 metres or 50 percent of the building depth, whichever is less.

~~(iii) (iv)~~ In buildings constructed after May 24, 2022, ground-floor residential uses shall have a floor-to-floor height of no less than 4 metres.

(b) Access

(i) Entrance(s) to residential uses shall be separate from the entrances for other uses.

(ii) Residential entrances shall not exceed a width of 2 metres on the front façade