

**REGION OF QUEENS MUNICIPALITY
PUBLIC HEARING
REZONING – OLD PORT MOUTON ROAD, LIVERPOOL
PID#s 70257100, 70257118 & 70257126
TUESDAY, JANUARY 13, 2015
8:55 A.M.**

PRESENT: See Attached Schedule "A"

CALL TO ORDER: Mayor Christopher Clarke called the Public Hearing to order at 8:55 a.m.

PURPOSE:

Mayor Clarke explained the purpose of this Public Hearing is to provide any interested person with an opportunity to present an oral or written presentation to the Council of the Region of Queens Municipality with regards to its intention to rezone PID#s 70257100, 70257118 and 70257126 from Restricted Residential (R1) to Multiple Unit Residential (R3);

PROCEDURE:

Mayor Clarke explained that the procedure for this Hearing is as follows:

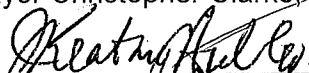
1. Every person is eligible to speak, but first must be recognized by the Chair and must give his or her name and address before commencing.
2. A person may speak more than once, but preference will be given to those who have not previously spoken.
3. This meeting will be conducted following parliamentary procedure. This Council uses its own Rules of Order, as well as Bourinot's Rules of Order.
4. The floor is now open for comments.

Mike MacLeod, Planner, explained that a proposal was received to develop several parcels of vacant land on Old Port Mouton Road, Liverpool, identified as PID#s 70257100, 70257118 and 70257126. The proposal is for a 4-unit seniors residential development (row house). In 2011, the developer constructed a 4-unit row house dwelling on a property he owns on Payzant Street; see attached photo; and wishes to construct a similar building on the Old Port Mouton Road properties.

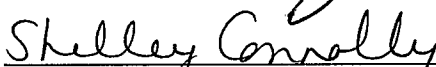
Mayor Clarke asked three times if there were comments from the floor and hearing none, declared the meeting adjourned at 8:59 a.m.



Mayor Christopher Clarke, Chair



Jennifer Keating-Hubley, Director of Finance



Shelley Connolly, Executive Secretary

Date approved: Jan. 26 / 15

**PLANNING ADVISORY COMMITTEE
DISCUSSION PAPER
NOVEMBER 12, 2014
REZONING – OLD PORT MOUTON ROAD, LIVERPOOL**

BACKGROUND:

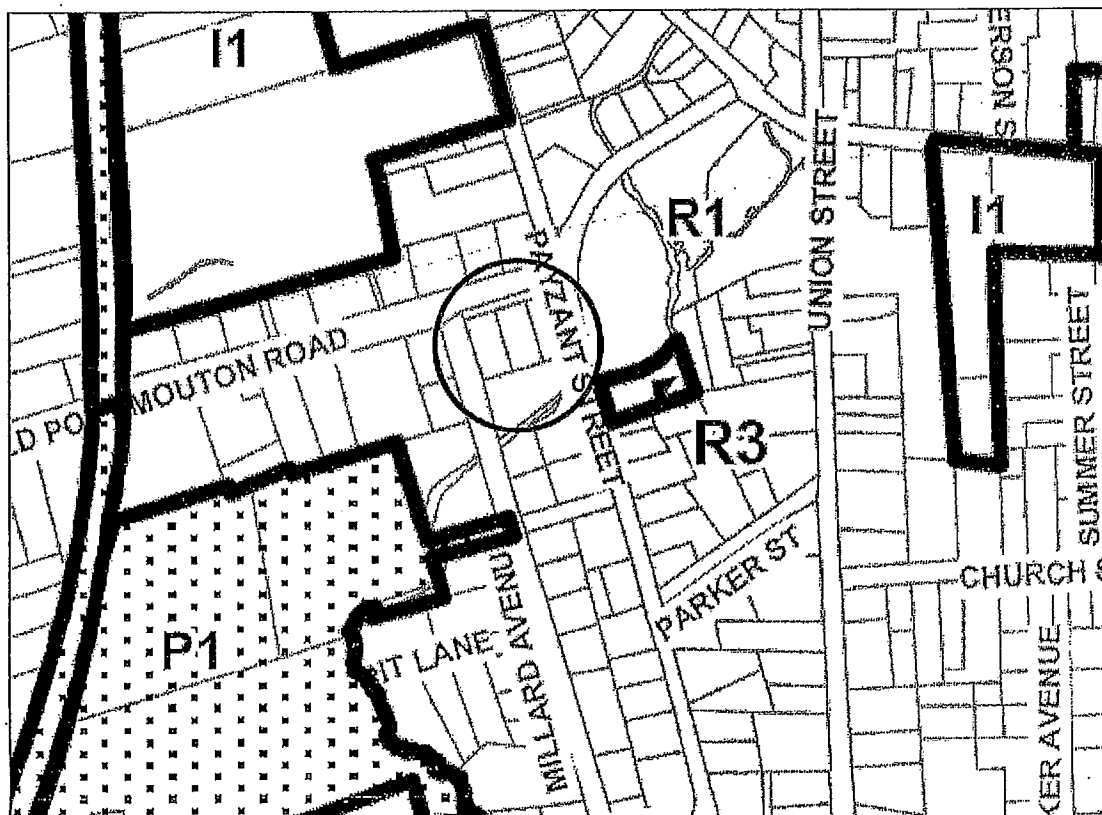
The Region of Queens Municipality has received a proposal to develop several parcels of vacant land on Old Port Mouton Road in Liverpool, identified as PID#'s 70257100, 70257118 and 70257126. The proposal is for a 4-unit seniors residential development (row house). In 2011, the developer constructed a 4-unit row house dwelling on a property he owns on Payzant Street; see attached photo; and wishes to construct a similar building on the Old Port Mouton Road properties.

The Municipal Planning Strategy sets out that:

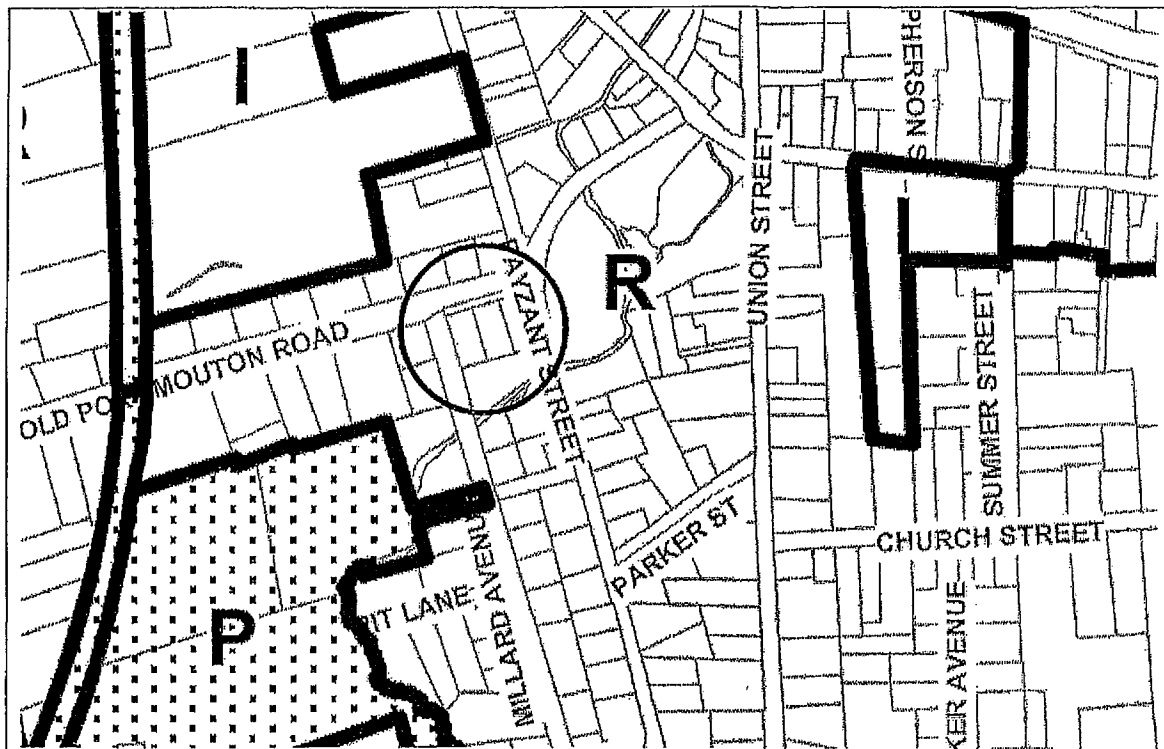
Policy 3.3.3

It shall be the intention of Council, through the Region's Economic Development Department, to continue to actively pursue potential developers to invest in our community in an attempt to meet the varying housing needs of the residents of Queens.

The parcels are currently zoned as Restricted Residential (R1) under the Region's Land Use Bylaw. In order for such a proposal to move forward, the properties would have to be rezoned as Multiple Unit Residential (R3).



Zoning Map 1



Generalized Future Land Use Map 4 (1)

The MPS sets out policy by which Council will evaluate amendment proposals.

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:

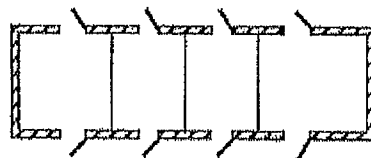
- a. *that the proposal conforms with the intentions of this MPS and to the requirements of all other Region Bylaws and regulations.*
- b. *that the proposal is not inappropriate, or could create potential problems in relation to:*
 1. *the financial capability of the Region to absorb any costs relating 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.*

Within the Multiple Unit Residential (R3) Zone the list of permitted uses includes the following:

- Apartments;
- Boarding houses;
- Condominiums;
- Converted dwellings;
- Day nurseries and kindergartens;
- Group dwellings;
- Nursing homes;
- Residential care facilities;
- **Row house dwellings;**
- Triplexes;

DWELLING, ROW HOUSE means a building which contains four (4) or more dwelling units, each unit with a separate entrance, constructed side by side and separated by common vertical walls.



TOP VIEW



SIDE VIEW

ROW HOUSE DWELLINGS

CONSIDERATIONS:

- ❖ Future land use of the properties is Residential, so no policy amendment required to consider rezoning;

- ❖ The nature of the development – 4-unit row house dwelling – should have little impact on the surrounding low density residential neighbourhood;
- ❖ Adequate municipal services in place to accommodate development;
- ❖ Aging demographic in Queens County has placed increased demand for such developments.

OPTIONS:

1. Maintain status quo (deny amendment request); or
2. Amend the Land Use Bylaw to rezone the properties from Restricted Residential (R1) to Multiple Unit Residential (R3).

TENTATIVE TIME FRAME:

<u>DATE</u>	<u>PROCEEDURE</u>
November 12, 2014	Planning Advisory Committee
November 25, 2014	Council
December 2, 2014	First Public Notice
December 9, 2014	Second Public Notice
December 23, 2014	Public Hearing
December 23, 2014	Council
December 30, 2014	Notice of Passing
January 15, 2015	Appeal Period Ends

RECOMMENDATION:

THAT the Planning Advisory Committee recommend that the Council of the Region of Queens Municipality give notice of its intention to rezone PID#'s 70257100, 70257118 and 70257126 from Restricted Residential (R1) to Multiple Unit Residential (R3);

AND THAT a Public Hearing be held on December 23, 2014 in the Council Chambers of the Municipal Building, 249 White Point Road in Liverpool, NS, at 8:55 a.m.

Region of Queens Municipality

249 White Point Road P.O. Box 1264 Liverpool, NS B0T 1K0 Phone (902) 354-3455 Fax (902) 354-7473



Region of Queens Municipality

APPLICATION FOR AMENDMENTS TO THE MUNICIPAL PLANNING STRATEGY, LAND USE BY-LAW AND APPLICATION FOR DEVELOPMENT AGREEMENT

FOR OFFICE USE ONLY

Application Type: LAND USE BYLAW
PID #: 70257100 70257118 70257126
Assessment #: 02149559 08391831 10078954

NAME OF APPLICANT(S): 3247142 NOVA SCOTIA LIMITED

LOCATION: CORNER OF OLD PORT MOUND RD & RAYZAWT ST

CIVIC NUMBER: _____ STREET NAME: _____

MAILING ADDRESS: PO Box 3
BROOKLYN, N.S. B0J1H0

TELEPHONE: 354-2109 (H) _____ (W)

DESCRIPTION OF REQUEST:

Rezone properties identified as PID# 70257100, 70257118
and 70257126 From Restricted Residential (R1) to
Multiple Unit Residential (R3) to accommodate a new
4 unit seniors row home dwelling.

If applicable:

The undersigned acknowledges that he/she is responsible for ad costs associated with the request and attached is a cheque in the amount of \$700.00.

Lloyd Denton
Applicant(s) Signature

Nov 4/14
Date



