

**REGION OF QUEENS MUNICIPALITY
PUBLIC HEARING
REZONING – 17 SCHOOL STREET, MILTON
TUESDAY, JULY 7, 2015
IMMEDIATELY FOLLOWING A PUBLIC HEARING
RESPECTING THE SALE OF THE FORMER MILTON SCHOOL**

PRESENT: See attached Schedule "B"

CALL TO ORDER:

Mayor Clarke called the Public Hearing to order at 8:50 a.m.

REMARKS:

Mayor Clarke reviewed that the purpose of this Public Hearing was to provide any interested person with an opportunity to present an oral or written presentation to the Council of the Region of Queens with regards to its intention to rezone PID#70162210 located at 17 School Street in Milton from General Residential (R2) to Institutional (I1) and amending the Institutional (I1) zone permitted uses to include dwelling units as accessory use, with a maximum of three (3) units and business and professional offices.

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

REPORTS AND PRESENTATION BY STAFF:

Mike MacLeod, Planner, explained that in order to use the property as a Masonic lodge, the property would have to be rezoned to Institutional (I1) and to permit residential dwellings and office space, amendments would have to be made to the Land Use Bylaw to include these in the list of permitted uses.

WRITTEN AND ORAL PRESENTATIONS:

1. Heather Douglas, 429 West Street, Milton

Ms. Douglas stated that there has been a school on the property since 1926, not just since 1967, and felt that that statement was misleading.

She also asked with the changes to the rezoning, if it would be specific to this property or for all other properties with the same zone.

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Mike MacLeod, Planner, indicated that the rezoning to Institutional (I1) was specific to this particular property, but consideration would be given to other properties.

2. Richard Colp, 348 West Street, Milton

Mr. Colp indicated that the Milton Hall is zoned Institutional and if there would be any effect.

He also questioned whether Mike MacLeod, being a member of the Masons organization, was a conflict of interest.

3. Darrell Anderson, 353 West Street, Milton

Mr. Anderson asked that if rezoning to I1, does this apply to any other areas, and are there any limits or terms planned.

Mr. MacLeod stated that the rezoning applied to this only. However, amendments to the permitted uses in the I1 zone would apply to all properties zoned as I1.

4. Bill Cox, 121 Bog Road, White Point

Mr. Cox discussed the comments made concerning housing units in the building and that with the decline in membership, and the costs to renovate, there would not be a lot of monies. There would be renovations to accommodate the lodge, for their use; and are looking at the revenue from renting spaces to keep the association in business.

He also indicated that he felt that in having offices and living spaces that it would enhance and provide benefits to the community. The Masons are involved with Shriners and provide many donations to the local community and other areas as well.

5. Richard Colp, 348 West Street, Milton

Mr. Colp asked if Mike MacLeod was a part of the Mason fraternity.

He also asked if the dwelling and businesses would be taxable?

Mayor Clark asked Mr. MacLeod if he was part of this particular Mason Lodge, and he indicated that he was not.

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He also stated that portions of the building that are used as non-profit could be tax exempt, and those portions that generate revenues (dwellings and business related) could be taxed. These decisions are made yearly by Council.

CLOSING OF PUBLIC MEETING:

Mayor Clarke asked three times if there were any members of the public who wished to make a presentation on this matter. There were no requests from the audience to speak.

Mayor Clarke declared the Public Hearing closed at 9:08 a.m.



Mayor Christopher Clarke, Chair



April Whynot-Lohnes, Municipal Clerk



Christine Watson, Recording / Management Secretary

Date approved: 

SCHEDULE "B"

**REGION OF QUEENS MUNICIPALITY
PUBLIC HEARING
REZONING – 17 SCHOOL STREET, MILTON**

**TUESDAY, JULY 7, 2015
IMMEDIATELY FOLLOWING – INTENTION TO SELL MUNICIPAL
PROPERTY**

MEMBERS OF COUNCIL	
Mayor Christopher Clarke	Councillor Susan MacLeod
Councillor Darlene Norman	Councillor Raymond Fiske
Councillor Jack Fancy	Councillor Peter Waterman
Councillor Bruce Inglis - Regrets	Councillor Brian Fralic
MEMBERS OF STAFF	
April Whynot-Lohnes, Municipal Clerk	
Kathleen Rafuse, CAO	
Mike MacLeod, Planner	
Heather Cook, Rec./Communications	
Kelley-Anne Hurley, Bylaw Officer	
Scott LeBlanc, Solid Waste Management Clerk	
Christine Watson, Recording/Management Secretary	
MEMBERS OF PUBLIC	
Heather Kelly, QCCR	
Nick Yorston, CKBW	
Brittany Verge, The Advance	
William Cox	
Raymond Lloyd	
David Freeman	
Heather Douglas	
Dorothy Poole	
Robert Whynot	
Richard Colp	
Curtis Whynot	
Leon Robertson	
Darrell Anderson	

**PLANNING ADVISORY COMMITTEE
DISCUSSION PAPER
JUNE 3, 2015
REZONING – 17 SCHOOL STREET, MILTON**

BACKGROUND:

In the summer of 2013, the Milton Centennial School, located at 17 School Street in Milton, was closed by the South Shore Regional School Board and the property was turned back over to the Municipality. The property is zoned as General Residential (R2) under the Region's Land Use Bylaw, under which, elementary and secondary schools are a listed permitted use. Like many other communities throughout Nova Scotia, the question faced by municipalities is what to do with these older buildings and properties. This being said, the Region of Queens has recently been in discussions with Prince of Wales Lodge No. 29 regarding potential sale of the property for a new Masonic lodge. The current lodge property has recently been acquired by the Province to accommodate the construction of a new bridge across the Mersey River. Uses such as Masonic lodges fall under the category of fraternal organizations, which are considered an Institutional (I1) Zone permitted use.

The former school is considerably larger than what the masons require for their own use. In an effort to offset some of the costs of operating and maintaining the building, the masons would like to be able to utilize some of the additional space for several residential dwelling units. As well, they would like to have the opportunity to provide public space and office space for other community organizations, businesses and professional organizations, with the hope of establishing a community hub. Council has had an opportunity to discuss the potential sale of the property and has voted favourably to enter into a purchase and sale agreement with Prince of Wales Lodge No. 29 and has directed staff to proceed with rezoning the property.

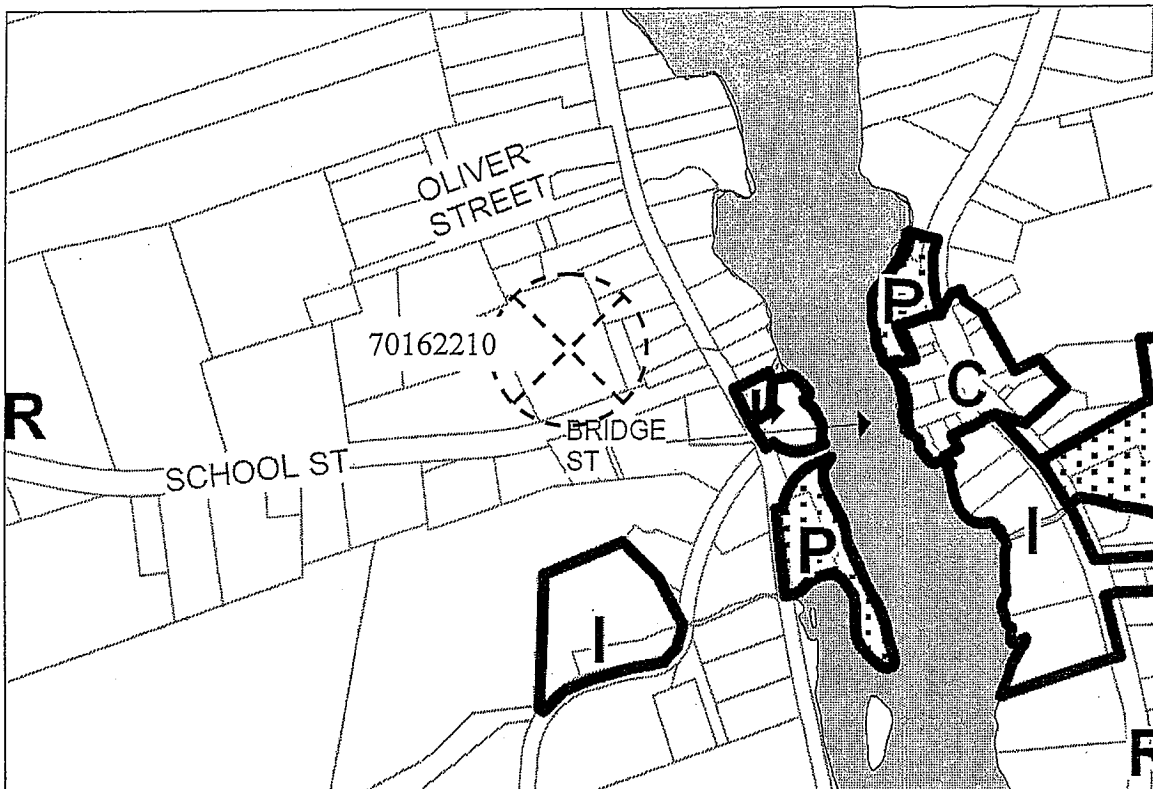
As stated above, the property is currently zoned as General Residential (R2) and has an Residential (R) designation on the Generalized Future Land Use Map. Rezoning the property to Institutional (I1) can be considered under section 6.3.3 of the MPS.

6.3 Institutional Policy

Institutional uses are central components in most communities throughout the Region. The number and type of institutional uses can vary from community to community and include such uses as churches, schools and community centres. In recognizing the important role that these uses play in enhancing the quality of life for residents, Council wants to ensure that future development of these uses is permitted.

Policy 6.3.3

*It shall be the intention of Council to consider new, or expansion of existing, **Institutional (I1)** uses in any **RESIDENTIAL (R)** designated area by an amendment to the Land Use Bylaw (rezoning), subject to Policy 12.5.2.*



Generalized Future Land Use Map 4 (1)

The MPS also 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 Institutional (I1) Zone the list of permitted uses includes the following:

I1 Uses Permitted

28.2 Within the Institutional (I1) Zone a development permit shall only be issued for one or more of the following uses:

➤	Cemeteries;
➤	Churches, church halls, places of worship and religious institutions;
➤	Community centres;
➤	Extended care facilities;
➤	Hospitals;
➤	Legions;
➤	Libraries;
➤	Municipal buildings and uses;
➤	Museums;
➤	Private clubs and fraternal organizations;
➤	Provincial and federal government buildings and uses;
➤	Public schools and accessory playgrounds and educational institutional uses;
➤	Tourism information uses;
➤	Wind turbine generators (small scale), subject to Section 6.39

In order to be able to consider the residential units and the offices, amendments would also have to be made to the Institutional (I1) Zone uses permitted.

CONSIDERATIONS:

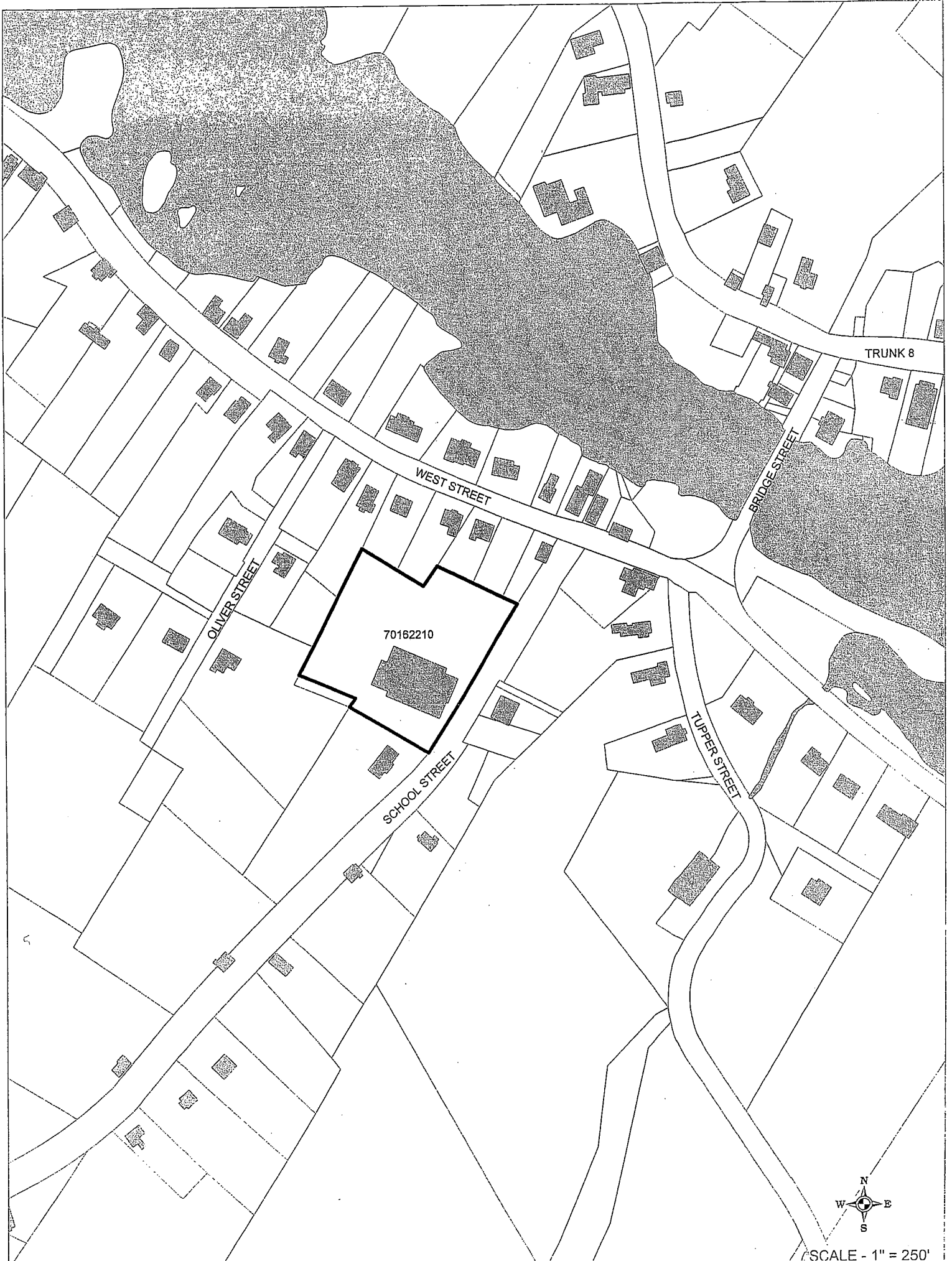
- Property has been home to an institutional use (elementary school) since 1967.
- The surrounding neighbourhood is predominantly single family dwellings.
- The traffic to and from the property, when utilized as a school, has been considerable.

- Lot is 2.5 acres in size, which would allow ample space for off-street parking.
- Residential units, which are accessory to a main institutional use, may be a good fit for the space.
- Community hubs can be defined as a focal point and facilities to foster greater local community activity and bring residents, the local business community, and smaller organizations together to improve the quality of life in their areas.

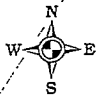
TENTATIVE TIME FRAME:

<u>DATE</u>	<u>PROCEEDURE</u>
June 3, 2015	Planning Advisory Committee
June 9, 2015	Council
June 16, 2015	First Public Notice
June 23, 2015	Second Public Notice
July 7, 2015	Public Hearing
July 7, 2015 ^{**}	Council (Special)
July 14, 2015	Notice of Passing

* 14 day appeal period ends July 29, 2015.



70162210



SCALE - 1" = 250'