

**REGION OF QUEENS MUNICIPALITY  
PUBLIC HEARING  
REZONING – 205 WATERLOO STREET, LIVERPOOL  
TUESDAY, JANUARY 12, 2016  
8:45 A.M.**

**MEMBER OF COUNCIL:** Mayor Christopher Clarke, Chair  
Councillor Darlene Norman  
Councillor Brian Fralic  
Councillor Jack Fancy  
Councillor Peter Waterman  
Councillor Susan MacLeod  
Councillor Raymond Fiske  
Councillor Bruce Inglis - Regrets

**MEMBERS OF STAFF:** Richard MacLellan, Chief Administrative Officer  
April Whynot-Lohnes, Municipal Clerk  
Christine Watson, Recording / Management Secretary  
Mike MacLeod, Planner  
Heather Cook, Community Development Coordinator

**CALL TO ORDER:**

Mayor Clarke called the Public Hearing to order at 8:45 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 properties identified as PID #70268016 and 70021712, and located at 205 Waterloo Street in Liverpool, from Restricted Residential (R1) to Multiple Unit Residential (R3).

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

**REPORTS AND PRESENTATION BY STAFF:**

There were no reports presented at this meeting.

**WRITTEN AND ORAL PRESENTATIONS:**

There were no written or oral presentations at this meeting.

**Public Hearing  
Rezoning – 205 Waterloo Street, Liverpool  
January 12, 2016  
Page 2**

Mayor Clarke asked three times if there were any members of the public that wished to address Council with regard to the rezoning application. There were no requests from the audience to speak.

**CLOSING OF PUBLIC MEETING:**

Mayor Clarke declared the Public Hearing closed at 8:47 a.m.

  
\_\_\_\_\_  
Mayor Christopher-Clarke, Chair

  
\_\_\_\_\_  
April Whynot-Lohnes, Municipal Clerk

  
\_\_\_\_\_  
Christine Watson, Recording / Management Secretary

Date approved: January 26, 2016

**PLANNING ADVISORY COMMITTEE  
DISCUSSION PAPER  
DECEMBER 7, 2015  
REZONING – 205 WATERLOO STREET, LIVERPOOL**

BACKGROUND:

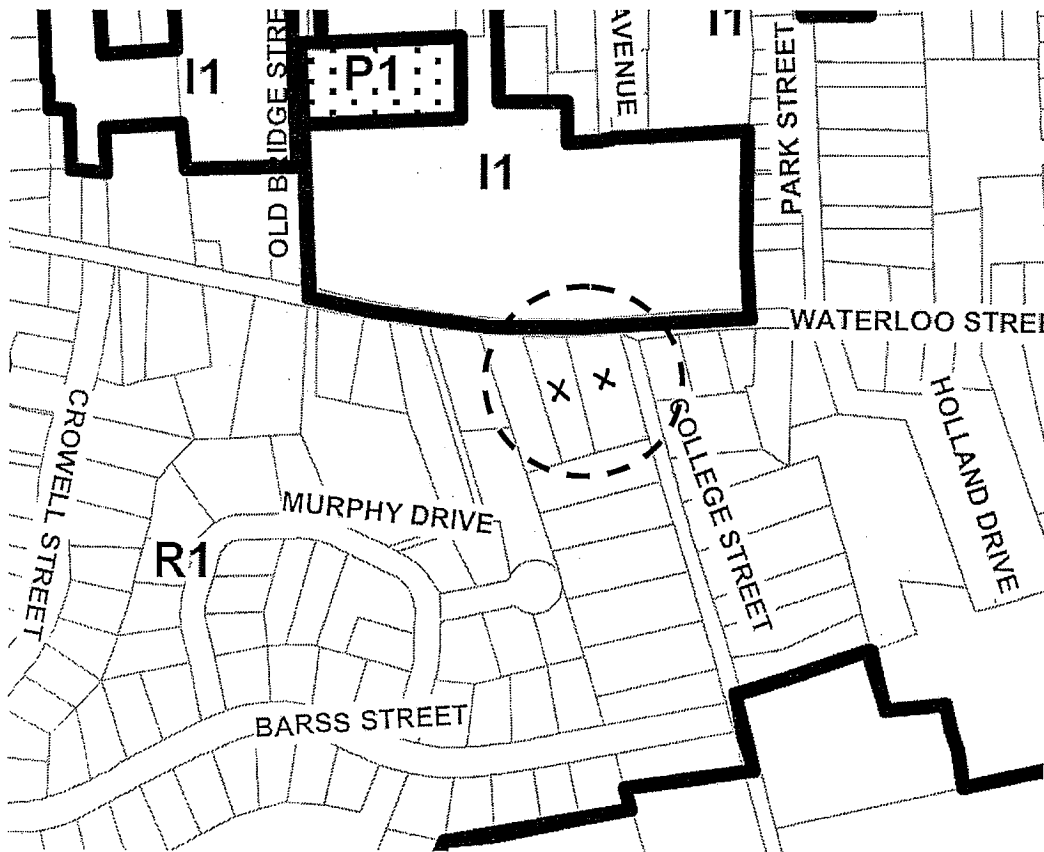
The Region of Queens Municipality has received a proposal to develop several parcels of vacant land on the corner of Waterloo Street and College Street in Liverpool, identified as PID#'s 70268016 and 70021712. The proposal is for a 3-unit residential development (triplex).

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

The Region's Municipal Planning Strategy sets out that:

**Policy 3.3.14**

*It shall be the intention of Council to consider new multiple unit dwellings in areas zoned **Restricted Residential (R1)** and **General Residential (R2)**, by amendment to the Land Use Bylaw (rezoning). In considering such amendments, Council shall have regard to Policy 12.5.2.*

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:*

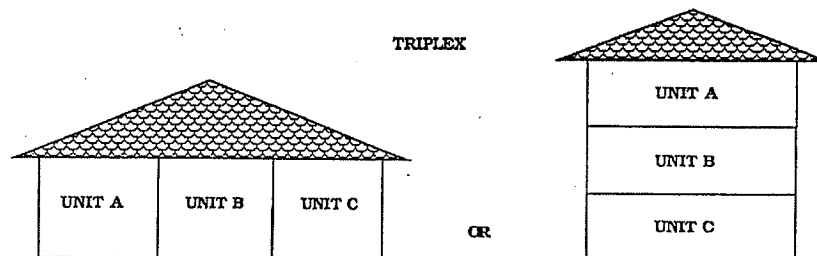
- a. *that the proposal conforms with the intentions of this MPS and to the requirements of all other Region Bylaws and regulations.*
- b. *that the proposal is not inappropriate, or could create potential problems in relation to:*
  1. *the financial capability of the Region to absorb any costs relating 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, TRIPLEX** means a building that is divided horizontally or vertically into three dwelling units, each of which has an independent entrance either directly or through a common vestibule.



#### CONSIDERATIONS:

- ❖ The nature of the development – triplex dwelling – should have little impact on the surrounding low density residential neighbourhood;
- ❖ Adequate municipal services in place to accommodate development;
- ❖ The location of the proposed development – proximity to schools, hospital and downtown makes this site very attractive for higher density infilling;
- ❖ Combined area of lots is just over 32,000 square feet;
- ❖ Waterloo Street is one of the main collector roads in Liverpool and easily accommodates additional traffic this development would generate.
- ❖ Single story structure and proposed building design will fit in nicely with adjacent residential properties.

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>
December 7, 2015	Planning Advisory Committee
December 22, 2015	Council
December 29, 2015	First Public Notice
January 5, 2016	Second Public Notice
January 12, 2016	Public Hearing
January 12, 2016	Council
January 19, 2016	Notice of Passing
February 3, 2016	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 70268016 and 70021712 from Restricted Residential (R1) to Multiple Unit Residential (R3);

AND THAT a Public Hearing be held on January 12, 2016 in the Council Chambers of the Municipal Building, 249 White Point Road in Liverpool, NS.

# 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 - Rezoning  
PID #: 70268016 and 70021712  
Assessment #: 10564646 and 04873564

NAME OF APPLICANT(S): Kevin & Sherry Roy

LOCATION: Liverpool NS

CIVIC NUMBER: 205 STREET NAME: Waterloo ST

MAILING ADDRESS: 6642 Hwy 3 Hunts Point  
Nova Scotia B0T1G0

TELEPHONE: 902-354-8012 (cell) (#) 902-350-1892 (cell) (#)  
Kevin Sherry

DESCRIPTION OF REQUEST:

Re-zoning for a multi-unit  
Apt Building (3 units) - Multiple Unit  
Residential (R3) Zone

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.

Sherry M. Roy  
Applicant(s) Signature

NOV 19, 2015  
Date

# PLAN 8202

This street entry level 2 bedroom triplex is ideal for those wishing to downsize while still maintaining their privacy and independence. The facade of each unit is variable so as to allow for an individual appearance to each unit. An enclosed porch with railing is arranged to allow for privacy while outdoors. The optional open to ceiling feature for the Living and Dining Room will give a spacious open feeling to the 880 sq. ft. unit.

Since this arrangement does not require a costly full foundation, extra closets and storage are incorporated into the design. If desired, this arrangement can be expanded to as many units as required without compromising the variable facade designs.

## Features at a glance

- 885 sq. ft. / per unit
- 2 bedrooms
- 1 bath
- Private Porch
- Street level entry
- Expandable to added units

*Optional Exterior*

