

**REGION OF QUEENS MUNICIPALITY  
PUBLIC HEARING  
REZONING – HANK SNOW DRIVE, LIVERPOOL  
TUESDAY, MAY 10, 2016  
8:55 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

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

**CALL TO ORDER:**

Mayor Clarke called the Public Hearing to order at 8:55 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:

1. Rezone a portion of property identified as PID #70027073, located on the south side of Hank Snow Drive across from the Hank Snow Country Music Museum in Liverpool from Restricted Residential (R1) to Highway Commercial (C2); and
2. Amend the Land Use Bylaw to include a definition of Recreational Vehicle Park.

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

**REPORTS AND PRESENTATION BY STAFF:**

There were no reports or presentations submitted.

**WRITTEN AND ORAL PRESENTATIONS:**

One written submission from David Huskins, owner of Fisherman's Cove R.V. & Campground in Hunts Point was received prior to the submission deadline and was circulated to councillors.

Mayor Clarke asked three times if there were any members of the public who wished to speak on this matter; hearing no requests, declared the meeting adjourned.

**CLOSING OF PUBLIC MEETING:**

Mayor Clarke declared the Public Hearing closed at 8:58 a.m.

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

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

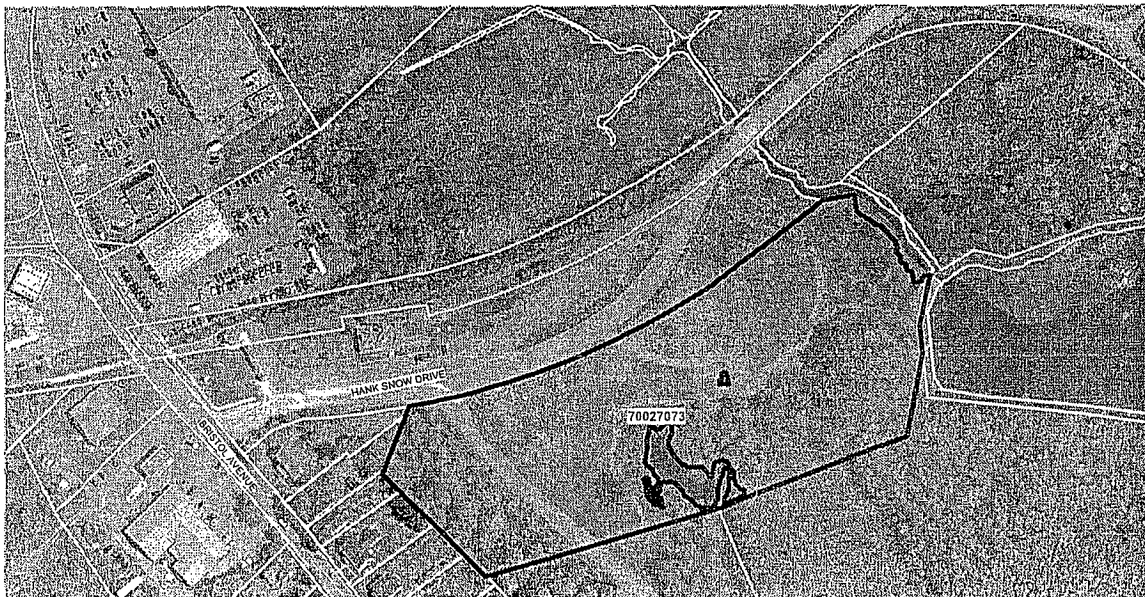
  
\_\_\_\_\_  
Christine Watson, Recording / Management Secretary

Date approved: May 24, 2016

**PLANNING ADVISORY COMMITTEE  
DISCUSSION PAPER  
APRIL 4, 2016  
REZONING – HANK SNOW DRIVE, LIVERPOOL**

BACKGROUND:

A request has been submitted to the Region of Queens Municipality to rezone a parcel of land on Hank Snow Drive in Liverpool. The property; identified as PID# 70027073; is currently zoned Restricted Residential (R1) under the Region of Queens Municipality Land Use Bylaw. The applicant ; the Friends of Hank Snow Society; wish to utilize the property for the short term parking of recreational vehicles. PID# 70027073 is a 5.7 acre parcel of land located on the south side of Hank Snow Drive across from the Hank Snow Country Music Museum. The Society has utilized this space, on a temporary basis, for RV parking during the annual Hank Snow Tribute. The site has worked out quite well for them and they are now considering something of a more permanent nature.



The proposed use, which would be classified under our definition of campground, is not permitted in the R1 Zone and in order to accommodate this request, amendments would be required to the Land Use Bylaw.

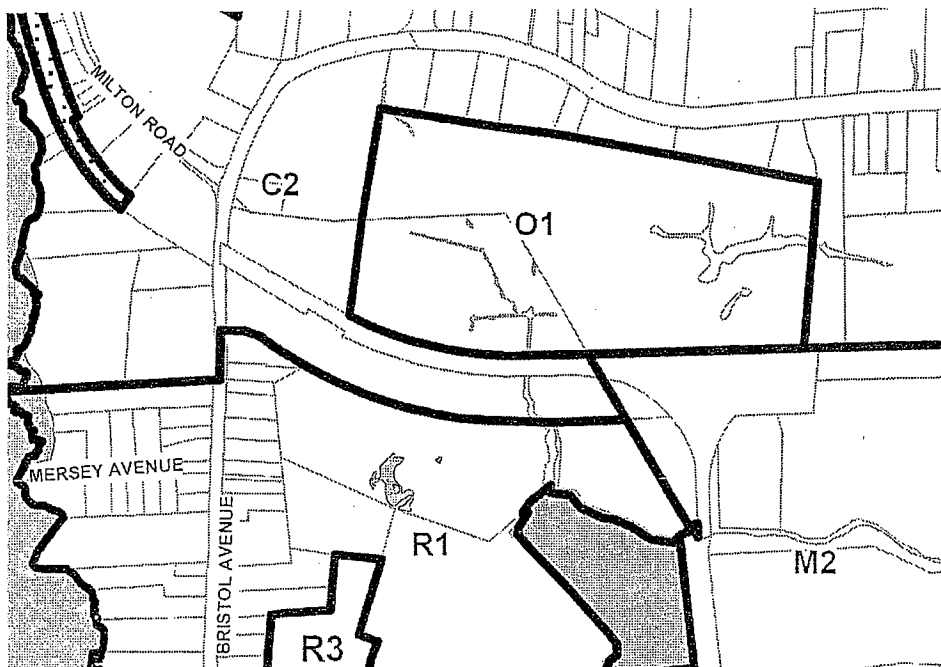
*CAMPGROUND means an area of land managed as a unit, providing short term accommodation for tents, tent trailers, travel trailers, recreational vehicles and campers.*

The R1 Zone permitted uses are as follows:

- Bed and breakfast establishments with not more than three

	(3) rooms to let and subject to Section 10.5;
➤	Converted dwellings to a maximum of three (3) dwelling units subject to Section 10.4;
➤	Day nurseries and kindergartens;
➤	Duplex dwellings;
➤	Home business subject to the requirements of Section 9.1;
➤	Parks and playgrounds;
➤	Semi-detached dwellings;
➤	Single detached dwellings;
➤	Small options homes

Campgrounds are currently permitted in the Mixed Use Rural Residential (R5) Zone and the Mixed Use Coastal Residential (R6) Zone. In these zones the Bylaw also sets out that the minimum lot size for a campground shall be 2.03 hectares (5 acres) - Section 14.7.



Zoning Map

The Highway Commercial (C2) Zone includes in its list of permitted uses “recreational vehicle park”. This use; however, is not specifically defined in the Bylaw, but falls under the broader category of “campground”. Staff feel that the reference of recreational vehicle park was originally intended to reflect campground.

The Land Use Bylaw amendment (rezoning) can be considered under Policy 12.3.1 and 12.5.2 of Region’s Municipal Planning Strategy, as set out below:

**Policy 12.3.1**

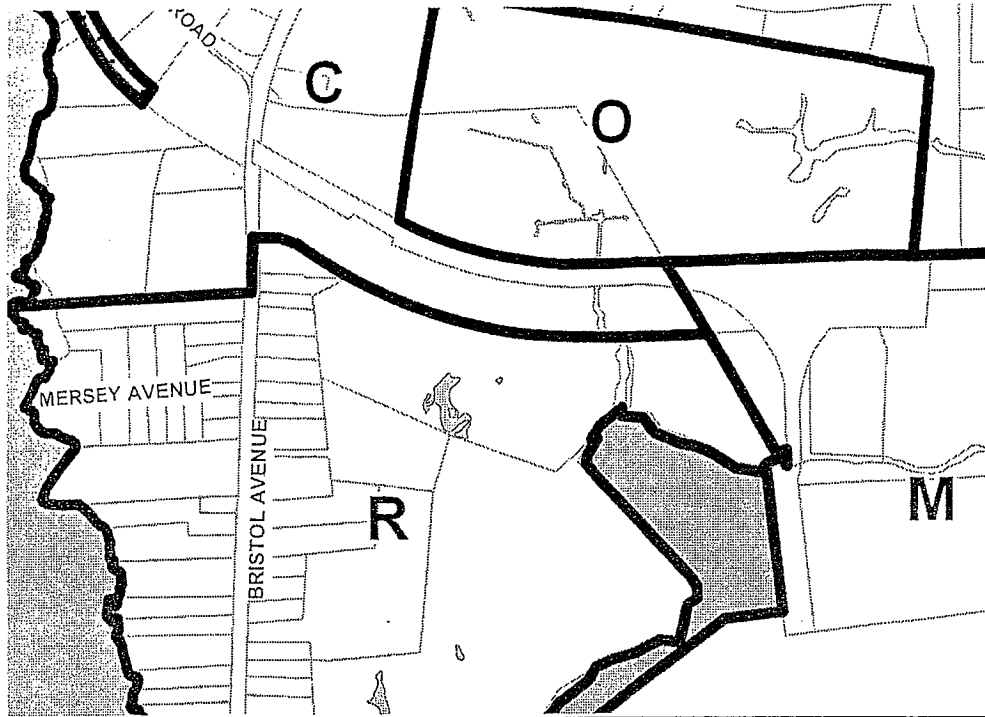
*Where a parcel of land abuts another future land use designation on the Generalized Future Land Use Map, it shall be the intention of Council to consider requests to rezone the parcel of land to any zone permitted under the abutting*

*future land use designation without requiring a Strategy amendment, provided that all other policies in this MPS are complied with.*

**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.*



*Generalized Future Land Use Map*

CONSIDERATIONS:

- The subject property abuts a commercial future land use designation.
- The size of the lot in question is larger than the minimum required in the R5 and R6 Zones.
- There are no other camping facilities in or around the urban area of Liverpool, Milton and Brooklyn. Closest campground is in Hunts Point.
- The Hank Snow Society has successfully used the site to park RV's for the Hank Snow Tribute.
- Benefits to local businesses.

TENTATIVE TIME FRAME:

<u>DATE</u>	<u>PROCEEDURE</u>
April 4, 2016	Planning Advisory Committee
April 12, 2016	Council
April 19, 2016	First Public Notice
April 26, 2016	Second Public Notice
May 10, 2016	Public Hearing
May 10, 2016	Council
May 17, 2016	Notice of Passing
June 1, 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:

1. rezone PID#70027073, and located on Hank Snow Drive in Liverpool from Restricted Residential (R1) to Highway Commercial (C2), and
2. amend the Highway Commercial (C2) list of permitted uses to change "recreational vehicle park" to "campgrounds, subject to Section 14.7".

AND THAT a Public Hearing be held on May 10, 2016 in the Council Chambers of the Municipal Building, 249 White Point Road in Liverpool, NS, at 8:55 a.m.