



PUBLIC HEARING

THURSDAY, SEPTEMBER 1, 2016

6:00 P.M.

Council Chambers

AGENDA

	<u>Page</u>
1. Call Meeting to Order	
2. Proposed text amendment to the New Minas Land Use Bylaw to permit Personal Service Shops as Urban Home Occupations in residential zones – File 16-08 (Andrew Reid)	1
3. Proposed map amendment to the County Land Use Bylaw to rezone property at 1185 Bridge Street, Greenwood, from R2 to R4 – File 16-09 (Andrew Reid)	4
4. Adjournment	

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THE MUNICIPALITY OF THE COUNTY OF KINGS

REPORT TO MUNICIPAL COUNCIL

Subject: **Public Hearing–** Application to amend the text of the New Minas Land Use Bylaw to permit Personal Service Shops as Urban Home Occupations (File 16-08).

From: Planning Services

Date: September 1, 2016

Background

Karen MacLean has applied for a New Minas Land Use Bylaw text amendment to permit Personal Service Shops as Urban Home Occupations.

The application and staff report were reviewed by the New Minas Area Advisory Committee on July 4th, 2016 and the Planning Advisory Committee (PAC) on July 12th, 2016. At this meeting the PAC forwarded a positive recommendation to Council.

On August 2nd, 2016, Council gave First Reading to the proposed map amendment and agreed to schedule a Public Hearing. The proposed Land Use Bylaw text amendments are attached as Appendix A.

Public Hearing

At this Public Hearing members of the public have the opportunity to present opinions on the proposal directly to Municipal Council. Council is scheduled to consider approving the proposed amendment by giving it Second Reading at the Municipal Council meeting following this Public Hearing on September 4, 2016. If approved, a Notice of Passing will be published in the local paper, at which time a 14 day appeal period will begin.

**Appendix A
Proposed Land Use Bylaw Text Amendment**

Appendix A - Proposed Amendments

THE MUNICIPALITY OF THE COUNTY OF KINGS

**AMENDMENT TO BYLAW NUMBER 57
NEW MINAS LAND USE BYLAW**

**Amending Urban Home Occupation regulations to allow for Personal Service Shops
Proposed changes are highlighted**

BYLAW #57

1. Delete section 5.1.2.8 (g) and replace it with the following:

5.1.2.8 (g) The following are not deemed to be Urban Home Occupations and are not permitted within the R1, R2 or RM Zones;

- i. amusement arcades;*
- ii. automotive repair shops;*
- iii. auto body repair;*
- iv. doctor or dentist offices; ~~or similar uses which depend on frequent scheduled clients;~~*
- v. large appliance repair;*
- vi. ~~personal service shops;~~ laundry shops and depots for collecting dry cleaning and laundry*
- vii. retail stores;*
- viii. restaurants;*
- ix. service industries.*

2. Delete section 5.2.2.9 (g) and replace it with the following:

5.2.2.9 (g) The following are not deemed to be Urban Home Occupations and are not permitted within the R1, R2 or RM Zones;

- i. amusement arcades;*
- ii. automotive repair shops;*
- iii. auto body repair;*
- iv. doctor or dentist offices; ~~or similar uses which depend on frequent scheduled clients;~~*
- v. large appliance repair;*
- vi. ~~personal service shops;~~ laundry shops and depots for collecting dry cleaning and laundry*
- vii. retail stores;*
- viii. restaurants;*

ix. service industries.

3. Delete section 5.3.2.12 (g) and replace it with the following.

5.3.2.12 (g) The following are not deemed to be Urban Home Occupations and are not permitted within the R3 Zone:

- i. amusement arcades;
- ii. automotive repair shops;
- iii. auto body repair;
- iv. doctor or dentist offices; ~~or similar uses which depend on frequent scheduled clients;~~
- v. large appliance repair;
- vi. ~~personal service shops;~~ laundry shops and depots for collecting dry cleaning and laundry
- vii. retail stores;
- viii. restaurants;
- ix. service industries.

THE MUNICIPALITY OF THE COUNTY OF KINGS

REPORT TO MUNICIPAL COUNCIL

Subject: **Public Hearing–** Application to rezone land at 1185 Bridge Street, Greenwood, from Residential One and Two Unit (R2) Zone to Residential Medium Density (R4) Zone.
(File: 16-09)

From: Planning Services

Date: September 1, 2016

Background

The applicant, Scott Bishop, of B&H Properties has applied to rezone 1185 Bridge Street, Greenwood, from Residential One and Two Unit (R2) Zone to Residential Medium Density (R4) Zone. The lot currently contains a vacant two-unit residential building that has fallen into disrepair. Mr. Bishop has proposed to construct an 8-unit multi-unit dwelling on the subject property as well as the vacant property to the north, located at 1187 Bridge Street and the southern portion of the property to the south and rear, located at 1114 Neily Crescent.

On July 12th, 2016 the Planning Advisory Committee reviewed the staff report and recommendation and made a positive recommendation to Council regarding this application.

On August 2nd, 2016 Municipal Council gave First Reading to the proposed amendment and agreed to hold a Public Hearing. The proposed amendments are attached as Appendix A.

Public Hearing

At this Public Hearing people have the opportunity to present opinions on the proposal directly to Municipal Council. Council is scheduled to consider approving the Land Use Bylaw amendments by giving them Second Reading at the Municipal Council meeting following this Public Hearing on September 4, 2016. If approved, a Notice of Passing will be published in the local paper, whereby a 14 day appeal period becomes effective.

Appendix A – Proposed LUB Map Amendments
THE MUNICIPALITY OF THE COUNTY OF KINGS

AMENDMENTS TO BYLAW #56
COUNTY OF KINGS LAND USE BYLAW

Amendment to rezone land at 1185 Bridge Street, Greenwood, from Residential One and Two Unit (R2) Zone to Residential Medium Density (R4) Zone.

BYLAW 75 – Land Use Bylaw

Schedule 6g – Residential Medium Density (R4) Zone

Location: Property located at 1185 Bridge Street located in Greenwood as shown below:

