

# **PUBLIC HEARING**

**TUESDAY, DECEMBER 6, 2016**

**6:00 P.M.**

**Council Chambers**

## **AGENDA**

- |  | <u>Page</u> |
|--|-------------|
| 1. Call Meeting to Order   |             |
| 2. Proposed Land Use Bylaw Map amendment to rezone property at 1499 Bridge Street, Kingston from the Residential Single Dwelling (R1-B) Subzone, to the Residential Commercial (C4) Zone<br>– File 16-12 (Mark Fredericks) | 1           |
| 3. Proposed Land Use Bylaw Text amendments to reduce the required lot frontage, lot area and front yard setback in the Light Industrial Commercial (M1) Zone<br>– File 16-10 (Laura Mosher)                                | 3           |
| 4. Adjournment   |             |

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# THE MUNICIPALITY OF THE COUNTY OF KINGS

## REPORT TO MUNICIPAL COUNCIL

**Subject:** **Public Hearing** – Land Use Bylaw Map Amendment  
Application to rezone property at 1499 Bridge St in Kingston, (PID 55110050) from the Residential Single Dwelling (R1-B) Subzone, to the Residential Commercial (C4) Zone.  
**File: 16-12** (Robert Clark, Annapolis Valley Home Care Ltd.)

**From:** Planning and Development Services

**Date:** December 6, 2016

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### **Background**

Mr. Robert Clark of Annapolis Valley Home Care Ltd. has applied for a Land Use Bylaw map amendment to rezone the property located at 1499 Bridge St in Kingston, (PID 55110050) from the Residential Single Dwelling (R1-B) Subzone, to the Residential Commercial (C4) Zone.

The application and staff report were reviewed by the Kingston Area Advisory Committee (AAC) on Sept 28<sup>th</sup> 2016. At this meeting, the Committee forwarded a positive recommendation to the Planning Advisory Committee. The application and staff report were then reviewed by the Planning Advisory Committee (PAC) on Oct 4<sup>th</sup>, 2016. At this meeting, the Committee forwarded a positive recommendation to Council.

On Nov 1, 2016 Municipal Council gave First Reading to the proposed map amendment and forwarded it on to this Public Hearing. The proposed Land Use Bylaw map amendment is 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 amendment by giving it Second Reading at the Municipal Council meeting immediately following this Public Hearing. 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 Map Amendment**

**THE MUNICIPALITY OF THE COUNTY OF KINGS**

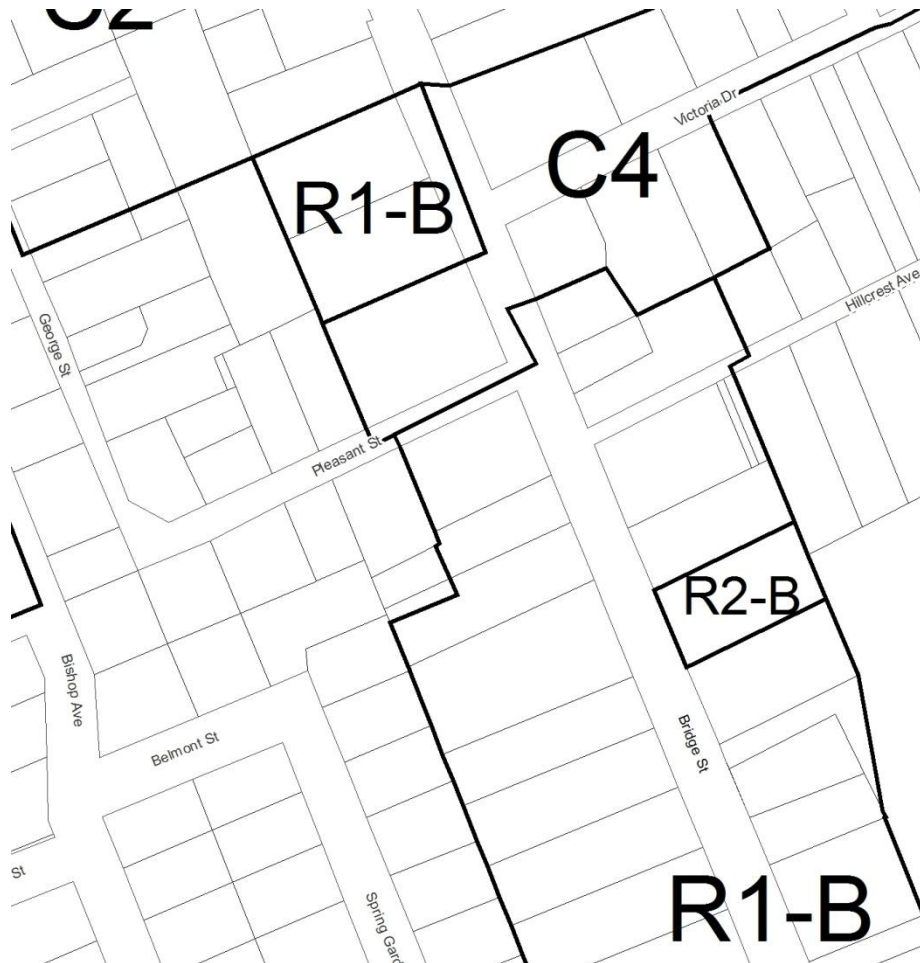
**AMENDMENT TO BYLAW #75**

**COUNTY OF KINGS LAND USE BYLAW**

Proposed map amendment to rezone property at 1499 Bridge Street, Kingston from the Residential Single Dwelling (R1-B) Subzone, to the Residential Commercial (C4) Zone  
(File 16-12)

**BYLAW #75**

1. Amend LUB Schedule 8g, the Zoning map for the Growth Centre of Kingston, by rezoning 1499 Bridge Street in Kingston (PID# 55110050) from the Residential Single Dwelling (R1-B) Subzone, to the Residential Commercial (C4) Zone as shown on the inset copy of a portion of Schedule 8g below.



# THE MUNICIPALITY OF THE COUNTY OF KINGS

## REPORT TO MUNICIPAL COUNCIL

**Subject:**     **Public Hearing** – Application for text amendments to reduce the required lot frontage, lot area and front yard setback in the Light Industrial Commercial (M1) Zone  
**File: 16-10**

**From:**        Planning and Development Services

**Date:**         December 6, 2016

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### **Background**

The Municipality of the County of Kings seeks to amend the text of the Land Use Bylaw as it applies to properties in the Light Industrial Commercial (M1) Zone to reduce the required lot frontage, lot area and front yard setback.

On September 13, 2016, the Planning Advisory Committee (PAC) considered the proposal and staff recommendation and passed a positive recommendation on to Council. On November 1, 2016 Council gave First Reading to the proposed amendments and authorized this Public Hearing. The proposed amendments are attached as Appendix A to this report.

### **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 amendments by giving them Second Reading at the Municipal Council meeting scheduled for December 6, 2016, directly after the Public Hearing. If approved, a Notice of Passing will be published in the local paper, whereby a 14 day appeal period becomes effective.

**Appendix A – Proposed Land Use By-law Text Amendment**

**THE MUNICIPALITY OF THE COUNTY OF KINGS**

**AMENDMENTS TO BYLAW #75  
COUNTY OF KINGS LAND USE BYLAW**

Amendments to the regulations of the Light Industrial Commercial (M1) Zone  
(File 16-10)

1. Replace the table included in section 7.2.10 with the following table:

<b>LIGHT INDUSTRIAL COMMERCIAL (M1) ZONE</b>	<b>Permitted M1 Uses Excluding Service Stations</b>	<b>Service Stations</b>
Minimum Lot Area	10,000 sq ft	20,000 sq ft
Minimum Lot Frontage	60 ft	125 ft
Minimum Front of Flankage Yard	20 ft	80 ft
Minimum Side Yard		
a) General	15 ft	10 ft
b) Abutting an R1, R2, R3, R4, R5, I1, CF or RF Zone	30 ft	20 ft
c) From an existing airplane hangar	10 ft	N/A
Minimum Rear yard		
a) General	25 ft	25 ft
b) Abutting an R1, R2, R3, R4, R5, I1, CF or RF Zone	50 ft	50 ft
c) From an existing airplane hangar	30 ft	N/A
Maximum Height of Main Building	55 ft	35 ft
Minimum Clear Distance between Main Buildings	20 ft	20 ft
Maximum Lot Coverage	50% of Lot Area	50% of Lot Area