

**REGION OF QUEENS MUNICIPALITY
PUBLIC HEARING
CHANGE THE ZONING FOR THE CORE AREA OF CALEDONIA FROM
GENERAL RESIDENTIAL (R2) TO HIGHWAY COMMERCIAL (C2)
THURSDAY, OCTOBER 5, 2017
7:00 P.M.**

MEMBERS OF COUNCIL: Mayor David Dagley, Chair
Councillor Kevin Muise
Councillor Heather Kelly
Deputy Mayor Susan MacLeod
Councillor Brian Fralic
Councillor Jack Fancy

MEMBERS OF STAFF: Jennifer Keating-Hubley, Interim CAO
Christine Watson, Recording / Management Secretary
Mike MacLeod, Planner

REGRETS: Councillor Raymond Fiske
Councillor Gilbert Johnson

CALL TO ORDER:

Mayor Dagley called the Public Hearing to order at 7:00 p.m.

REMARKS:

Mayor Dagley reviewed that the purpose of the Public Hearing is 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:

- Change the zoning of the core area of Caledonia from General Residential (R2) to Highway Commercial (C2).

The businesses within the core Caledonia area provide important goods and services to the residents of North Queens. In an effort to simplify the development process towards encouraging new business and stimulating the local economy, the above amendments are being proposed.

Mayor Dagley reviewed the procedures for the Hearing which was provided on the agenda.

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REPORTS AND PRESENTATION BY STAFF:

Mike MacLeod, Planner, stated that prior to the implementation of the Regional Planning Documents in 2009, there was considerable discussions before determining the most appropriate zoning to apply to the core Caledonia area. At that time, it was felt that it was more appropriate to apply a residential zone to the area and if any new commercial uses were proposed, they would make application to rezone. Caledonia was zoned as General Residential (R2) under the Land Use Bylaw (LUB).

Staff held discussions with members of the North Queens Board of Trade respecting future development in the Caledonia Area and it is felt it would be more appropriate to look at rezoning as commercial the core of Caledonia as a whole instead of individual rezoning applications which may encourage new commercial development. The rezoning of the core area would be from Westfield Road (south side of Highway 8) to Rogers Road.

WRITTEN AND ORAL PRESENTATIONS:

1. Sean McGuire, 9722 Highway 8 – Mr. McGuire stated he presently runs a computer repair shop. He enquired about signage and required permits to expand his business in the future. Mr. MacLeod stated the rezoning would support what he's doing to expand his business. A Development Permit would be required for the signage, which has specific requirements.
2. Jerry Van Dyke, 42 Devonshire Road – Mr. Van Dyke enquired with the proposed rezoning, if it would change the taxation base. Mr. MacLeod explained that taxation is based on assessment value and on the property's current use.

Mr. Van Dyke offered his opinion that the rezoning would make it easier for new businesses and supports the proposed new zoning.

3. Benson Frail, 9724 Highway 8 – Mr. Frail enquired on the zoning for the Exhibition grounds and Department of Transportation. He further enquired to the cost of a rezoning application. Mr. MacLeod explained the application process.

Mr. Frail further enquired on zoning lines and why the other side of the road was not being considered for the rezoning. Mr. MacLeod explained that during discussions with the members of the Board of Trade it was felt at this time to zone just the one side, but said that both sides could be considered for inclusion.

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He also asked as to what type of businesses would be allowed to set up if the rezoning was approved and offered his opinion that this could open up issues and thought it would be best if the zoning was left the way it is presently.

4. Lisa Gallant, 9786 Highway 8 – Ms. Gallant asked for clarification of the map lines.


She further commented with the development of the Home Hardware, which is close to her property, that her property value has decreased and she has considered moving.

5. Mya Uhlman, 9715 Highway 8 – Ms. Uhlman enquired if a campground would be allowed in this zone which is presently being considered in the old mill area. Mr. MacLeod explained that this was outside the area of the proposed rezoning, but noted that these are also regulated through the province.

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

CLOSING OF PUBLIC MEETING:


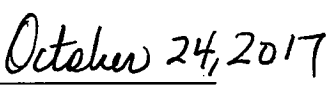
Mayor Dagley declared the Public Hearing closed at 7:35 p.m.



Mayor David Dagley, Chair



Jennifer Keating-Hubley, Interim CAO

Christine Watson, Recording / Management Secretary