



**Region of Queens Municipality
PUBLIC HEARING
TO AMEND THE MUNICIPAL PLANNING STRATEGY AND
LAND USE BYLAW TO REZONE PID #70024518
FROM RESTRICTED RESIDENTIAL (R1) TO LIGHT INDUSTRIAL (M1)
TUESDAY, AUGUST 25, 2020
9:00 A.M.**

MINUTES

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

MEMBERS OF STAFF: Chris McNeill, CAO
Mike MacLeod, Director of Planning & Development

REGRETS: Councillor Gilbert Johnson

CALL TO ORDER:

Mayor Dagley called the Public Hearing to order at 9:00 a.m.

REMARKS:

Mayor Dagley stated the purpose of the Public Hearing is to provide any interested person an opportunity to present an oral or written presentation to Council of Region of Queens Municipality with regard to its intention to amend

the Municipal Planning Strategy and Land Use Bylaw to rezone PID #70024518 from Restricted Residential (R1) to Light Industrial (M1). The property owners wish to operate an automotive machining and welding operation on the property.

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

REPORTS AND PRESENTATION BY STAFF:

Mike MacLeod, Director of Planning & Development, stated an application was received to rezone property located at 79 Payzant Street in Liverpool from Restricted Residential (R1) to Light Industrial (M1). The owners wish to operate an automotive machining and welding operation.


Under the Municipality's Land Use Bylaw, the property is zoned Restricted Residential (R1) which has a fairly limited list of permitted uses set around residential. There is also an existing development agreement registered on the property allowing for several uses which are not permitted in the R1 zone such as offices, recreational, retail stores and parking of vehicles. The uses being proposed do not fall under the R1 zone permitted uses nor the uses permitted under the development agreement. The option for Council to consider the proposed operations on the property would require amendments to the Municipal Planning Strategy and Land Use Bylaw.

The property is located on Payzant Street in Liverpool and abuts a part of Old Port Mouton Road, is approximately 1 acre in size with a 14000 sq./ft. building. The previous uses on the property included a commercial wholesale food distribution center and warehouse, bowling alley, clothing retail and office space. In recent years it has been primarily office space. It is located on one of Liverpool's primary through fares, and part of the Trunk 3 highway system.

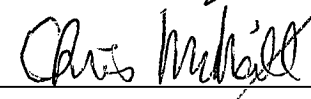
WRITTEN AND ORAL PRESENTATIONS:

No written or oral presentations were made during this Public Hearing.

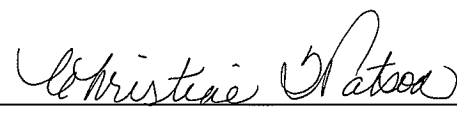
Mayor Dagley asked if there were any members of the public who wished to speak on this matter; hearing none, declared the Public Hearing adjourned at 9:06 a.m.



Mayor David Dagley, Chair



Chris McNeill, CAO



Christine Watson, Administrative Assistant – Planning & Development

Date Approved: September 8, 2020