



**Region of Queens Municipality**

**PUBLIC HEARING**

**TO AMEND LAND USE BYLAW TO REZONE PID #70154695  
FROM INSTITUTIONAL (I1) TO HIGHWAY COMMERCIAL (C2)**

**9692 HIGHWAY 8, CALEDONIA**

**MONDAY, SEPTEMBER 21, 2020**

**7:00 P.M.**

**MINUTES**

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

**MEMBERS OF STAFF:** Chris McNeill, CAO  
Mike MacLeod, Director of Planning & Development  
Heather Cook, Communications & Engagement Coord.  
Christine Watson, Admin. – Planning & Development

**REGRETS:** Councillor Kevin Muise

**PUBLIC:** 10 members present

**CALL TO ORDER:**

Mayor Dagley called the Public Hearing to order at 7:00 p.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 Land Use Bylaw to rezone PID #70154695, 9692 Highway 8, Caledonia, from Institutional (I1) to Highway Commercial (C2). The prospective purchaser of the property wishes to operate a microbrewery 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 the property located at 9692 Highway 8 in Caledonia, formerly a school bus garage, has been for sale and currently has a pending offer from an individual who wishes to establish an apple cider production business. A condition of the sale is that the property be zoned to permit this use, which is not permitted under the current zoning. As a former school bus garage, the property is currently zoned as Institutional (I1) under the Land Use Bylaw, as well the future land use under the Municipal Planning Strategy also has the property identified as Institutional. The use being proposed by the potential buyer would be considered under the Highway Commercial (C2) zone and fall under the classification of a microbrewery, which is a permitted use under that zone. In order for the business to be located at this location, rezoning would have to take place to go from the Institutional (I1) zone to the Highway Commercial (C2) zone. Council would take into consideration those items set out in Policy 12.5.2 of the Municipal Planning Strategy in dealing with the amendment processes.

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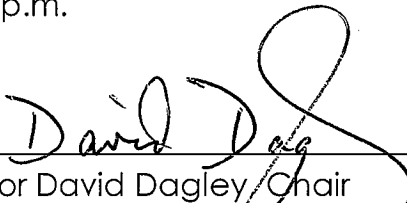
The property is fairly large in the core area of Caledonia, approximately 5.6 acres and the commercial building is approximately 3900 square feet erected in the mid-1980s. When it ceased to be utilized as a school bus garage, the province turned the property over to the municipality and has been vacant for the last two years.


The current zoning is Institutional (I1). In 2017, the Municipality went through the process of rezoning the core area in Liverpool for the majority of the properties along Trunk 8 and changed the zoning to Highway Commercial (C2). The property in question was being utilized by the School Board at the time and was not included in the rezoning at that time. The property does currently abut C2 properties.

**WRITTEN AND ORAL PRESENTATIONS:**

George Uhlman – Mr. Uhlman stated he felt this proposed business was very important for the area and welcomed the potential buyers and offered his assistance to them if required.

Mayor Dagley asked if there were any other members of the public who wished to speak on this matter; hearing none, declared the Public Hearing adjourned at 7:12 p.m.

  
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Mayor David Dagley, Chair

  
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Chris McNeill, CAO

  
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Christine Watson, Administrative Assistant – Planning & Development

Date Approved: October 13, 2020