

Region of Queens Municipality

PUBLIC HEARING

**TO REZONE PID #70019419, 135 OLD PORT MOUTON ROAD, LIVERPOOL
FROM RESTRICTED RESIDENTIAL (R1) TO DOWNTOWN COMMERCIAL (C1)**

249 WHITE POINT ROAD, LIVERPOOL

TUESDAY, NOVEMBER 10, 2020

9:00 A.M.

MINUTES

MEMBERS OF COUNCIL: Mayor Darlene Norman, Chair
Deputy Mayor Kevin Muise
Councillor Ralph Gidney
Councillor Maddie Charlton
Councillor Vicki Amirault
Councillor Jack Fancy
Councillor David Brown
Councillor Carl Hawkes

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

PUBLIC: 6 members of public

CALL TO ORDER:

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

REMARKS:

Mayor Norman 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 rezone PID #70019419, 135 Old Port Mouton Road, Liverpool, from Restricted Residential (R1) to Downtown Commercial (C1). The property owners wish to open a restaurant.

Mayor Norman 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 has been received to rezone two parcels of land, properties at 135 and 143 Old Port Mouton Road. The property owners wish to open a restaurant and install gas pumps.

PID #70019401, located at 143 Old Port Mouton Road, is currently zoned as Neighbourhood Commercial (C3) zone and has a future land use designation of Commercial (C) zone under the Municipal Planning Strategy.

PID #70019419, located at 135 Old Port Mouton Road, is currently zoned as Restricted Residential (R1) and has a future land use designation of Residential (R) under the Municipal Planning Strategy.

The uses being proposed by the applicant would typically be considered under a Highway Commercial (C2) zone designation and the only way the uses could be considered would be to go through the rezoning process. The MPS contains a policy which identifies a number of things Council would take into consideration when evaluating an amendment application.

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Additional considerations discussed with Council include:

- nature of existing development in area,
- size of lots and existing building,
- road frontage,
- volume of traffic in area, and
- adequacy of street.

As part of the rezoning request, the applicant indicated if rezoning both parcels was not feasible, he requested that consideration be given to rezoning 135 Old Port Mouton Road to Downtown Commercial (C1) zone only to allow for the restaurant.

Staff have reviewed the application and proposed uses of the properties and are of the opinion the proposed uses raise some concerns respecting potential impacts on surrounding residential neighbourhood.

The general consensus of the Region's Planning Advisory Committee was that the proposed uses could benefit the community, but the location raised some concerns. The Committee was supportive of the applicant only establishing a restaurant at 135 Old Port Mouton Road. The Committee also felt that the zoning change should reflect the Downtown Commercial (C1) zone instead of a Highway Commercial (C2) zone designation.

Two options for consideration are:

1. Maintain status quo (deny amendment request).
2. Amend the Municipal Planning Strategy and Land Use Bylaw to rezone PID #70019419 from Restricted Residential (R1) to Downtown Commercial (C1).

WRITTEN AND ORAL PRESENTATIONS:

Jonathan Bowers, 14 Enos Collins Lane, Liverpool – Mr. Bowers stated his intension is to continue to pursue the installation of gas pumps at some point in the future through a separate application, but is here today on rezoning to open a restaurant.

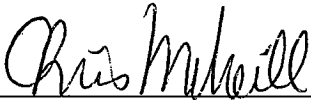
There seems to be interest in having more places to eat in town. A few years ago the opportunity arose to purchase the property next to the West End store. The primary interest in the location is to capitalize on investments made in the store and create more of a hub on this side of the bridge where customers can get everything they need.

Significant investments have been accrued in creating power backup solutions so that they could become an emergency hub in some situations, and are looking to invest profits from West End, to create more jobs and to provide business the town is looking for.

Mayor Norman 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 9:07 a.m.



Mayor Darlene Norman, Chair



Chris McNeill, CAO



Christine Watson, Administrative Assistant – Planning & Development

Date Approved: November 24, 2020