

**PLANNING ADVISORY COMMITTEE  
REGULAR MEETING  
SEPTEMBER 17, 2020 - 7:00 P.M.**

**MINUTES**

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**Present:** Councillor Heather Kelly, Chair  
Councillor Susan MacLeod  
Councillor Raymond Fiske  
Don Kimball  
Julie Petrella  
Maddie Charlton  
Mike Ferguson  
Paul Connolly  
Mary White  
Mike MacLeod, Planner  
Wendy Connors, Development Officer

**Regrets:** Robert Ross

**1. CALL TO ORDER -**

The meeting was called to order at 7:00 p.m.

**2. APPROVAL OF AGENDA -**

It was MOVED by **Maddie Charlton** and SECONDED by **Raymond Fiske** that the Agenda be approved as circulated.

**Motion Carried Unanimously.**

**3. APPROVAL OF MINUTES - August 17, 2020**

It was MOVED by **Susan MacLeod** and SECONDED by **Don Kimball** that the Minutes of August 17, 2020 be approved as circulated.

**Motion Carried Unanimously.**

**4. ACTION PLAN – SEPTEMBER 2020**

Mike updated the Committee with the current list of items.

- Rezone to M1 - 79 Payzant St, Liverpool has been approved by Council and is currently waiting for approval with the Province. The Province has up to 30 days to respond.

- Rezone to C2 - 9692 Highway 8, Caledonia – Ongoing – Public Hearing will be Monday, September 21, 2020 at 7:00PM and then Council will discuss on Tuesday.

## **5. REZONING REQUEST – 135 & 143 OLD PORT MOUTON ROAD, LIVERPOOL**

Mike MacLeod gave an overview of the application to rezone 135 Old Port Mouton Road, PID 70019419 from Restricted Residential (R1) to Highway Commercial (C2) and 143 Old Port Mouton Road, PID 70019401 from Neighbourhood Commercial (C3) to Highway Commercial (C2). The property owners currently have a convenience store at 143 Old Port Mouton Road and a single detached dwelling at 135 Old Port Mouton Road. They wish to further develop their business by opening a restaurant and installing gas pumps.

Heather Kelly introduced the owner and applicant, Jonathan Bower and welcomed him to the meeting. Jonathan spoke about his wishes for the area. They are not looking to open more businesses because the convenience store is suffering, but rather to compete with current gas stations across town and offer more to their current customers. Parking would be expanded from approximately 2000 Sq.Ft to 8000 Sq.Ft, which would stop customers from parking on the side of the road to visit the store. Jonathan has been speaking with his customers for a few years now about the future plans and feedback has been very positive.

Paul Connolly asked if they gave consideration to just opening the restaurant, as the gas pumps might be looked at negatively. Jonathan said their second option is to just have 135 Old Port Mouton Road rezoned to Highway Commercial (C2) to open a restaurant and increase parking for both sites.

In response to a comment from Susan MacLeod regarding Caledonia needing a gas station and the costs to install pumps, Jonathan said they won't necessarily make more money off the gas sales but rather offer a 'one stop shop' for their customers. They are also looking at offering air miles or points type promotions. Susan felt that running the business at this point without the gas pumps might be more acceptable to the community and the Committee.

Raymond Fiske voiced his concerns regarding the gas pumps, the close proximity to the intersection of Old Port Mouton Road and George Street and the possibility of cars lining up on the road like the current issue at Tim Hortons and McDonalds.

Julie Petrella felt that the name of the zone, Highway Commercial, wasn't a fit for this residential area. The risks associated with gas pumps such as leaks and accidental spills in a residential area that could lead to contamination of the ground water supply. She would support the restaurant development but not the addition of gas pumps in a residential area.

Mike Ferguson felt this wasn't the right place for this development. Don Kimball appreciates the proposal but is not convinced that the location is the right fit. Maddie Charlton voiced her concerns about the gas pumps, the elementary school up the road and the potential of lineups on the road but agrees that the restaurant proposal and additional parking are positive changes.

Susan MacLeod inquired about the storage of the gas tanks in the ground and if there was any seismic testing. She is supportive of the restaurant but still has concerns about the gas pumps. Mary White doesn't understand the economics behind installing the gas pumps as it

is very costly.

Heather Kelly gave her input of many changes to this store since the current owner purchased the business six years ago. She felt the restaurant would increase traffic, not the gas station. Houses in this area are on the Municipal water system so she didn't feel that there would be any wells affected and she is supportive of this proposal.

It was MOVED by **Susan MacLeod** and SECONDED by **Julie Petrella**

THAT the Council of the Region of Queens Municipality give notice of its intention to amend the Municipal Planning Strategy and Land Use Bylaw to rezone PID# 70019401 from Neighbourhood Commercial (C3) to Highway Commercial (C2) and to rezone PID# 70019419 from Restricted Residential (R1) to Highway Commercial (C2).

**Motion Defeated 2 For and 7 Opposed.**

It was MOVED by **Julie Petrella** and SECONDED by **Paul Connolly**

THAT the Council of the Region of Queens Municipality give notice of its intention to amend the Municipal Planning Strategy and Land Use Bylaw to rezone PID# 70019419 from Restricted Residential (R1) to Downtown Commercial (C1).

**Motion Carried 7 For and 2 Opposed.**

## **6. MUNICIPAL PLANNING REVIEW**

Mike MacLeod updated the Committee that the Public Engagement Sessions have started this week and there were meetings in Beach Meadows, Caledonia & Greenfield. The next four meetings, including an online meeting for anyone who doesn't feel comfortable attending a public meeting, will run from October 5<sup>th</sup> to October 8<sup>th</sup>. Following the completion of the sessions UPLAND will prepare a report to submit to the Committee. There will then be a meeting with UPLAND to discuss comments and make any suggested changes to work towards a final draft of the MPS & LUB.

Julie Petrella was pleased to see the maps included with the documents as it makes it easier to read through. Paul Connolly attended two of the meetings and feels the changes are being received well by the community but feels more work is needed regarding recreational vehicles. Mary White has some additional information regarding recreational vehicles that she will be bringing to a future meeting.

## **7. OTHER**

Mike Ferguson thanked the Committee for his membership for the past year and wished the members well.

## **8. NEXT MEETING**

The next meeting is tentatively scheduled for October 5th, 2020.

**9. ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:25 p.m.

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Date