

Region of Queens Municipality

Public Hearing

**to Rezone PID #70275185, 1428 East Port L'Hebert Road, East
Port L'Hebert from Fishing and Marine (M3) to Mixed Use
Coastal Residential (R6)**

Tuesday, October 12, 2021

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: two members of the 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 1428 East Port L'Hebert Road, East Port L'Hebert from Fishing and Marine (M3) to Mixed Use Coastal Residential (R6) to construct a new home.

Mayor Norman reviewed the procedures for the Hearing which were provided on the agenda and noted that the applicant was not present.

Reports and Presentation by Staff

Mike MacLeod, Director of Planning & Development, provided background stating an application was received to rezone 1428 East Port L'Hebert Road, East Port L'Hebert from Fishing and Marine (M3) to Mixed Use Coastal Residential (R6).

The property was formerly part of the Sandy and Sons Fisheries lands and was subdivided with the future intent to construct a new home. The property is zoned as Fishing and Marine (M3) under the Land Use Bylaw and has a future land use designation of Industrial (M) under the Municipal Planning Strategy.

The use being proposed by the applicant is not one permitted in the M3 zone, but will be permitted within the Mixed Use Coastal Residential (R6) zone and to allow this use we would need to amend the Land Use Bylaw to allow for the construction of a new building.

The property is designated as a future land use of Industrial (M) zone. The Municipal Planning Strategy contains policy that Council can consider amending the Land Use Bylaw where the abutting properties are zoned the same. This proposed amendment would only apply to the Land Use Bylaw.

The Municipal Planning Strategy contains policy identifying a number of things Council needs to take into consideration when evaluating proposals such as this, Policy 12.5.2.

The Planning Advisory Committee met on September 7, 2021 and are of the opinion that the proposed use is considerably less intensive than uses permitted under the current M3 zoning and are supportive of rezoning the property.


Written and Oral Presentations

There were no written or oral presentations made.

Mayor Norman declared the Public Hearing adjourned at 9:04 a.m.



Mayor Darlene Norman, Chair



Chris McNeill, CAO



Christine Watson, Administrative Assistant – Planning & Development

Date Approved: October 26, 2021