

RICHMOND COUNTY MUNICIPAL COUNCIL

PUBLIC HEARING

APRIL 2, 2007

Location: Council Chambers, Municipal Office

Warden Boudreau called the Public Hearing to Order at 6:30 p.m.

The Clerk took roll call of Councillor's.

Public Hearing re: Amendment to St. Peter's Land Use By-Law re:

- (a) Mr. Joe Rankin, by rezoning the subject property, as outlined in the attached staff report (attached as Appendix "A"), from Residential Village (R-1) Zone to Downtown Commercial (C-1) Zone and from Business Park (I-1) to Residential Village (R-1);

- (b) Mr. Michael Sampson, by rezoning the subject property, as outlined in the staff report (attached as Appendix "B"), from Open Space (OS) Zone to Downtown Commercial (C-1) Zone.

The CAO indicated that the Eastern District Planning Commission is recommending approval of the re-zoning of lands in St. Peter's as requested by Mr. Joe Rankin and Mr. Michael Sampson, noting that Ms. Lindsay Lyghtle, EDPC, will proceed with an overview on the proposed re-zoning.

- (i) Presentation from District Planning Commission Staff

(a) Application by Joe Rankin:

Ms. Lyghtle indicated that the Planning Commission is recommending that lands at 10052 Grenville Street be re-zoned from Residential Village (R-1) to Downtown Commercial (C-1) and from Business Park (I-1) to Residential Village (R-1).

Mrs. Lyghtle indicated that Mr. Rankin has applied to re-zone the 4 ½ acre property, previously known as the "Old Richmond Villa" to allow him to create apartments, with the possibility of future office and/or retail space and on the lower half of the property Mr. Rankin is proposing to construct a maximum of eighteen 5,000 square foot lots.

Ms. Lyghtle indicated that the proposal is compatible with both the residential and commercial designation and that all proponents that were required to be contacted including the Department of Transportation and Public Works, the Department of the

Environment, the Municipality, the St. Peter's Fire Department, the Village of St. Peter's and the Strait Regional School Board have been contacted and there have been no objections, however the Village of St. Peter's have indicated that they are awaiting information on sewer easements and once they obtain such information they will be in a position to comment on the water and sewer for the proposed re-zoning, however Planning Staff feel that the proposed new development will not add any additional pressure to the water and sewer systems , compared to when the "Old Richmond Villa" was operating.

Ms. Lyghtle indicated that the opinion of Planning Staff is that the proposed re-zoning meets the intent of the Municipal Planning Strategy according to the requirements of Policy A-4 and the applicable Land Use By-Law and therefore Planning Staff recommend that Council approve the proposed rezoning of land at 10052 Grenville Street.

Mrs. Lyghtle indicated that all appropriate ads were placed and no correspondence, written or verbal was received from the public.

(b) Application by Michael Sampson:

Mrs. Lyghtle indicated that Planning Staff is also recommending that Council approve the re-zoning of lands known as PID #75189555 from Open Space Zone (OS) to Downtown Commercial (C-1) Zone.

Ms. Lyghtle indicated that Mr. Michael Sampson of St. Peter's has applied to rezone the land-locked parcel of land, noting that he owns the two properties immediately in front of the subject property.

Ms. Lyghtle indicated that this application has been circulated to various government agencies for their comment as to whether the proposed development is inappropriate or premature, noting that there were no objections.

Mrs. Lyghtle indicated that it is the opinion of Planning Staff that the proposed amendment meets the intent of the Municipal Planning Strategy according to the requirements of Policy A-4 and the applicable Land Use By-Law and therefore Planning Staff are recommending that Council approve the rezoning of land known as PID # 75189555 from Open Space (OS) to Downtown Commercial (C-1) Zone to encourage a wider variety of land uses on the main street of St. Peter's Village.

Mrs. Lyghtle indicated that all appropriate ads were placed and no correspondence, written or verbal was received from the public.

(ii) Receipt of Oral or Written Submissions from Public

Warden Boudreau opened the meeting to receipt of oral or written submissions from the public, on either amendment, and he invited members of the public to come forward.

Warden Boudreau noted that there were no individuals who came forward to make presentations.

Staff indicated that no written or verbal representations had been received by them.

Warden Boudreau then gave an opportunity for Councillors to ask questions, or make comments.

Councillor Rankin addressed Council indicating that this topic had been discussed at two meetings of the St. Peter's Area Advisory Committee. The first meeting was concerned that approximately six of the proposed new lots to be created, would be in an industrial zone, and concern had been expressed. Councillor Rankin further reported that it became apparent at the second meeting of the Area Advisory Committee, that the current review of the St. Peter's Plan would lend support to the rezoning application by Mr. Rankin, and any objections from the Area Advisory Committee were removed at the second meeting.

Moved by Councillor Boudreau, seconded by Deputy Warden McNamara that the Public Hearing be adjourned. Motion carried.

There being no further business the Public Hearing was adjourned at 6:47 p.m.