

RICHMOND COUNTY MUNICIPAL COUNCIL

PUBLIC HEARING

SEPTEMBER 10, 2007

Location: St. Peter's Fire Hall, St. Peter's

Warden Boudreau called the Public Hearing to order at 6:30 p.m., and the Clerk took roll call of Councillors.

Public Hearing re: Adoption of Municipal Planning Strategy and Land-Use By-Law for St. Peter's Plan Area (attached as Appendix "A")

(i) Presentation from District Planning Commission Staff

Mr. Bain gave an overview of the St. Peter's Plan Area, highlighting the changes which have been made to the St. Peter's Municipal Planning Strategy and Land Use By-Law during the revision process.

Mr. Bain indicated that he had been working with the St. Peter's Area Advisory Committee on a monthly basis for the past two years, to deal with the land use in the community of St. Peter's.

Mr. Bain indicated that the St. Peter's document now contains only three designations, namely residential designation, commercial designation and open space designation.

Mr. Bain indicated the Planning Advisory Committee reviewed the document, and had some concerns regarding the old pulp storage yard property on Highway #4, and therefore is recommending the adoption of the Plan document this evening, with the exception of the rezoning request for Lot PID # 75114728; which is what has been advertised for approval.

(ii) Receipt of Oral or Written Submissions

The CAO indicated that municipal staff had not received any written or oral submissions regarding the St. Peter's Municipal Planning Strategy and Land Use By-Law.

Mr. Bain indicated that he had not received any written or oral submissions regarding the St. Peter's Municipal Planning Strategy and Land Use By-Law.

Warden Boudreau opened the floor to written or oral submissions from the public.

Mr. Dan McLean inquired if there were any proposed changes regarding a DNR property east of the Canal.

Mr. Bain indicated that there were no proposed changes, but that if any change was requested, it would need to go through a public process.

Mrs. Germaine MacDonald inquired why Grenville Street was zoned downtown commercial, which would no longer allow for new residential construction.

Mr. Bain indicated that the downtown area was zoned downtown commercial because of the downtown stores area, and does recognize the existing residences that presently exist, but would no longer allow for new residential construction in the downtown core, unless a rezoning request is received.

In a response to a question from Mrs. Germaine MacDonald, Mr. Bain indicated that a bed and breakfast in the downtown is zoned as mixed use commercial.

Warden Boudreau opened the floor to questions from Councillors.

Councillor MacPhee requested clarification if the pulp yard property outside St. Peter's was zoned the same as the Greenhouse Co-op property located in the Village.

Mr. Bain indicated that the Greenhouse Co-Op property was located more than 200 feet from the highway, therefore was zoned rural residential.

Councillor Rankin noted that the Area Advisory Committee worked on this document for the past two years, noting that Mr. Parker Stone, Mr. Robert Wambolt and himself were three original members who sat on the Committee for the original plan in 1993. He indicated that a questionnaire had been circulated to all community residents during the review process, and he noted that he felt a source of pride since the plan was put in place, and he thanked the community for their participation and cooperation.

Mr. Dan McLean questioned if an application had been received regarding the proposed changes on the pulp yard property on Highway #4.

Mr. Bain indicated that no formal request for rezoning of that property had been received, and indicated that a public process would be followed, once an application would be received. He noted the application for rezoning would be considered by the St. Peter's Area Advisory Committee, the Planning Advisory Committee and would then proceed to a Public Hearing. He noted that statutory requirements normally take approximately two to three months.

Moved by Councillor Rankin, seconded by Councillor Boudreau that the Public Hearing be adjourned. Motion carried.

There being no further business, Warden Boudreau adjourned the Public Hearing at 6:50 p.m.