

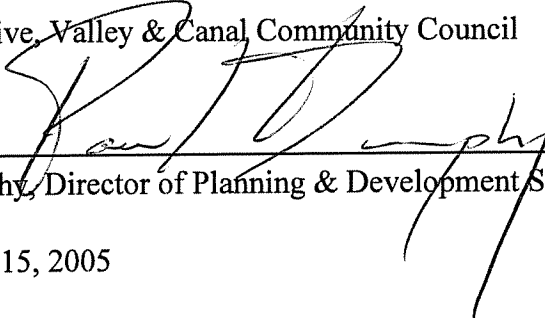


PO Box 1749  
Halifax, Nova Scotia  
B3J 3A5 Canada

10.1

**Marine Drive, Valley & Canal Community Council**  
**January 18, 2006**

**TO:** Marine Drive, Valley & Canal Community Council

**SUBMITTED BY:**   
Paul Dunphy, Director of Planning & Development Services

**DATE:** December 15, 2005

**SUBJECT:** **Case 00767: Rezoning - 740 Beaver Bank Windsor Junction Cross Road**

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**ORIGIN**

Application by Lake City Exports Limited.

**RECOMMENDATIONS**

It is recommended that Marine Drive, Valley & Canal Community Council:

- Give First Reading to consider a rezoning of 740 Beaver Bank Windsor Junction Cross Road and schedule a public hearing;
- Approve the rezoning of 740 Beaver Bank Windsor Junction Cross Road from MU-1 (Mixed Use 1) to I-1 (Mixed Industrial), as shown on Map 2.

## **BACKGROUND**

### **Synopsis of Proposed Development**

Lake City Exports Limited have submitted an application to rezone 740 Beaver Bank Windsor Junction Cross Road from MU-1 (Mixed Use 1) to I-1 (Mixed Industrial) in order to permit wholesale and exporting of automobiles.

### **Location, Zoning and Designation**

The subject property, 740 Beaver Bank Windsor Junction Cross Road, is approximately 1.3 acres (0.5 hectares) and contains a 8,400 sq. ft. (780 m<sup>2</sup>) commercial building. The property is zoned MU-1 (Mixed Use) and designated Mixed Use A in accordance with the Municipal Planning Strategy (MPS) and Land Use By-law (LUB) for Beaver Bank, Hammonds Plains and Upper Sackville (*refer to Map 1 and 2*). The surrounding land uses include a vacant treed lot to the east, an automotive repairs shop to the west, and the Southwind Manufacturing Shop and a landscaping and topsoil company across the street.

### **History of Property**

In April of 1997, North West Community Council rezoned the subject property from I-1 (Mixed Industrial) to MU-1 (Mixed Use-1) to permit a church (the Church of the Nazarene). The property has been sold the Lake City Exports Limited who wholesale and export automobiles. The wholesale and export automobiles is not a permitted use in the MU-1 zone but is a permitted use in the I-1 (Mixed Industrial) zone (*refer to Attachment B*). Consequently, the property owners have requested a rezoning.

### **Enabling Policy**

Policy P-28 of the MPS enables the consideration of the rezoning to I-1 (Mixed Industrial) zone within the Mixed Use A designation. The analysis and evaluation of this policy is discussed below and the policy is provided in Attachment A.

### **Public Information Meeting**

A Public Information Meeting was held on November 23, 2005. Notice was mailed to nearby property owners (*refer to Map 3*) and advertised in the Chronicle Herald on November 12, 2005. Three individuals attended the meeting and expressed no serious concerns with the proposal. Attachment C contains the minutes of this meeting. Should Council agree to hold a public hearing on this application, a similar process of notification will be undertaken.

### **Watershed Advisory Board**

The application was not reviewed by the Halifax Watershed Advisory Board as the property is not immediately adjacent to a watercourse nor is development proposed for the site.

## DISCUSSION

When considering this rezoning, Policies P-28 and P-137 direct Council to have regard for a number of criteria (Attachment A). The following issues/concerns were identified in accordance with these policies:

- **Creating an adverse impact or nuisance for adjacent residents**

The subject property is not in an immediate residential area. The surrounding properties are zoned I-1 (Mixed Industrial) and contain commercial and industrial uses. Further, in accordance with the provisions of the I-1 zone wholesale activities must be solely contained within the building, thereby having no visual impact or adverse impact on surrounding properties. Other uses within the I-1 zone may have a visual impact however, it is the opinion of staff these uses should not create a nuisance or adverse impact for any of the surrounding uses.

- **Impact of traffic circulation**

The existing driveways do not meet the required stopping sight distance for commercial access. There are other existing commercial accesses in the immediate area which have similar difficulties. Since the problem is a pre-existing one and the proposed uses will not significantly increase the severity of the situation the existing access points are acceptable from HRM Traffic Services. It is the opinion of staff, the proposed use will likely result in a reduction of the number of vehicle trips per day in comparison to that of the previous uses (i.e., church, retail and office space).

- **Site Suitability**

The site is suitable for a rezoning to the I-1 zone for the following reasons:

- prior to 1997 the subject property was zoned I-1;
- the site contains an existing commercial building and large gravel parking lot (*refer to Map 4*);
- the surrounding properties contain commercial and industrial uses;
- there is an adequate road network and adequate on-site services; and
- controls relating to height, bulk and scale of a building, open storage and signs are addressed in the provisions of the I-1 zone to minimize any potential impact (*refer to Attachment B*).

## **Conclusion**

In conclusion, staff supports the rezoning of 740 Beaver Bank Windsor Junction Cross Road from MU-1 (Mixed Use 1) to I-1 (Mixed Industrial) in order to permit wholesale and exporting of automobiles for the reasons discussed and outlined above.

## BUDGET IMPLICATIONS

There are no budget implications.

**FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN**

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

**ALTERNATIVES**

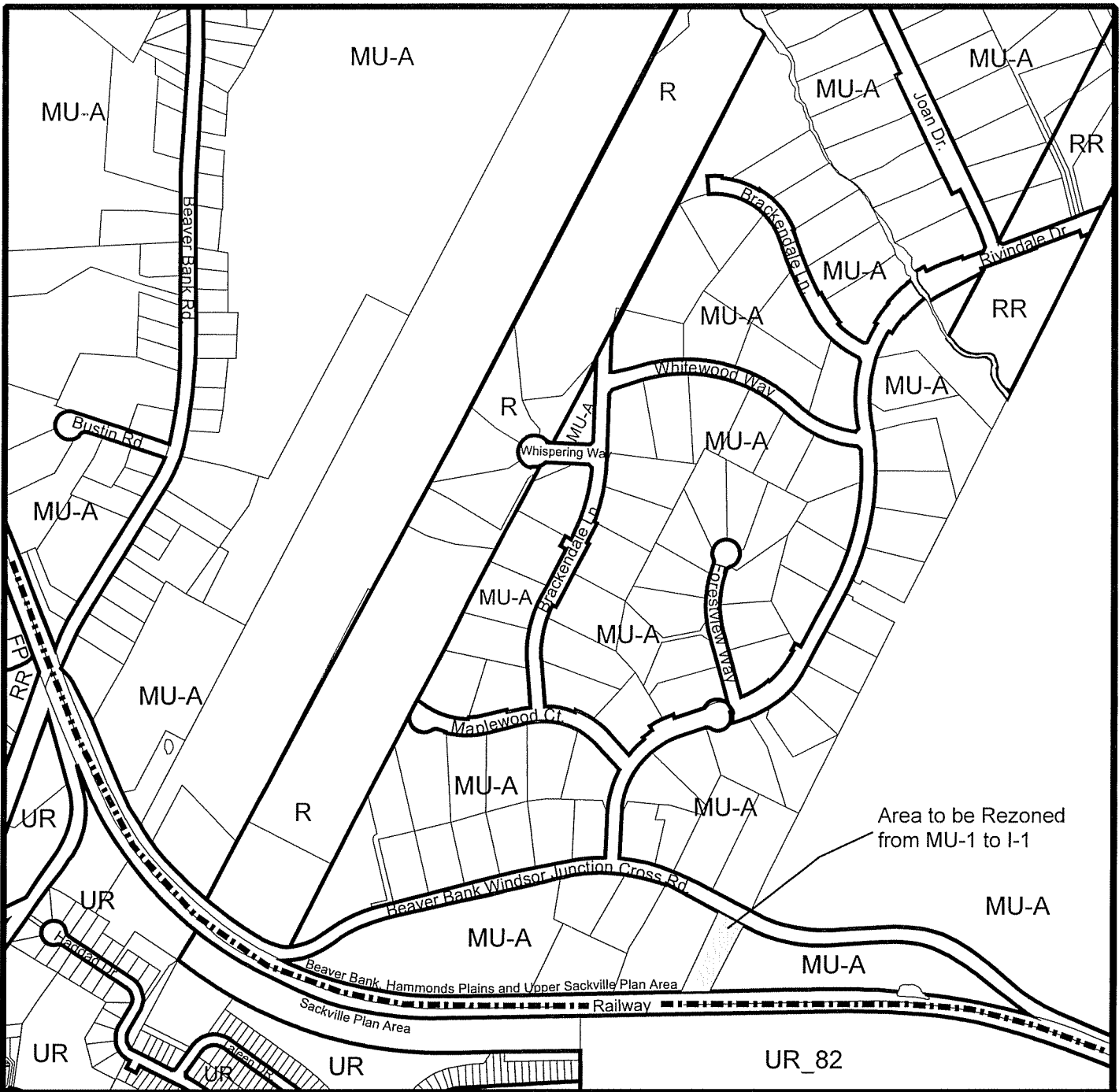
1. Council may choose to approve the requested rezoning. This is recommended for reasons described above.
2. Alternatively, Council may choose to refuse the requested rezoning. This is not recommended for the reasons outlined above.

**ATTACHMENTS**

- Map 1: Generalized Future Land Use Map and Notification Area  
Map 2: Zoning  
Map 3: Notification Area  
Map 4: Site Plan  
Attachment A: Extract from Beaver Bank, Hammonds Plains, Upper Sackville MPS  
Attachment B: Extract from Beaver Bank, Hammonds Plains, Upper Sackville LUB  
Attachment C: Minutes of the Public Information Meeting

Additional copies of this report, and information on its status, can be obtained by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Thea Langille-Hanna, Senior Planner (902) 869-4262



**Map 1**  
**Generalized Future Land Use**



Area to be Rezoned  
 from MU-1 to I-1

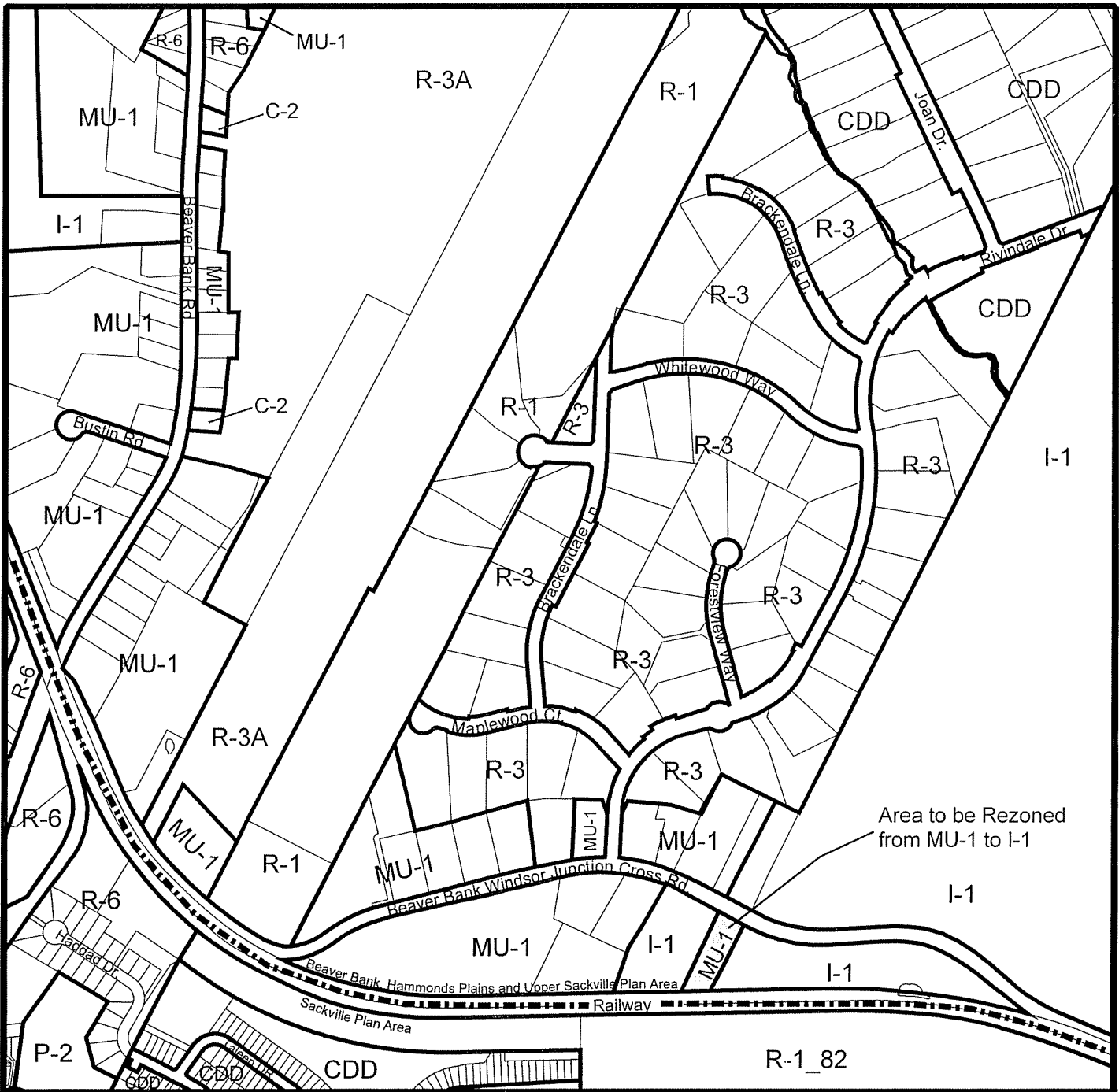
Beaver Bank, Hammonds Plains  
 and Upper Sackville Plan Area

Sackville Plan Area

- MU-A Mixed Use A Designation
- R Residential Designation
- RR Rural Resource Designation

- FP Flood Plain Designation
- UR Urban Residential Designation
- UR\_82 Urban Residential Designation (Under the 1982 Sackville Land Use)





Area to be Rezoned from MU-1 to I-1

## Map 2 Zoning



Area to be Rezoned from MU-1 to I-1

### Beaver Bank, Hammonds Plains and Upper Sackville Plan Area

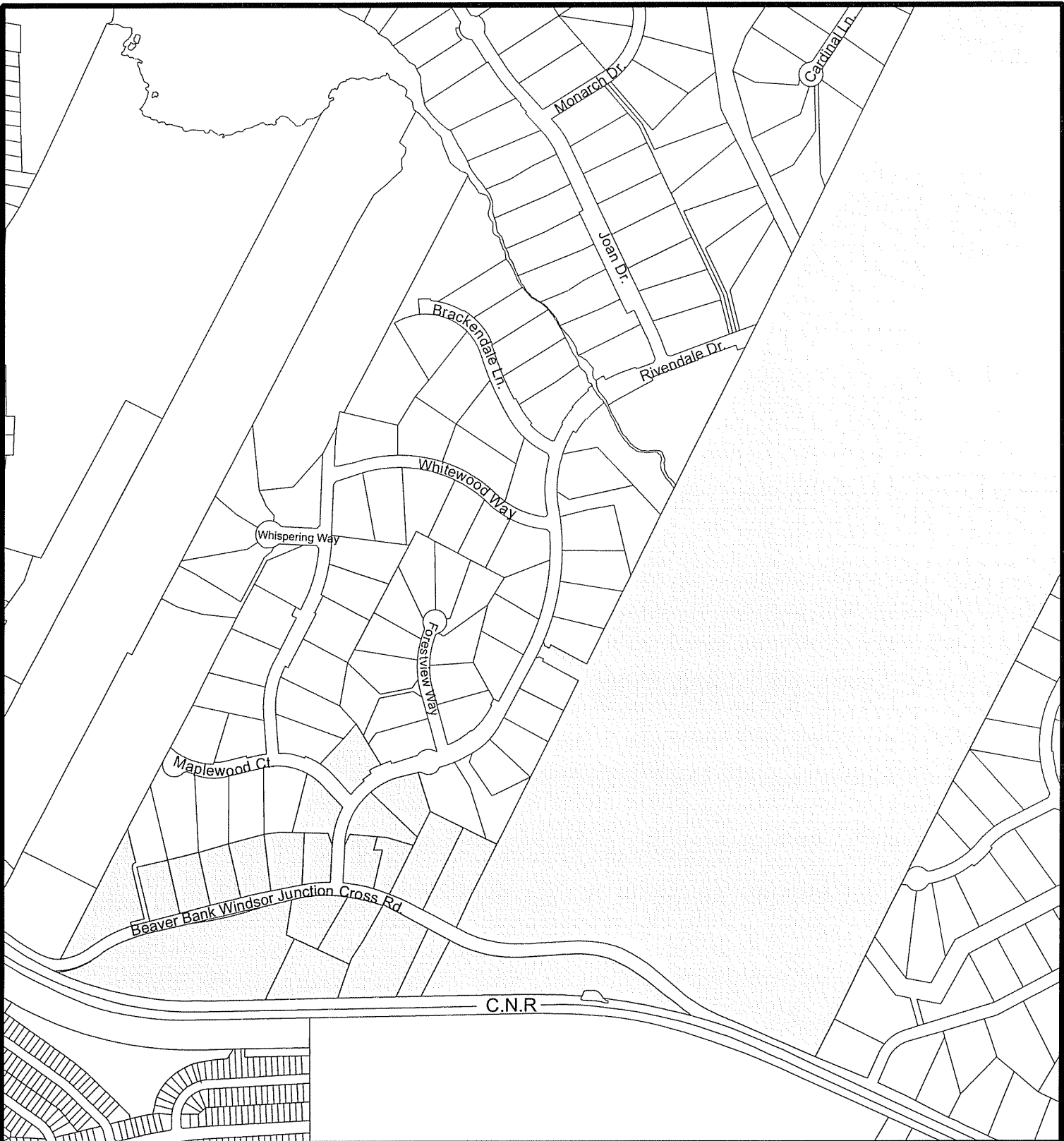
- R-1 Single Unit Dwelling Zone
- R-3 Mobile Unit Dwelling Zone
- R-3A Mobile Home Park Zone
- R-6 Rural Residential Zone
- C-2 General Business Zone
- I-1 Mixed Industrial Zone
- CDD Comprehensive Development District
- MU-1 Mixed Use 1 Zone

### Sackville Plan Area

- R-6 Rural Residential Zone
- CDD Comprehensive Development District Zone
- P-2 Community Facility Zone
- R-1\_82 Single Unit Dwelling Zone (Under the 1982 Sackville Land Use)

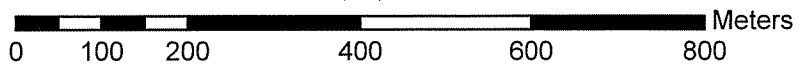
**HALIFAX**  
REGIONAL MUNICIPALITY  
Planning Services

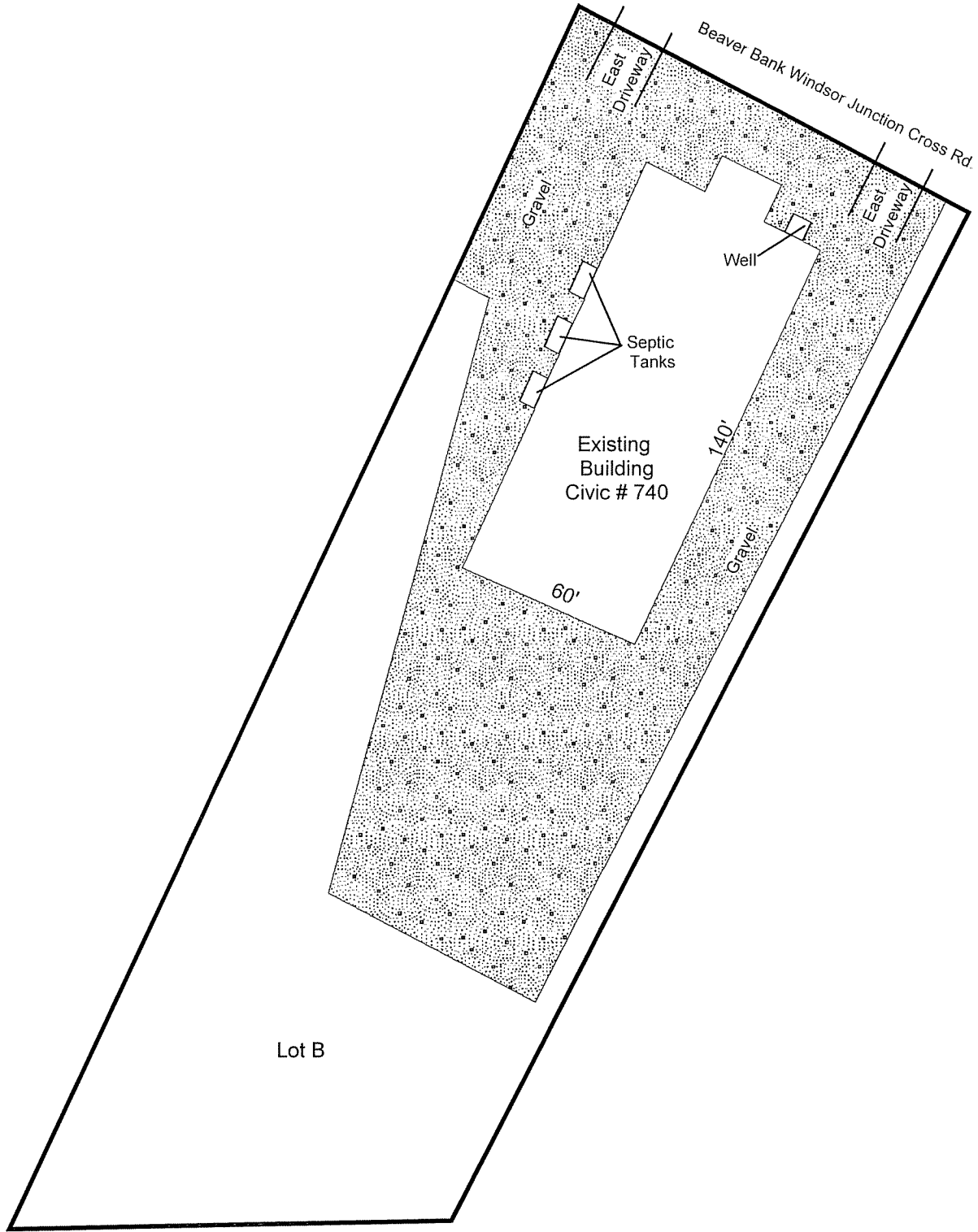




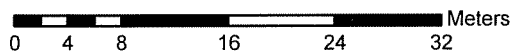
Map 3  
Notification Area

 Notification Area





Map 4  
Site Plan





**Attachment A**  
**Extract from Beaver Bank, Hammonds Plains, Upper Sackville**  
**MPS Policy**

Industrial Development - Mixed Use A and B Designations

It is not the intention to encourage and promote a general industrial character in the Mixed Use A and B Designations. However, it is recognized that, given large areas of undeveloped land, the main rail line and limited access highways, and proximity to the metropolitan area, there are probably locations within these designations which can be developed for industrial uses in a manner which is compatible with residential and community facility uses. The types of industrial uses generally considered appropriate are non-obnoxious service and light industrial manufacturing operations as well as certain resource related industries.

To minimize potential land use conflicts, zone requirements addressing outdoor storage and display, parking and loading areas, and separation from adjacent land uses and watercourses will be established as well as maximum lot coverage provisions in order to ensure that larger industrial activities will be required to locate on a larger lot. The establishment of separation distances from R-1(Single Unit Dwelling), Zone will provide additional protection for residential environments.

Industrial uses requiring process water treatment are felt to be more appropriate in fully serviced industrial parks and specialized industrial sites and, therefore, will not be permitted. Only those uses which can be serviced with an on-site sewage disposal system<sup>1</sup> will be considered in the designations. In addition, any industrial use involving dangerous chemicals shall not be permitted within the designations.

P-28 Notwithstanding the provisions of Policy P-8, it shall be the intention of Council to establish a I-1(Mixed Industrial) Zone in the land use by-law which permits light industrial and service industries, resource uses, limited scale general commercial uses, and residential uses in association with industrial and resource related uses. The zone shall establish controls on site design details such as outdoor storage and display, parking and loading areas. Any obnoxious operation which produces wastes which cannot be treated by an on-site sewage disposal system, or involves hazardous materials, shall not be permitted within the zone. This zone shall be applied to existing industrial uses. In considering amendments to the schedules of the land use by-law to permit new industrial uses in the Mixed Use A and B Designations, Council shall have regard to the following:

- (a) the potential for adversely affecting adjacent residential and community facility development by virtue of either the nature or scale of the proposed industrial operation;
- (b) that the use is not obnoxious and does not create a nuisance for adjacent residential or community facility development by virtue of noise, dust or smell;
- (c) the impact of the industrial use on traffic circulation and in particular sighting distances and entrance and exit to the site;
- (d) that the use can be serviced with an on-site sewage disposal system and does not involve the use of dangerous chemicals;

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<sup>1</sup> A system approved under the Regulations Respecting On-Site Sewage Disposal System. Department of the Environment.

- (e) that the industrial operation shall not require access through a R-1(Single Unit Dwelling) or R-2(Two Unit Dwelling) Zone;
- (f) that no rezoning from a R-1(Single Unit Dwelling) Zone or a R-6(Rural Residential) Zone to a I-1(Mixed Industrial) Zone shall be considered; and
- (g) the provisions of Policy P-137.

P-137 In considering development agreements and amendments to the land use by-law, in addition to all other criteria as set out in various policies of this Plan, Council shall have appropriate regard to the following matters:

- (a) that the proposal is in conformity with the intent of this Plan and with the requirements of all other municipal by-laws and regulations;
- (b) that the proposal is not premature or inappropriate by reason of:
  - (i) the financial capability of the Municipality to absorb any costs relating to the development;
  - (ii) the adequacy of central or on-site sewerage and water services;
  - (iii) the adequacy or proximity of school, recreation or other community facilities;
  - (iv) the adequacy of road networks leading or adjacent to or within the development; and
  - (v) the potential for damage to or for destruction of designated historic buildings and sites.
- (c) that controls are placed on the proposed development so as to reduce conflict with any adjacent or nearby land uses by reason of:
  - (i) type of use;
  - (ii) height, bulk and lot coverage of any proposed building;
  - (iii) traffic generation, access to and egress from the site, and parking;
  - (iv) open storage;
  - (v) signs; and
  - (vi) any other relevant matter of planning concern.
- (d) that the proposed site is suitable in terms of the steepness of grades, soil and geological conditions, locations of watercourses, marshes or bogs and susceptibility to flooding.
- (e) **Within any designation, where a holding zone has been established pursuant to “Infrastructure Charges - Policy P-81”, Subdivision Approval shall be subject to the provisions of the Subdivision By-law respecting the maximum number of lots created per year, except in accordance with the development agreement provisions of the MGA and the “Infrastructure Charges” Policies of this MPS.  
(RC-July 2/02; E-Aug 17/02)**

**Attachment B**  
**Extract from Beaver Bank, Hammonds Plains, Upper Sackville**  
**Land Use By-law**

**PART 13: MU-1 (MIXED USE) 1 ZONE**

13.1 **MU-1 USES PERMITTED**

No development permit shall be issued in any MU-1 (Mixed Use) Zone except for the following:

Residential Uses

Single unit dwellings  
Two unit dwellings  
Boarding and rooming houses  
Bed and Breakfast  
Senior citizens housing  
Existing mobile dwellings  
Existing multiple unit dwellings  
Day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings  
Business uses in conjunction with permitted dwellings

Other Uses

Institutional uses, except fire and police stations  
Open space uses  
Commercial uses permitted in the C-2 (General Business) Zone  
Trucking, landscaping, excavating and paving services  
Agriculture uses  
Forestry uses and wooden furniture manufacturing  
Composting operations (see section 4.29)

13.2 **MU-1 ZONE REQUIREMENTS: RESIDENTIAL USES**

In any MU-1 Zone, no development permit shall be issued for residential uses except in conformity with the provisions of Section 11.2.

13.3 **MU-1 ZONE REQUIREMENTS: OTHER USES**

In any MU-1 Zone, no development permit shall be issued except in conformity with the following:

Minimum Lot Area  
29,064 square feet (2700 m<sup>2</sup>)  
Minimum Frontage  
100 feet (30.5 m)  
Minimum Front or Flankage Yard 30 feet (9.1 m)  
Minimum Rear or Side Yard 15 feet (4.6 m)

Maximum Lot Coverage for Structures and Storage	50 per cent
Maximum Height of Main Building	35 feet (10.7 m)

13.4 OTHER REQUIREMENTS: BUSINESS AND DAY CARE USES

- (a) With the exception of outdoor display provisions, where business uses and day care facilities in conjunction with a dwelling are permitted in any MU-1 Zone, the provisions of Section 11.3 and Section 11.4 shall apply.
- (b) Outdoor display shall not be permitted:
  - (i) within 10 feet of the front lot line or within the required side yard;
  - (ii) within any yard which abuts an adjacent residential use, except where a visual barrier is provided;
  - (iii) shall not exceed 200 square feet.

13.5 OTHER REQUIREMENTS: COMMERCIAL USES

Where commercial uses are permitted in any MU-1 Zone, the following shall apply:

- (a) The gross floor area devoted to all commercial uses on any lot shall not exceed two thousand (2,000) square feet.
- (b) No open storage or outdoor display shall be permitted.
- (c) The parking lot shall be demarcated and paved or otherwise maintained with a stable surface which is treated in a manner to prevent the raising of dust and loose particles.
- (d) Except where any commercial use abuts another commercial use in an MU-1 Zone, no portion of any parking space shall be located within any required side yard.
- (e) Where any commercial use abuts another commercial use in the MU-1 Zone, the abutting side yard requirement shall be eight (8) feet.

13.6 OTHER REQUIREMENTS: AGRICULTURE USES

- (a) Notwithstanding the provisions of Section 13.3, where any barn, stable or other building intended for the keeping of more than fifty (50) domestic fowl or ten (10) other animals is erected in any MU-1 Zone, no structure shall:
  - (i) be less than fifty (50) feet from any side lot line;
  - (ii) be less than one hundred (100) feet from any dwelling or potable water supply except a dwelling or supply on the same lot or directly related to the agricultural use;
  - (iii) be less than three hundred (300) feet from any watercourse or water body;
  - (iv) be less than five hundred (500) feet from any residential (R-1, RR-1) zone.
- (b) No more than two thousand (2,000) square feet of floor area of all structures on any lot shall be used for a retail use accessory to agriculture uses.

13.7 OTHER REQUIREMENTS: FORESTRY AND WOODEN  
FURNITURE MANUFACTURING

Where forestry uses and wooden furniture manufacturing are permitted in any MU-1 Zone, the following shall apply:

- (a) No more than two thousand (2,000) square feet of gross floor area of all structures on any lot shall be used for a sawmill, other industrial mill related to forestry, wooden furniture manufacturing, or retail use accessory to the above uses;
- (b) No sawmill or other industrial mill related to forestry shall be located less than fifty (50) feet from any lot line nor less than three hundred (300) feet from any dwelling except a dwelling located on the same lot or directly related to the above use;
- (c) Any area devoted to open storage shall not be permitted within any required front or side yard and shall not exceed twenty-five (25) per cent of the lot area.

### 13.8 OTHER REQUIREMENTS: INSTITUTIONAL USES

Where institutional uses are permitted in any MU-1 Zone, the provisions of Part 22 shall apply.

### 13.9 OTHER REQUIREMENTS: TRUCKING, LANDSCAPING, EXCAVATING AND PAVING SERVICES

Where trucking, landscaping, excavating and paving services are permitted in a MU-1 Zone, the following shall apply:

- (a) No development permit shall be issued for any use unless a dwelling is located on the lot.
- (b) The total gross floor area of all structures on any lot devoted to the above uses shall not exceed two thousand (2000) square feet.
- (c) No materials or mechanical equipment which is obnoxious or which creates a nuisance by virtue of noise, vibration, smell or glare shall be used on the lot.
- (d) With the exception of aggregate resources, any materials associated with the above uses shall be contained within a building or otherwise enclosed by a fence, vegetation, or other means which provide a visual and physical barrier.
- (e) Any area devoted to open storage shall not be permitted within any required front or side yard line and shall not exceed twenty-five (25) per cent of the lot area.
- (f) One off street parking space, other than that required for the dwelling shall be provided for every three hundred (300) square feet of floor area used by the above use.
- (g) No product stockpile or processing activity associated with the above uses shall be located within one hundred (100) feet of a watercourse.

### 13.10 EXEMPTION: EXISTING MOBILE HOME PARKS

Notwithstanding Section 13.1, Timber Trails Mobile Home Park, LIC Number 40203622, shall be a permitted use to the extent to which it is in existence on the effective date of this by-law.

### 13.11 EXEMPTION: EXISTING COMMERCIAL RECREATION USES

Notwithstanding Section 13.1, Woodhaven Campground, LIC Number 425389, and Pin-Hi Golf Course, LIC Number 425512, and Atlantic Playland, LIC Number 40203648 and 40203630, shall be permitted uses to the extent to which they are in existence on the effective date of this By-law.

**PART 19: I-1 (MIXED INDUSTRIAL) ZONE**

19.1 I-1 USES PERMITTED

No development permit shall be issued in any I-1 (Mixed Industrial) Zone except for the following:

Industrial Uses

Any manufacturing, processing, assembly or warehousing operation which is not obnoxious and which is conducted and wholly contained within a building

Service industries

General contracting storage yards and services

Transport facilities and maintenance yards

Heavy machinery sales and service

Building materials outlets

Greenhouses

Existing asphalt plants

Trucking, landscaping, excavating and paving services

Communication transmission stations

Commercial and office uses accessory to permitted industrial uses

Resource Uses

Agriculture uses

Forestry uses

Composting operations (see section 4.29) (MC-February 26, 1996 / M-March 28, 1996)

General Commercial Uses

Any commercial use permitted under Section 16.1

Residential Uses

Single unit dwellings and mobile dwellings in association with permitted industrial and resource uses

19.2 LOT SIZE REQUIREMENTS: ALL USES

Minimum Lot Area	29,064 square feet (2700 m <sup>2</sup> )
Minimum Frontage	100 feet (30.5 m)

19.3 REQUIREMENTS: INDUSTRIAL USES

- (a) any building or structure shall conform to the following requirements:
- |                           |                 |
|---------------------------|-----------------|
| Minimum Front Yard        | 30 feet (9.1 m) |
| Minimum Rear or Side Yard | 25 feet (7.6 m) |
| Maximum Lot Coverage      | 50 per cent     |

Minimum Separation Distance

Between Accessory Buildings 15 feet (4.6 m)

- (b) Notwithstanding clause (a), where an I-1 zoned lot abuts a lot containing an industrial or commercial use, the abutting side or rear yard requirement may be reduced to fifteen (15) feet along the common lot line.
- (c) Notwithstanding clause (a), where an I-1 zoned lot abuts a railway line right-of-way, the side or rear yard requirement shall be waived along the common lot line.
- (d) No outdoor storage of materials shall be located within the minimum yard requirements specified under clause (a) and any outdoor storage of materials shall be enclosed within a fence or otherwise screened so as to provide a visual and physical barrier.
- (e) No building or outdoor storage area shall be located within one hundred (100) feet of any watercourse or any residential zone (R-1, R-2).
- (f) The combined area of all buildings and outdoor storage areas shall not exceed seventy-five (75) per cent of the lot area.
- (g) No outdoor display shall be located within ten (10) feet of any front lot line and where a residential or community use is established on the abutting lot, no outdoor display shall within twenty-five (25) feet of the common lot line unless a visual barrier is provided, in which the required setback from the lot line may be reduced to five (5) feet.
- (h) Where a residential or community use is established on the abutting lot, no parking or loading area shall be located within twenty-five (25) feet of the common lot line unless a visual barrier is provided, in which the required setback from the lot line may be reduced to five (5) feet.

19.4 REQUIREMENTS: RESOURCE USES

- (a) agricultural uses shall conform to the requirements of Sections 21.2 and 21.3, except that the minimum lot area and frontage requirements of Section 21.2 shall not apply; and
- (b) forestry uses shall conform to the requirements of Sections 21.2 and 21.4, except that the minimum lot area and frontage requirements of Section 21.2 shall not apply.

19.5 REQUIREMENTS: GENERAL COMMERCIAL USES

- (a) the gross floor area of all buildings or portions of any building dedicated to permitted commercial uses shall not exceed two thousand (2,000) square feet; and
- (b) commercial uses shall conform to the requirements of Sections 16.2, 16.3 and 16.4.

19.6 REQUIREMENTS: RESIDENTIAL USES

Any residential building shall conform to the following requirements:

Minimum Front Yard	30 feet (9.1 m)
Minimum Rear or Side Yard	8 feet (2.4 m)
Maximum Height	35 feet (10.7 m)
Minimum Separation from Adjacent Main Buildings	8 feet (2.4 m)

**Attachment C**

HALIFAX REGIONAL MUNICIPALITY  
PUBLIC INFORMATION MEETING  
CASE NO. 00767 - LAKE CITY EXPORTS LIMITED

7:00 P.M.

Wednesday, November 23, 2005

Beaver Bank Kinsac Community Centre

IN ATTENDANCE:           Thea Langille-Hanna, Planner, HRM Planning Services  
                                  Cara McFarlane, Administrative Support, HRM Planning Services

ALSO PRESENT:           Councillor Krista Snow, District 2, Chair  
                                  Councillor Brad Johns, District 19  
                                  Doug McCullum, Lake City Exports Limited  
                                  Joe Perrault, Lake City Exports Limited

PUBLIC IN  
ATTENDANCE:           Approximately 4

The meeting commenced at approximately 7:01 p.m.

1.     Introductions

Councillor Krista Snow introduced herself as Councillor for District 2; Brad Johns, Councillor for District 19; Thea Langille-Hanna, HRM Planner assigned to this application; and Cara McFarlane, Recording Secretary.

2.     Presentation - Thea Langille-Hanna

The Halifax Regional Municipality Planning and Development Services has received an application by Lake City Exports to rezone 740 Beaver Bank Windsor Junction Cross Road. The existing zoning on the property is MU-1 (Mixed Use) Zone. The applicant would like to rezone it to I-1 (Light Industrial) Zone.

The property is located within the Municipal Planning Strategy (MPS) for Beaver Bank, Hammonds Plains and Upper Sackville and is located in an area that was set aside designated as a Mixed Use A Designation which basically encompasses most of the lands located along the Beaver Bank and Kinsac Roads. The intention is to allow for the existing residential development as well as some commercial and existing light industrial uses that occur in the area.

In 1997, an application was processed for this property. The property was zoned I-1. HRM received an application to rezone it to MU-1 Zone. The purpose was to enable a church and



associated facilities as well as some other commercial type operations. The rezoning application was reviewed under the existing policy set and was approved by council which allowed for the rezoning to occur.

The property is no longer being used for the church. The new property owners, Lake City Exports Limited, are utilizing the site for the wholesale and export of vehicles. There are not any outdoor displays or a car lot. Most of their operations is in the exportation side of things and they keep storage within the building.

The property is approximately 1.3 acres in size and there is presently a commercial building on site which is approximately 8,400 square feet. Ms. Langille-Hanna circulated a photo of the building.

The present zone on the site does not allow them to operate in their full capacity which they would like to do. There is a policy which enables community council to consider the rezoning.

Ms. Langille-Hanna introduced two representatives from Lake City Exports Limited, Doug McCullum and Joe Perrault.

### 3. Comments and questions

Councillor Johns asked if there is a sign posted on the property indicating this is coming forth as a rezoning on the property. Was there a requirement for the sign to be posted before the public information meeting? He is concerned that not many people were aware of the proposed rezoning on the property as there is a low turnout for the meeting. To Ms. Langille-Hanna's knowledge there is not one there yet, but there will be one in the near future. There is a requirement that came through last week to ensure that the sign is up before the public information meeting. Regrettably, time did not allow the opportunity to place the sign on the property before the meeting. The mail out for the meeting was a low number (36 property owners). The sign will definitely be up prior to the public hearing.

Councillor Snow wanted to know the zoning of the property beside this site. Ms. Langille-Hanna said properties on both sides of the subject property and across the street are zoned I-1 (industrial).

Councillor Snow asked where the cars will be kept. Mr. Perrault said they would be kept inside the building. Ms. Langille-Hanna mentioned even under the I-1 Zone, activities are to be kept inside.

Councillor Johns asked if the applicant owns the property next door as well. Mr. Perrault said the property is owned by someone else.

Robin Barrett, Beaver Bank, asked what the intent is for future use of the site to which Mr. Perrault replied that it would just be for the vehicles. Ms. Langille-Hanna read the permitted uses within the MU-1 Zone and compared these with the I-1 Zone.

Walter Regan, member of Sackville Waters Association and North West Planning Advisory Committee, asked if there will be any car repairs to which Mr. Perrault replied no.

Mr. Regan asked how many cars will be on site in regards to repairs. Mr. Perrault said there will be no mechanical maintenance done. Mr. Regan wanted to confirm that the only oil storage on site will be for the building use to which Mr. Perrault answered yes.

Mr. Regan asked if a new building will be built. Mr. Perrault said the existing building will be used.

Mr. Regan asked if any more trees will be planted to help with water retention as he is concerned about protecting the water quality in the area. Mr. Perrault replied that planting trees is not their intention.

Mr. Regan asked if the septic field that exists on the site will be used. Mr. Barrett mentioned that the existing septic field had major upgrades done by the church. Only 10% of the capacity will be used for the intended purpose.

Any issues Mr. Regan mentioned for any use or alteration upgrades would be required through the permitting stage.

Councillor Snow thanked everyone for coming to the meeting and expressing their views on the proposal.

#### 4. Adjournment

The meeting adjourned at approximately 7:15 p.m.