

To: **Inverness County Planning Advisory Committee
Inverness County Council**

From: **Planning Staff (EDPC)**

Date: **February 3, 2022**

Reference: **Application to rezone a property located on the Cabot Trail, Chéticamp from Residential General (R-1) Zone to the Commercial General (C-3) Zone to allow for extra parking for the existing business located immediately behind the property at 15038 Cabot Trail Road.**

Recommendation:

That Municipal Council approve a Land Use By-law amendment to rezone PID 50089127 on the Cabot Trail, Chéticamp from the Residential General (R-1) Zone to the Commercial General (C-3) Zone to allow for extra parking for the existing business located immediately behind the property at 15038 Cabot Trail Road. (See Rezoning Map, Page 3).

Background Information:

Staff of the District Planning Commission received an application from Arthur Richardson of Richardson Printing Limited to rezone property owned by their company on the Cabot Trail from Residential to Commercial in order to facilitate the sale of the two properties to an interested party wanting to develop a new business venture and use the front lot as part of the business. The front lot was previously the location of a small home, which was removed from the property a number of years ago. The lot has been used occasionally as informal parking in the past.

Description	
Designation:	Urban Residential
Zoning:	Residential General (R-1)
Zoning Request:	Commercial General (C-3)
Identification:	50089127
Total Lot Area:	4,100 sq. ft; (381 sq. m.)
Site Visit:	January 22, 2022

A site visit was conducted on January 22, 2022. The property is bordered by the commercial zoning on two sides, the road in front and a two-storey home to the North. The next property to the North is the Fiset House Inn.



Staff Report

Analysis:

Policy 1-11 of the Chéticamp Municipal Planning Strategy established the Commercial General (C-3) zone to apply to existing commercial uses located in the Residential designation. Further Policy 1-13 states it shall be the policy of Council to not permit the rezoning of any additional property for commercial use outside the designated areas and those not already in existence on the effective date of the Land Use By-law will not be considered. The effective date of the Chéticamp by-law is June 2000. A warranty deed was registered in the name of Richardson Printing Limited on April 9, 1998. The property changed hands a few times in the intervening years, with the latest deed being transferred from 58823 NWT Limited back to Richardson Printing Limited July 25th 2018. The Richardson's consider the property to be part of the business and it has been used on occasion for parking over the last twenty-four years.



Conclusion:

Eastern District Planning Commission Staff are of the opinion that the rezoning of PID 50089127 located on the Cabot Trail, Chéticamp, from Residential General (R-1) Zone to Commercial General (C-3) Zone, is in keeping with the general intent of the Municipal Planning Strategy and given that the property was owned by Richardson Printing Limited prior to the effective date of the by-law. EDPC Staff therefore recommend approving the application to rezone PID 50089127 from Residential General (R-1) Zone to Commercial General (C-3) Zone.

