



May 24, 2024

Re: Application for Re-zoning (Z01-2024) Public Meeting for 240 Mink Mountain Drive

This letter is a follow-up to the Notice of Public Meeting on June 5, 2025 to review the re-zoning application for 240 Mink Mountain Drive.

The “General Commercial” zoning for this piece of land was originally approved 1997. Without the knowledge of the applicant, the zoning was reverted back to the “Rural” zone in 2010 when the new zoning by-law was passed and the amendment to rezone the property to “General Commercial” was not carried forward. The applicants are requesting that the error made in 2010 be corrected.

Following the Public Meeting on March 6, 2024, the applicants met with municipal representatives to discuss options related to the application. Through these discussions, it was agreed that the following condition would be proposed for Council to consider at the Public Meeting on June 5, 2024:

In the “General Commercial” Zone of the Subject Property, the following permitted uses allowed by Section 3.9.1 of By-law 2017-030 are restricted to access from Mink Mountain Drive:

- *an automobile service station;*
- *a commercial garage;*
- *a gasoline retail outlet;*
- *a retail lumber yard;*
- *a vehicle repair shop; and*
- *a vehicle sales or rental establishment.*

This condition would reduce the impact of commercial vehicle traffic in the residential area along Island Avenue.

The other permitted uses that would not have the same restriction include: community centre, entertainment facility, hotel, personal service shop, restaurant, retail outlet, merchandise repair shop or an accessory dwelling to the permitted uses.

If you have any questions, please contact me at the municipal office.

Yours truly,

Erika Kromm
Clerk-Treasurer