



## **NOTICE**

**MEETING:** Public Hearing for Rezoning of PID: 37529856

**DATE:** Wednesday, July 15<sup>th</sup>, 2026

**TIME:** 5:00pm

**PLACE:** Council Chambers, 8296 Highway 7, Sherbrooke

Please Advise If Unable To Attend



# Municipality of the District of St. Mary's

Public Hearing  
Wednesday, July 15<sup>th</sup>, 2026

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*We acknowledge that we are gathering in Mi'kmaqi the traditional unceded territory of the Mi'kmaq people.*

1. Call to Order
2. Roll Call
3. Approval of the Agenda
4. Staff Presentation
5. In Person Comments
6. Written Submissions

Adjournment

## Rezoning Request - 30 Bill Hapes Road, Ecum Secum (PID 37529856)

### SUMMARY

The purpose of this report is to clarify the Public Hearing process regarding an application to amend the Municipality of the District of St. Mary's Land Use By-law by rezoning property located at **30 Bill Hapes Road, Ecum Secum (PID 37529856)** from **Rural Resource (RR)** to **General Commercial (GC)**.

The proposed amendment would permit the operation of a Motor Vehicle Inspection Station on the subject property.

This Public Hearing provides members of the public with an opportunity to comment on the proposed amendment before Council considers the application.

### BACKGROUND

A request was received from Mr. Stephen Pye to rezone the property located at 30 Bill Hapes Road, Ecum Secum, PID 37529856, for the operation of a Motor Vehicle Inspection Station.

The property is currently zoned Rural Resource (RR). A review of the Land Use By-law determined that while the Rural Resource (RR) Zone permits a variety of commercial and light industrial uses, it does not permit automobile repair-related uses, including a Motor Vehicle Inspection Station. As a result, an amendment to the Land Use By-law is required to rezone the property from Rural Resource (RR) to General Commercial (GC).

On June 17<sup>th</sup>, Council authorized this Public Hearing in accordance with the requirements of the Municipal Government Act.

### CONSIDERATIONS

The application has been reviewed against the applicable provisions of the Municipal Planning Strategy and the Land Use By-law.

The review determined that:

- The General Commercial (GC) Zone is a permitted zone within the Rural Designation in accordance with Policy 3-65 of the Municipal Planning Strategy.
- The application may proceed as an amendment to the Land Use By-law.
- The proposal has been reviewed against the applicable policies of the Municipal Planning Strategy, including Policies 4-12 and 4-13.
- The proposal generally complies with the applicable planning policies, subject to Council's consideration of all comments received through the public hearing process.

## Staff Report



Following the close of this Public Hearing, Council will have the opportunity to make a decision regarding this rezoning request during the subsequent meeting of Council. Factors for consideration will include the details of the application as well as all written and verbal submissions received.

Following the staff presentation of this Staff Report, the meeting Chair will invite any members of the public present to speak, one at a time. Members of the gallery who wish to speak must provide their name for the record, and have five minutes each to speak. Responses are not required to be provided to questions from the public, but will be considered by Council in decision-making.

The Chair will also ask the Clerk to confirm if any written submissions were received, and if so, the Clerk will read aloud any written submissions.

If there are no members of the public present, and no written submissions received, the Public Hearing will be deemed concluded within 10 minutes of the meeting being called to order.

### RECOMMENDATIONS

During the upcoming meeting of Council, Council may:

1. Adopt the proposed amendment to the Land Use By-law to rezone PID 37529856 from Rural Resource (RR) to General Commercial (GC).
2. Refuse the proposed amendment.
3. Defer the matter pending additional information.

#### **Attachment:**

Appendix A – Site Plan

## Appendix A – Site Plan

