



**Public Meeting of Council
Wednesday, May 27, 2015 at 7 PM
Council Chambers – City Hall**

Mayor Clifford Lee Presiding

Present:

**Councillor Greg Rivard, Chair
Councillor Terry MacLeod
Councillor Mitchell Tweel
Councillor Edward Rice
Councillor Robert Doiron**

**Councillor Melissa Hilton
Councillor Kevin Ramsay
Councillor Jason Coady
Councillor Terry Bernard**

Also:

**Donna Waddell, DCS
Laurel Palmer Thompson, PDO**

Alex Forbes, PHM

Regrets:

Deputy Mayor Mike Duffy

Roy Main, CAO

Mayor Lee opened the meeting. He then turned the meeting over to Councillor Greg Rivard, Planning Board Chair, who introduced the application.

1. 15 St Dunstan Street (PID# 388215)

This is a request to consider an amendment to Appendix “G” of the Zoning and Development Bylaw (List of Approved Properties in the Comprehensive Development Area Zone and Their Permitted Uses) to permit the construction of a Retail Store at the property located at 15 St. Dunstan Street (PID# 388215).

Councillor Rivard then turned the meeting over to Garnett Mabie, Construction Project Manager for Plaza Group (the applicant).

Mr. Mabie introduced himself and presented a slide show of the project. He explained that the project is a new Princess Auto store and discussed the site plan showing location, landscaping, parking and traffic circulation. He presented building elevations and said the building would be the same format as the Princess Auto that was constructed in Moncton, NB.

Mayor Lee opened the floor to questions and comments from the public and Council.

Councillor Tweel noted the concerns expressed by Ellen's Creek Watershed in their letter regarding the application. He said that a lot of work has been done on the watershed by this group. He asked if Plaza would work with the watershed group to mitigate any concerns they have and develop a development strategy to deal with the watershed.

Mr. Mabie responded that Plaza Corp. appreciates their concerns and is more than willing to work with the watershed group. They have hired Adam Clark with CBCL to do the civil work and they would take measures to ensure that there isn't damage to the watershed.

Mayor Lee asked if the request for a "Retail Hardware Store" was too narrow of a description for the use of the property. That if the store was to change ownership would it be required to go through another public meeting if it were another retail use?

Mr. Mabie stated that he wrote hardware store on the application to describe what the retail use would be. He explained that overall the use is a retail store but they are selling hardware.

Councillor Rice asked if the environmental concerns be dealt with through the Planning Department.

Alex Forbes, Manager of Planning and Heritage Department, explained that the applicant has been in touch with the Department of Environment to determine where the wetland buffer is. Mr. Forbes stated that the applicant fully understands where that wetland boundary is and that applicant has expressed a willingness to cooperate in regards to respecting that as a part of this development. He noted that Staff will work with both the Department of Environment and the applicant to mitigate concerns.

Daniel Cousins

Mr. Cousins voiced his concerns about rezoning land when there is already a surplus of retail land and vacant space, such as the former Target store. He stated that vacant retail space and land should be utilized before additional land is approved for retail.

Mayor Lee asked if there were any further questions or comments on the application, there being none.

The meeting was adjourned at 7:21 P.M.