

PUBLIC MEETING

Minutes of a public meeting held Monday, February 21, 2005 at 6:00 p.m. in the Council Chambers to consider a proposed Zoning Bylaw Amendment.

Present: Mayor Wayne Hurst
Deputy Mayor Anthony Leardi
Councillor Bob Bailey
Councillor Gord Freeman
Councillor Carl Gibb
Councillor Paul Renaud
Councillor Rosa White

Also Present: Dave Mailloux, Clerk
Lory Bratt, Planning Coordinator
Jean Monteith, Planning Consultant

A record of those members of the public in attendance is attached as a schedule and forms part of these minutes.

Disclosure of Interest

Councillor Renaud indicated a disclosure of interest, vacated his chair and refrained from discussion and/or voting on this issue.

Deputy Mayor Leardi assumed the Chair and opened the meeting welcoming all those in attendance stating the purpose was to consider a proposed Zoning Bylaw Amendment. He explained the process for the meeting and the requirements under the Planning Act and asked the Planning Coordinator and Planner to summarize the application.

Planning Coordinator

The Town is in receipt of an application for Zoning Bylaw Amendment to Bylaw 1999-52 under Section 34 of the Planning Act from Claudio Balbinot, Agora Research Group.

The four properties affected by the proposed amendment are located on the east side of Sandwich Street South, north of Fort Street, and are known municipally as 67, 71, 75 and 77 Sandwich Street South. The property at 67 Sandwich Street South is currently used for a multiple residential dwelling and is zoned "Commercial General (CG-2) Zone" which permits a variety of commercial uses as well as a supermarket and associated retail uses subject to site specific lot frontage, front, side and rear yard setbacks, planting strips, loading space and parking requirements. This property has 19.5 metres (64.25 feet) of frontage on Sandwich Street and a lot area of approximately 0.4 ha. (1.1 acres). The properties located at 71, 75 and 77 Sandwich Street each have lot frontages ranging from 13.7 metres (45 feet) to 14.5 metres (47.75 feet) and lot areas of approximately 790 square metres (8,500 sq. ft.) to 820 square metres (8,822 sq. ft.). Each of these properties contain an existing single detached dwelling and is zoned "Residential Office (RO) Zone" which permits existing land uses and a variety of office uses. In total, the four properties have a combined lot frontage of 61 metres (200 ft.) and an area of 0.6 ha (1.6 acres).

The proposed amendment to the Zoning Bylaw No. 1999-52 would change the zoning of the subject lands noted above from the “Commercial General (CG-2) Zone” and “Residential Office (RO) Zone” to a site specific “Commercial General (CG-7) Zone” to permit the development of a Drug Store, Clinic and accessory uses subject to the provision of a 3 metre landscaped planting strip along the front lot line, and site specific setbacks including a northerly interior side yard setback of 7 metres. The proposed use is also subject to site plan control.

The proposed amendment to the Zoning Bylaw is in conformity with the policies of the Official Plan.

As part of the Planning Coordinator’s report, Council had been provided with copies of applications for Zoning Bylaw Amendment, draft bylaw for the proposed rezoning, draft site plan for the proposed development and a perspective view of the proposed drug store.

There are some very minor revisions we will be suggesting to the site plan to enhance traffic flow for service vehicles at the rear of the property. The site plan agreement will also ensure future joint access at the rear of the lot for the property to the north. The proponents have worked closely with the Town to address all of the requirements of Official Plan Amendment #4 and ensure conformity of their proposal. With respect to the perspective view, Council will note the traditional styling being proposed for the structure which will include a brick exterior with columns.

There were no written comments received from the various agencies circulated.

Jean Monteith, Planning Consultant

Ms. Monteith advised that the proposed site plan is in complete conformity with Official Plan Amendment #4 and commended the applicants on their proposed development.

Claudio Balbinot, Applicant

Mr. Balbinot advised that his firm was retained by Pharma-Plus to act on their behalf. Mr. Balbinot summarized the proposed zoning bylaw amendment and advised Council that they had conducted an in house market analysis which has shown that the market can support the proposed drug store. He noted the property has good accessibility and is compatible with existing development in the area. The proposed style of the store is the latest store format.

Councillor Freeman noted that there are two existing sycamore trees and some maple trees that he requested be given consideration to be retained.

Mr. Babinot indicated he would take this under consideration, however a three metre planting strip is the requirement in accordance with the Official Plan policies.

Ms. Monteith confirmed Official Plan Amendment #4 requirements.

Deputy Mayor Leardi then asked for any questions and/or comments from members of the public.

Linda Dufour, 61 Sandwich Street South

Ms. Dufour advised she owns the dwelling immediately to the north of the proposed development. She purchased her property for residential purposes and favours residential for the area. The additional traffic could pose a safety hazard for her children.

Councillor Gibb asked if the south driveway is a perceived problem and suggested the possibility of a joint access with Sobey's.

Ms. Monteith indicated that the preferred option would be a joint access, however the Town did not require that in Sobey's development agreement. It can be suggested, however we can not force this arrangement. Ms. Monteith indicated that in her opinion they have done a good job with the access and also explained the buffering being required for the property to the north and location of garbage disposal.

Deputy Mayor Leardi stated that given it is a Commercial designation is the setback requirement a concern?

The setback is required due to the current zoning of the property to the north, however, that property can be rezoned to Commercial.

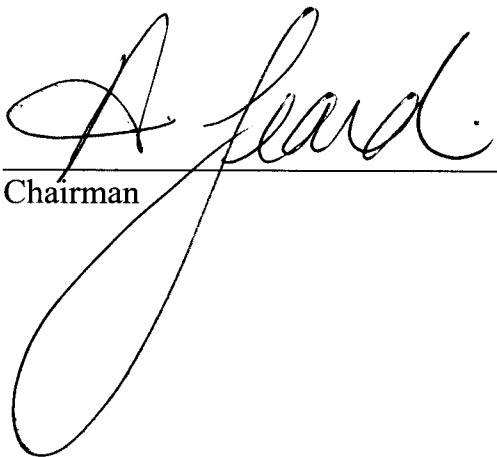
Mr. Balbinot indicated that Pharma Plus would have no objection to a joint access if the owners of the Sobey's site were agreeable.

Mayor Hurst stated that the Town should ensure that this site plan agreement will ensure a reciprocal agreement for joint access for properties to the north.

Ms. Monteith indicated the site plan agreement will provide for rear joint access of the subject properties.

Adjournment

The meeting adjourned at 7:10 p.m.


Chairman


Planning Coordinator

