

PUBLIC MEETING
Gas Station Development Proposal
February 23, 2011
Approved Minutes

DATE: February 23, 2011
TIME: 7:00 p.m. to 7:25 p.m.
PLACE: Stratford Town Centre, 234 Shakespeare Drive

COUNCIL: Deputy Mayor Gary Clow, Councillor Steve MacDonald, Councillor Diane Griffin, Councillor Emile Gallant, Councillor Randy Cooper and Councillor Steve Ogden

PLANNING BOARD: Rob DeBlois, Norman Lalonde

STAFF: Robert Hughes, Chief Administrative Officer, Vahid Ghomoshchi, Director of Planning, Kevin Reynolds, Development Officer, Adele Gillis, Recording Clerk

DEVELOPER: Bob Carmichael, Bruce Brine, **Karbrennel's Company Inc**, Ross MacIntosh, Architect.

PUBLIC: Seven (7)

1. CALL TO ORDER:

Deputy Mayor Clow called the meeting to order and read the advertisement that was published in the Guardian on two separate occasions. It was noted that a presentation will be made by Bruce Brin, Karbrennel's Company Inc. and Kevin Reynolds, Development Officer will give an overview on the process from the Town's perspective. The floor will then be open for questions from the Public after the presentations.

Deputy Mayor Clow then called on Kevin Reynolds, Development Officer to give an overview on the Town's Bylaw and process.

The Development Officer Kevin Reynolds noted that the service stations falls within a section of the Town's Bylaw, which is called a "Special Permitted Use." The following excerpt from the Town's Bylaw was then read into the minutes.

33.3 SPECIAL PERMIT USES

- (1) Notwithstanding Section 33.2 above, Council may issue a Development Permit for the following uses subject to such terms and conditions as Council deems necessary.
 - (i) Service Stations;
 - (ii) Building Supply Dealers;
 - (iii) Warehouses ;

- (iv) Transient or Temporary Commercial;
 - (v) Car Dealerships;
 - (vi) Activities related to the Automobile Trade other than a Scrap Yard or Auto Body Shop.
- (2) Prior to the issuance of a Development Permit for a Special Permit Use Council shall ensure that:
- (i) the Development is deemed appropriate and complements the scale of the existing residential development;
 - (ii) the Development has sufficient landscape Buffer around the periphery of the Property;
 - (iii) in the opinion of Council, the Development does not cause any hardship to surrounding Property Owners due to excessive noise, traffic congestion or any other potential nuisance;
 - (iv) Property Owners within 61 metres (200 feet) of the subject Property are notified in writing of details of the proposed Development and asked to provide their comments;
 - (v) a public meeting shall be held pursuant to Section 24.2 (3) to allow the Applicant to present the Development proposal to residents to obtain their input; and
 - (vi) all other relevant provisions of this Bylaw are met.

The Development Officer then turned the meeting over to Bruce Brine, Karbrennels Inc. to make a presentation.

The site layout and elevations of the proposed gas station we presented to the Public by a power point presentation.

Mr. Brine noted that this will be a self-service gas station, which will include a convenience store, coffee shop with drive-thru access and will be located on a two acre parcel of land on the corner of TCH/Jubilee Rd and Shakespear Drive.

Mr. Brine then asked if there were any questions from the public on the proposal.

A resident, Mr. Keith Altass had concerns over who would be responsible if an oil spill occurred.

The Development Officer Kevin Reynolds noted that the town does not have the expertise to address the questions but noted that all environmental questions would be sent to the appropriate Government offices for approval.

The same resident asked about tractor-trailer access, including those that would be delivering fuel to the station.

Mr. Brine noted that the Company will not look at attracting big rigs to the Stratford location but the odd truck could stop by for a fill up. He noted that on rare occasions the Cornwall location will see a driver who is between where he wants to be, in terms of filling up, and they have to stop to get enough fuel to get to their next stop. Mr. Brine, noted that he would expect the station would receive fuel deliveries two times a week and it would be delivered by a tractor-trailer. It was pointed out that the underground storage tanks will be located between the two entrances (one on Jubilee Rd the other on Shakespeare Dr) for easy in and out deliveries.

Deputy Mayor Clow asked what kind of lighting would be used to illuminate the property.

Mr Brine stated that they would be using energy saving LED lights.

Janet Altass then asked for confirmation on the hours of operation for the gas station.

Mr. Brine stated that the service station would be open from 6:00 a.m. to 11:00 p.m.

There being no further questions the meeting was adjourned at 7:25 p.m.