

**SPECIAL COUNCIL
REGULAR MONTHLY MEETING
APPROVED MINUTES**

DATE: January 22, 2024
TIME: 4:30 p.m.
PLACE: Council Chambers

PRESENT: Deputy Mayor Steve Gallant; Councillors Jill Chandler; Gordie Cox; Jeff MacDonald (via zoom); Ron Dowling; Jody Jackson; Jeremy Crosby, CAO; Dale McKeigan, Acting Director of Planning; Phil Rough; Town Planner; Wendy Watts, Community and Business Engagement Manager

REGRETS: Mary McAskill, Recording Clerk

CHAIR: Mayor Steve Ogden

1. CALL TO ORDER

- a) Mayor Steve Ogden called the Special Council Meeting to order at 4:30 p.m. and welcomed those in attendance and those viewing via social media.

Mayor Steve Ogden took a moment to acknowledge the land upon which we gather is the unceded territory of the Mi'kmaq people, and we pay our respects to the Indigenous Mi'kmaq people of this territory past, present, and future.

2. DECLARATION OF CONFLICT OF INTEREST

- a) No conflicts were declared.

3. APPROVAL OF AGENDA

- a) The agenda was approved as presented.

4. MINUTES

- a) Public Meeting Minutes - January 3, 2024

It was moved by Deputy Mayor Steve Gallant and seconded by Councillor Jody Jackson that the Verbatim public meeting minutes of January 3, 2024, be approved as circulated.

5. BUSINESS ARISING FROM THE MINUTES

- a) Nil

6. PLANNING, DEVELOPMENT AND HERITAGE

- a) Report
The report was included in the agenda package for Council to review.
- b) **PH001-2024 - DP206-23 - 8818223 Canada Inc. (JustJoes Automotive) - 240 Mason Road - Special Permit Use**

Moved by Councillor Jeff MacDonald
Seconded by Councillor Jody Jackson

WHEREAS An application has been received from 8818223 Canada Inc. (Just Joes Automotive), to move onto 240 Mason Road (PID 819235). This new business is a Change of Use of the property and falls under the Special Permit Use “Activities connected with the Automobile Trade other than a Scrap Yard” in the Mason Road Commercial (MRC) Zone; and

WHEREAS the property is located within the Mason Road Core Area and must be designed in accordance with the provisions of the MRC Zone and Appendix F: Core Area Design Standards – Mason Road Core Area (MRCA).

WHEREAS pursuant to Section 11.1.4(b)(iv) within the Town of Stratford Zoning and Development Bylaw, prior to the issuance of a Development Permit for a Special Permit Use Council shall ensure that property owners within 61 m (200 ft.) of the subject property are notified in writing and asked to provide their comments; and ensure that a public meeting be held to allow residents to provide their input before making a decision.

WHEREAS on December 18, 2023, five (5) notification letters were sent to property owners within 61 m (200 ft.) of the boundaries of the Lot and a public meeting was held on January 3, 2024, at 7:30 pm at the Stratford Town Centre and was also live streamed on Facebook and YouTube. The public were given until noontime on January 12, 2024, to provide comments on the proposed Special Permit Use. One (1) written response was received prior to the public meeting expressing concerns

about the previous upkeep of the property. Two (2) written responses were received before the January 12 deadline, from attendees of the public meeting expressing support of the proposed development.

BE IT RESOLVED that Council shall Grant approval to an application received from 8818223 Canada Inc. (JustJoes Automotive), to operate a Special Permit Use “Activities connected with the Automobile Trade other than a Scrap Yard” at 240 Mason Road (PID 819235) subject to the following conditions:

1. All development must be in accordance with the approved plans. Any proposed changes or revisions shall receive the approval of the Town Planning Department.
2. This permit is subject to a Development Agreement. A signed copy of the agreement must be registered on title.
3. A Site Plan must be submitted showing the location and dimensions of the parking areas/spaces, loading spaces, landscaped areas, internal vehicle circulation patterns and the any outdoor storage areas.
4. All development on this property must conform to the Mason Road Core Area Design Standards under the Zoning Bylaw.
5. This permit does not include any signage on the property. Separate applications for signage are required.

Discussion: this resolution bears the recommendation of the Planning, Development, and Heritage Committee.

Councillor MacDonald voiced his support of the application and stated as Chair of the Public Meeting on January 3, 2024, it was a packed house and there was overwhelming support of the applicant. He added based on the intentions of the applicant he would be an excellent tenant in the Mason Road area, and the business should assist in developing the property in such a way that will attract gateway coming into the Town. He also made note of his

appreciation of the applicant in getting all he needed for the application in such a timely manner.

Question: CARRIED

7. PROCLAMATIONS

a) Nil

8. ADJOURNMENT

a) The Special Council Meeting was adjourned at 4:40 p.m.