

Questions for Council

Council Meeting January 27, 2025

Section 6, Item 1.1 Report CAO 2025 – 01 420 Victoria Street

In reference to the Due Diligence Risk Assessment attached as Appendix A to the Aug. 28, 2024 letter from SBA (pg. 8), prepared by EXP, my question is as follows:

Is Council aware that this report, on pg. 95 in Figure 10A Soil Analytical Results, identifies Petroleum Hydrocarbons (PHC) and BTEX within the Confirmatory Soil Sample identified as FS1 which is located, according to the Site Plan (pg. 67), fully within the residential property immediately abutting to the north of the site in question? Further, there appears to be no mention or discussion in the documentation about this. As this is a Due Diligence Risk Assessment, this should be acknowledged and addressed as it clearly has potential liability for the current and future owners of this redevelopment site, as well as the Owners of the residential property who are impacted by this off-site soil contamination. Will Council defer this item until further investigation of this potential liability is undertaken or turn a blind eye to this information as their Consultants have?

Section 8, Item 2 SPA24/06 101 Second Line – Shoppers Drug Mart

Is Council aware that this proposal, if approved, will add further to the decline of the downtown by being in direct conflict to one of the main, existing, long established, anchor businesses in the downtown core? Further, Chain companies, such as Shoppers Drug Mart, have no vested interest in the communities in which they locate and only wish to improve the bottom line of their Corporation. Does Council seriously believe that it is in the best interest of the Residents of Shelburne to support the influx of new development in the form of Chain stores instead of supporting existing Community friendly businesses such as Caravaggio Drugs? Approving this application will just be another nail in the coffin for the downtown core.

In Addition:

A General Question for Council resulting from these concerns and other concerns previously expressed at the last Committee of Adjustment Public Hearing and a number of other concerns that I have as a Resident of Shelburne and a Professional with 40+ years experience in the Planning and Development Industry in Canada.

Will Council consider the creation of a Planning and Development Committee of Council to provide Expert Advice and Oversight to you on matters related to Planning and Development within the Town? Further, it appears that what was decided by former Members of Council, 15+ years ago, as the most expedient was to manage Development within the Town has become the status quo and, I believe, that times have changed and there are other options that may serve the Town, particularly the Residents of this Town, better. The first step toward change would be through the creation of a Planning and Development Committee of Council. With all due respect, I would ask Council to consider taking immediate steps toward the creation of an advisory body, working in the interests of Council and the Residents of this Community, made up of professionals with applicable knowledge and experience, on a voluntary basis, in order to provide a more sensitive and respectful review with a focus on the real concerns of the Residents and the long term future of this town. Is Council or a Council Member willing to make a Motion to initiate the process for the creation of a new Committee of Council entitled the Planning and Development Committee, or a reasonable facsimile?

Sincerely,

Ms. Randa James

132 First Avenue East,
Shelburne