

Subject: Limiting Big Box Stores

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Mayor & Council,

It seems quite clear that, at this stage anyway, Council supports the 40,000 square foot limitation on big box stores, and the amendment to exclude from the proposed Bylaw those stores which already exceed this limitation.

I found it rather odd, however, that while speaking in support of the Bylaw at least three Councillors (Mackay-Dunn, Harris, and Dunsford) spoke glowingly of the new Canadian Tire big box outlet on Main Street. The point that seems to have alluded these Councillors is that the Canadian Tire store was approved through a REZONING application. Rather than building the huge retail outlet as of right, the applicants had to come forward and demonstrate that the proposal was acceptable to staff, Council, and the community. I would therefore argue that the "success" of this big box store is a direct result of this process.

By excluding from the Bylaw all the existing retail outlets that are already over 40,000 square feet, you are permitting them in the future to redevelop BEYOND this limit AS OF RIGHT. You might like the current Zellers and Save On Foods, but you can bet if they were redeveloped today they would look quite different and probably be bigger.

If the recently developed Canadian Tire is a model for big box development as some Councillors believe it to be, then why not ensure that ALL future development over 40,000 square feet has to go through the same approval process?

Sincerely,
Brian Platts