

TOWN OF SHEDIAC

EXTRAORDINARY COUNCIL MEETING

DATE: NOVEMBER 14, 2011
LOCATION: COUNCIL CHAMBERS
TIME: 6:00 P.M.

PRESENT: Raymond Cormier, Mayor
Peter Breau, Deputy Mayor
Jacques LeBlanc, Councillor
Charles J. LeBlanc, Councillor
Laura Gallant, Councillor
André Caissie, Councillor

AND: Gilles Belleau, Town Manager
Jeannette Bourque, Town Clerk
Paul Lang, Director of Economic Development
Armand Robichaud, Director of Centre-Ville Shediac
Downtown
Two Colliers International representatives
A journalist

ABSENT: Michel Thibodeau, Councillor
Normand Belliveau, Councillor
Ernie O'Brien, Councillor

1. CALL TO ORDER

Mayor Raymond Cormier declared the meeting open at around 6 p.m. The meeting opens with the singing of the National Anthem followed by the special prayer of council.

2. ADOPTION OF AGENDA

C11-200 Moved by: Jacques LeBlanc
Seconded by: Laura Gallant

That the agenda be accepted as presented.

MOTION CARRIED

3. ADOPTION OF MUNICIPAL PLAN AND ZONING BY-LAW

C11-201 Moved by: Peter Breau
Seconded by: Jacques LeBlanc

Whereas Council decided by resolution to undertake the adoption process for a new municipal development plan and a new zoning by-law;

Whereas Council gave public notice of its intention in accordance with the provisions of section 25 of the *Community Planning Act*;

Be it therefore resolved that a by-law adopting the Town of Shediac Municipal Plan, and the zoning by-law, be drafted; that the Town Clerk on behalf of Council publish within the times required by section 68 of the *Community Planning Act* the required public notices; that the written views and opinions of the Beaubassin Planning Commission be requested pursuant to section 66 of the *Act*; and that the hearing of objections be held on December 5, 2011, at 6 p.m., in Council Chambers at the Shediac Town Hall.

MOTION CARRIED

4. INTRODUCTION AND READING OF BY-LAWS

1st reading of By-law No. Z-11-44

C11-202 Moved by: Peter Breau
Seconded by: Jacques LeBlanc

That By-law No. Z-11-44, a by-law amending the Town of Shediac zoning by-law be introduced and be subject to first reading by title.

MOTION CARRIED

The Town Clerk undertook first reading by title of By-law No. Z-11-44.

C11-203 Moved by: Peter Breau
Seconded by: Jacques LeBlanc

That the first reading of By-law No. Z-11-44 be accepted by title.

MOTION CARRIED

5. PRESENTATION BY COLLIERS INTERNATIONAL

Messrs. Larry Cross and Mitch Wile of the consulting firm Colliers International provide an overview of the feasibility study for a hotel in Shediac. The report contains namely the following conclusions:

- The feasibility of a hotel in Shediac is currently marginal;
- The cost of building a 40-room hotel with a pool is estimated at \$3,3 million dollars;
- Recommended amenities are an indoor pool and an exercise room. In addition, 10% to 15% of the total room number should be suites;
- The New Brunswick tourism industry generally boasts positive prospects. The Shediac tourism industry, despite its strengths, is highly seasonal and a hotel' occupancy rate cannot depend on it all year round;
- Traffic density is high enough at the intersection of the highway and Route 133 near Sobey's to offer good prospects for a potential hotel. A new hotel in a location that is visible from, and accessible to, highways will attract traffic. Hotels located along highways have more potential to attract passers-by who are travelling for business or for pleasure;

- Due to the modest quality of most available accommodations, a new hotel with an indoor pool and breakfast included is expected to induce demand. New developments in the region, such as the new penitentiary and multipurpose centre, will attract significant demand.
- The Town could consider granting a parcel of land or offering a long-term lease on land for the new hotel project. Although the cost of land for a real estate developer is cautiously estimated at \$200,000, eliminating or reducing this cost would significantly improve the project's feasibility;
- Similarly, providing a tax break for a future new hotel, such as eliminating the municipal tax incrementally year after year, would considerably improve feasibility. At the current tax rates, a new hotel would bear an annual municipal tax burden of approximately \$75,000.

6. ADJOURNMENT

Moved by Councillor Charles LeBlanc and seconded by Councillor Jacques LeBlanc that the meeting be adjourned at around 6:57 p.m.

Raymond Cormier, Mayor

Jeannette Bourque, Town Clerk