
ATTENDING

Mayor Don Clarke, Chair
Deputy Mayor Mike Trinacty
Councillor Ty Walsh
Councillor Adam Lutz
Councillor Chris Goddard
Councillor Rod Reeves
Jen Boyd, Chief Administrative Officer
Lisa Buchan, Director of Finance
Tim Harding, Manager of Public Works
Aaron Dondale, Director of Public Works
Katie Verrette, Manager of Community Development
Krista Longmire, Executive Assistant

Also in Attendance:

Chrystal Fuller, Brighter Communities Planning & Consulting
Jason Haughn, Municipal Advisor
1 member of the public

Absent with Regrets:

Councillor Derrick Jamieson

1. CALL TO ORDER

The meeting was called to order at 6:30 pm.

2. MUNICIPAL PLANNING STRATEGY & LAND USE BY-LAW

Planner Fuller presented the updated version of the Municipal Planning Strategy highlighting the sufficient changes from the 2012 version. The revised strategy addresses shortcomings in the existing plan identified by Council, staff, and the public. It reflects the legislative changes, strategies, and initiatives from the province. The plan looks at the critical lack of housing and the need to ensure that the Town is doing its part to be part of the solution. It also positions the Town to access new provincial and federal infrastructure funding opportunities. Supports economic development and maximizes and makes the best use of existing and future infrastructure.

During previous consultations, Council desired to increase the commercial tax base and densify its downtown core. The public was not supportive of extending the commercial areas further north along Commercial Street. Parking availability in the Commercial core is not a limitation; however,

parking does not create any tax revenue for the town. The proposed change is to reduce the required parking for development in the commercial core area.

IT WAS REGULARLY MOVED AND SECONDED THAT COUNCIL DIRECT STAFF TO AMEND MPS AND LUB IN THE COMMERCIAL PARKING REQUIREMENTS IN THE C-1 ZONE BY 50%. NO CHANGE TO THE RESIDENTIAL USES.

MOTION CARRIED

To densify the downtown core, and to make more efficient use of the lands, Council has the option of increasing the height of developments in the commercial core. A four and five-story building renderings were given as examples.

IT WAS REGULARLY MOVED AND SECONDED THAT COUNCIL DIRECT STAFF TO AMEND THE MPS AND LUB TO PERMIT FIVE STORIES IN THE C1 ZONE.

MOTION CARRIED

In the agricultural zone, the proposed change will allow smaller lot development and permit large-scale development proposals through a Plan Amendment. Agricultural land preservation is one of the five Provincial Statements of Interest and there is a risk that the Provincial Director of Planning may not support this approach. The draft policies would allow for subdivision along Willow Avenue only while allowing the lands to the rear to remain vacant and possibly used for haying or other similar agricultural uses.

IT WAS REGULARLY MOVED AND SECONDED THAT COUNCIL DIRECT STAFF TO AMEND THE MPS AND LUB TO PERMIT SUBDIVISION ON WILLOW AVENUE ON LOTS WITH 30 METER (100 FT) FRONTAGE AND MADE RESIDENTIAL DWELLINGS AND REDUCE LOT FRONTAGE REQUIREMENTS FOR AGRICULTURAL USES TO 60 METERS (196 FEET).

MOTION CARRIED

The next step after first reading of the draft MPS and LUB, is letters will be sent to all property owners impacted by zoning changes. Notification of the public hearing in the newspaper, followed by the public hearing and second reading at the end of July. The Ministerial review will take place in August/September 2024. Planner Fuller noted that no development permits may be issued that contravened the new Land Use bylaw after the advertisement is placed in the newspaper for the public hearing.

3. ADJOURNMENT

IT WAS REGULARLY MOVED AND SECONDED THAT THE SPECIAL COUNCIL MEETING BE ADJOURNED AT 8:38 PM.

MOTION CARRIED

Approved by Town Council *June 11, 2024.*

As recorded by Krista Longmire, Executive Assistant