

Planning Advisory Committee
May 15, 2025 - 1:00 p.m.

Minutes

Present: Deputy Mayor Maddie Charlton, Chair
Councillor Stewart Jenkins
Councillor Wanda Carver
Stephanie Miller Vincent
Zenia Horton
Pamela Brennan
Deanna Armstrong
Mike MacLeod, Planner

Regrets: Jonathan Bower
Mary White

1. Call to Order

The meeting was called to order at 1:00 p.m.

2. Approval of Agenda

It was MOVED by **Deanna Armstrong** and SECONDED by **Stephanie Miller Vincent** that the Agenda be approved as circulated.

Motion Carried Unanimously

3. Amend Municipal Planning Strategy and Land Use Bylaw – Multiple Unit Dwellings in Downtown Commercial (CD) Zone

Maddie Charlton gave the Committee a copy of the Public Participation Policy. Mike MacLeod completed some draft amendments for the Committee to discuss. The only current permitted residential use is secondary to the permitted commercial use and must go through Site Plan Approval. The introductory paragraph includes text for Council to consider residential uses as a stand-alone permitted use. Maddie Charlton brought up the potential for flooding, in the lower level of the building in the future. She mentioned that if any Committee member wishes to receive a copy of the flood mitigation report, they can let her know.

Stewart Jenkins voiced his opinion on the importance of having the public

participation session prior to being making a decision. Some members felt that making the recommendation of a public participation session in addition to a recommendation for this proposed residential use was needed. Stephanie Miller Vincent inquired about the current criteria for multi-unit residential in commercial buildings. Mike referred to the Site Plan Approval criteria in the Land Use Bylaw.

The Committee went over the policies in Section 6.21, which would be considered for the proposed Development Agreement.

It was MOVED by **Pamela Brennan** and SECONDED by **Stephanie Miller Vincent**

THAT Planning Advisory Committee request staff to initiate a Public Participation Session respecting Multiple Unit Dwellings in the Downtown Commercial (CD) Zone, prior to recommendation of Council.

Motion Carried Unanimously

4. Other

5. Adjournment

There being no further business, the meeting was adjourned at 2:33 p.m.

Date