

Planning Advisory Committee
July 7, 2025 - 6:00 p.m.

Minutes

Present: Deputy Mayor Maddie Charlton, Chair
Councillor Wanda Carver (6:49 p.m.)
Stephanie Miller Vincent
Deanna Armstrong
Jonathan Bower
Mary White
Willa Thorpe, CAO
Mike MacLeod, Director of Land Use
Wendy Connors, Development Officer

Regrets: Councillor Stewart Jenkins
Pamela Brennan
Zenia Horton (Resigned)

1. Call to Order -

The meeting was called to order at 6:00 p.m.

2. Approval of Agenda –

Addition:

- 5.1 Resignation for District 3 – Zenia Horton
- 5.2 Infilling – Mary White
- 5.3 Beach Meadows Beach – Mary White

It was MOVED by **Mary White** and SECONDED by **Jonathan Bower** that the Agenda be approved as amended.

Motion Carried Unanimously

3. Approval of Minutes

- 3.1 It was MOVED by **Stephanie Miller Vincent** and SECONDED by **Jonathan Bower** that the Minutes of May 5, 2025 be approved as circulated.

Motion Carried Unanimously

- 3.2 It was MOVED by **Mary White** and SECONDED by **Jonathan Bower** that the Minutes of May 15, 2025 be approved as circulated.

Motion Carried Unanimously

- 3.3 It was MOVED by **Deanna Armstrong** and SECONDED by **Jonathan Bower** that the Minutes of June 2, 2025 be approved as circulated.

Motion Carried Unanimously

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

Mike MacLeod gave an update on the Public Engagement Sessions, held by UPLAND Planning and Design. There were two meetings held, one for the business community and one for the general public. UPLAND also prepared an online survey to gather input from the community. Unfortunately, the turnout was relatively low for the sessions. The data gathered was to intended to provide PAC with additional information when making their decision on the proposed planning amendments. The engagement sessions presented three options for consideration and were: 1) allow new multiple unit residential dwellings as a permitted standalone use in the Downtown Commercial (CD) Zone; 2) allow Council to consider new multiple unit residential dwellings in the Downtown Commercial (CD) Zone through development agreement; and 3) deny the request and maintain current regulations. Option one had only one person fully in support. Option two had four people fully in support. Option three had six people fully in support. Maddie Charlton mentioned that this public engagement session was the first for this type of amendment and in the future these sessions may garner more attendance.

Mary White inquired whether dwelling units could be constructed without making any amendments. Mike indicated that the owner could go through the Site Plan Approval Process to add dwelling units, while maintaining a percentage of the floor space for commercial. Mary White mentioned housing statistics and wondered if these new units are needed as much as affordable housing units are needed. Deanna Armstrong mentioned that there were new developments that were in process in the area and staff will need housing. Stephanie Miller Vincent stated that there were concerns related to the possibility of additional commercial buildings on Main Street being converted into multiple dwelling units in the future. Once these become residential, they are unlikely return to commercial developments.

The Committee discussed the current option that is available without making any amendments; site plan approval. Mike advised that the property owner had previously indicated that he was not interested in a commercial component as part of the proposed development at 194 Main Street.

It was MOVED by **Mary White** and SECONDED by **Jonathan Bower**

THAT Council of the Region of Queens Municipality maintain status quo and deny the application to amend the Municipal Planning Strategy and Land Use Bylaw to allow new multiple unit residential dwellings as a permitted main use in the Downtown Commercial (CD) Zone.

Motion Carried 4 in favour and 1 against

5. Other

- 5.1** Maddie Charlton mentioned that Zenia Horton has submitted her resignation from the Committee, effective immediately. Ads are being posted to fill her seat on the Planning Advisory Committee, as well as for a representative for District 5.
- 5.2** Mary White mentioned an article related to infilling oceanfront land and building structures on the infilled land. She felt that we have the right to prevent property owners from building on infilled land and it should be included in our Land Use Bylaw, if possible. The Committee has agreed that a lengthy discussion needs to take place on coastal

protection in the near future.

- 5.3** Mary White talked about potential changes at the kiosk at Beach Meadows Beach and wondered why the residents in the community were not contacted about their desires to make changes. She worried that the establishment of a canteen would create an increase in litter at the beach. Maddie Charlton mentioned that since the Municipality owns the beach, we have staff that frequent the area to keep it tidy. Willa Thorpe mentioned that there was an RFP put out for proposals in the newly constructed building at Beach Meadows Beach. This RFP is not strictly food related but could include equipment rentals, etc. The municipality will still manage the space so there will be standards in place.

6. Next Meeting

August 4th, 2025 is the next meeting scheduled.

7. Adjournment

There being no further business, the meeting was adjourned at 7:08 p.m.

Date