



ATTENDING

- Chair Deputy Mayor Jodi MacKay
- Mayor Jeff Cantwell
- Councillor Wendy Donovan
- Councillor Carl Oldham
- Melinda Norris
- Mary Costello
- Omar Bhimji, and
- Steve Mattson, and
- Recording Secretary Jean-Luc Prevost

ALSO ATTENDING

- Director of Planning Devin Lake
- Town Planner Jeremy Banks, and
- Interested members of the public

ABSENT WITH REGRETS

- Oliver Jacob
- Chief Administrative Officer Erin Beaudin

CALL TO ORDER

Chair Deputy Mayor Wendy Donovan, called the meeting to order at 1:30 pm

Agenda Item	Discussion and Decisions
1. Approval of Agenda	IT WAS REGULARLY MOVED AND SECONDED THAT THE AGENDA BE APPROVED AS CIRCULATED CARRIED
2. Approval of Minutes	
a. July 25, 2018	IT WAS REGULARLY MOVED AND SECONDED THAT THE JULY 25, 2018 MINUTES OF THE PLANNING ADVISORY COMMITTEE WERE APPROVED AS CIRCULATED CARRIED
b. September 13, 2018	IT WAS REGULARLY MOVED AND SECONDED THAT THE SEPTEMBER 13, 2018 MINUTES OF THE SPECIAL PLANNING ADVISORY COMMITTEE MEETING BE APPROVED AS CIRCULATED CARRIED
3. Public Input / Question Period	There were no questions from the public.
4. MPS Review	Director of Planning and Development Devin Lake as well as Town Planner Jeremy Banks presented the Committee with key issues that require direction from Council. The key issues come out of ongoing discussions and feedback received to-date on Draft 2.

Agenda Item

Discussion and Decisions

The key issues where the Committee was asked for clarity included implementing a Site Plan Approval process in addition to our current As of Right and Development Agreement Processes. It was agreed that this approach should be pursued, subject to details being presented with the final draft documents.

The main highlights of a Site Plan Approval process would be:

- Runs with title of land
- Quick process (compared to DAs)
- Puts trust into professional staff
- Appeal process to Council
- Use of design guidelines and LUB regulation would inform decisions
- More certainty for developers
- No Council or P.A.C involvement (unless appealed)

The Core Area was also discussed, primarily related to expanding the scope of the core area design guidelines to include the Core Neighbourhood and a discussion on commercial expansion opportunities (e.g. Cultural Precinct, expand commercial zoning north of Rail Town, rezoning options along Summer, Main and some surrounding streets, and the Rail town). PAC was supportive of including the Core Neighbourhood in the guidelines. The Core Area discussion will continue at the next meeting.

To conclude to discussion there was a question about Airbnb's operating in residential areas but it was decided the topic would be brought back to the next PAC meeting along with the subject of flood risk.

**5. Public Input /
Question Period**

Valerie Lohnes of Main Street mentioned that there should be some leveling of site plans, IE: Major / Minor, with Major requiring a larger zone of citizens to notify of the development.

**5. Adjournment of
Meeting**

IT WAS REGULARLY MOVED AND SECONDED THAT THE PLANNING ADVISORY COMMITTEE MEETING BE ADJOURNED AT 4:06 PM

**Approved at the November 28, 2018 Planning Advisory Committee Meeting
As recorded by Jean-Luc Prevost, Administrative Assistant, Corporate Services**