



**ATTENDING**

- Chair Deputy Mayor Jodi MacKay,
- Mayor Jeff Cantwell,
- Councillor Wendy Donovan,
- Councillor Oonagh Proudfoot,
- Melinda Norris,
- Mark Bishop,
- Steve Mattson,
- Isabel Madeira-Voss and
- Recording Secretary Vanessa Pearson

**ALSO ATTENDING**

- Director of Planning & Development Devin Lake
- Community Planner Jeremy Banks

**ABSENT WITH REGRETS**

- Mary Costello

**CALL TO ORDER**

Chair Deputy Mayor Jodi MacKay, called the meeting to order at 4:02 pm.

<b>Agenda Item</b>	<b>Discussion and Decisions</b>
<b>1. Approval of Agenda</b>	<b>IT WAS REGULARLY MOVED AND SECONDED THAT THE AGENDA BE APPROVED AS CIRCULATED</b>  <b>CARRIED</b>
<b>2. Approval of Minutes</b>	<b>IT WAS REGULARLY MOVED AND SECONDED THAT THE MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING OF JUNE 20<sup>TH</sup>, 2019 BE APPROVED AS CIRCULATED</b>  <b>CARRIED</b>
<b>3. Public Input / Question Period</b>	<b>There were no questions</b>
<b>4. Development Agreements</b>	
<b>a. Lots 4 &amp; 5 Woodman Lands</b>	The Town Planner gave an overview of the Development Agreement proposal. The applicant is seeking an amendment to the original DA to allow them to use vertical siding instead of horizontal. The general consensus was it was not visible from Main Street; permitted in Zones 1

**Agenda Item**

**Discussion and Decisions**

and 3 is a ranch style bungalow very similar to this building, and it does not state requirements for siding. Feedback was also sought from the Design Review Committee.

**MOTION: THAT THE PLANNING ADVISORY COMMITTEE PROVIDE A POSITIVE RECOMMENDATION TO COUNCIL REGARDING THE DRAFT AMENDING DEVELOPMENT AGREEMENT FOR LOT 4 AND 5 OF THE WOODMAN LANDS (PID 55516868 AND 55516876) AND THAT THE ATTACHED DRAFT DEVELOPMENT AGREEMENT BE FORWARDED TO COUNCIL FOR INITIAL CONSIDERATION BEFORE A PUBLIC HEARING IS HELD.**

**CARRIED**

**5. Climate Mitigation Coordinator**

Omar Bhimji, the Climate Mitigation Coordinator gave an overview of his role and the important work that has been carried out so far, and will be carried out over the next 2 years. He is updating 2006 greenhouse gas emissions data for the Town. There was discussion about a modelling tool called CityInSight that can be used for planning and decision-making purposes on future actions and the impact on the Town greenhouse gas emissions.

**6. Planning Documents review continued.**

Director Lake confirmed that the presentation from the September 10<sup>th</sup> workshop is on our website for all to access. There will be an Open House on October 10<sup>th</sup> to gather further public feedback. As per the previous September 10<sup>th</sup> Workshop, the notes below list the topics discussed along with questions/comments made by members of the PAC.

- **Public Participation Program**
  - The public participation process will benefit from having the site plan process included within it
  - When is the appropriate time to take a specific Site Plan to the community?
  - General discussion and comments regarding the Site Plan process and the use of the word 'Appeal' which suggests that changes can be made when they can't
  - Clearly communicate that site plans will be far more rigorous at the front end of the process
  - Is there more opportunity for appeal in the DA process than the Site Plan process?

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**Agenda Item**

**Discussion and Decisions**

- The more info given at the front-end the better and reduced overall uncertainties – need checklists showing differences between DA/Site Plan/As of Right for all to understand – give residents more knowledge and therefore more power
- **Zoning**
  - Comments regarding the Town needs to think about increasing housing for seniors/nursing home/retirees – can this kind of development be built in a C2 zone?
  - Are staff looking for direction on specific properties? All comments are welcomed
  - Green circling on zoning map is appreciated – going from old map to new map is challenging especially with the colour scheme – need to clearly identify the areas that will be changing zoning
  - Concerns with Acadia Street and changing the zone bearing in mind traffic at the school
  - Discussion about the Zoning Analyser tool
  - Apprehension about any development along the rail trail
  - Pleasant street from an R1 to an R3 – is that correct?
  - For the October 10<sup>th</sup> Open House will we have the old to the new zoning maps so that the public can view?
  - Need to think about age restriction with any development especially on Acadia St
  - Has there been much feedback and response from the community regarding the revised documents?
  - Other residents do like the maps and are easier to engage using the maps
  - Having all of the detailed planning up front will be a real positive.
  - Can we include the work that the Climate Mitigation Coordinator is doing in the Open House?
- **Single rooms and short-term rentals**
  - Licensing was discussed in the past, where did this go, is this something that will continue to work on?
  - There were various comments on short-term rentals, the situations in Halifax, standard of rentals and property tax implications
  - What is meant by proof of primary residence in regard to short-term rentals?
  - With some short-term rentals that are maybe ‘under the table’ the behavioural norms expected are not explained to the renters



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**Discussion and Decisions**

- Is the Province doing anything on short-term rentals?

Next meeting will begin with the topic of Lounges.  
Slides from today's meeting will be on the website.

**4. Next Meeting**

To ensure we have sufficient Committee members to meet quorum the next meeting will take place on October 24<sup>th</sup> 2019 at 4 pm.

**5. Adjournment**

**IT WAS REGULARLY MOVED AND SECONDED THAT THE PLANNING  
ADVISORY COMMITTEE MEETING BE ADJOURNED AT 6:02 pm**

**CARRIED**

**As recorded by Vanessa Pearson, Coordinator, Office of the CAO**