

A meeting of the Planning Services Public Advisory Panel (PSPAP) was held at the Town Hall on Monday, March 14, 2016, starting at 7:00 p.m.

**PRESENT**

Chairing the meeting, Councillor Darren Boates; Deputy Mayor Dan Smith; Councillor John Himmelman; citizens-at-large Colin Crowell, Reinhold Griff and Tom Spinney; Chief Administrative Officer, Rachel Turner; Planner and Development Officer, Chris Millier; and Recording Secretary, Sharon McAuley.

Regrets: Citizen-at-large Mike Hazelwood.

**1.      CALL TO ORDER**

Chair Boates called the meeting to order at 7:02 p.m.

**2.      APPROVAL OF THE AGENDA**

**160314.01: It was moved and seconded to approve the agenda as circulated. Motion carried.**

**3.      APPROVAL OF THE MINUTES**

**160314.02: It was moved and seconded, that the minutes of the Planning Services Public Advisory Panel of February 22, 2016, be approved as circulated. Motion carried.**

**4.      MPS-LUB PLAN REVIEW CRITICAL PATH**

Planner and Development Officer, Chris Millier stated that:

- the information sessions for the community involvement portion may involve presenting a summary of the issues as a starting point to the discussion;
- a draft will not be prepared until we receive input from the community;
- what happens at the public consultations and the committee meetings afterward will determine when the recommendation will go to Council and the Minister.

Committee agreed to option 1 of the critical path.

**5.      REVIEW: GENERALIZED FUTURE LAND USE MAP (FLU)**

Planner and Development Officer, Chris Millier informed the Committee that he had made the changes to the GFLU based on the discussion at the last meeting including:

- making the business district more compact;
- introducing a new Mixed Used designation for Main Street;
- keeping the Institutional, Protected Lands and Open Space designations;
- identification of Commercial frontage on the west end of Main Street.

The Committee will examine changing the designation on some Institutional zoned lands to enable future conversion of the property to a residence (i.e. churches).

Committee agreed that the designations would have hard boundaries.

6.      **REVIEW: MPS SECTOR / LAND USE POLICIES**

Planner and Development Officer, Chris Millier facilitated a review of the existing Municipal Planning Strategy (MPS) goals and Land Use Bylaw (LUB) Provisions:

**MPS - Part 2.4: Residential Zone**

The Committee agreed to:

- broaden the definition of the residential policy, have only one residential policy and delete the residential restricted policy;
- have numerous residential zones;
- delete the Mobile Home zone;
- create a Residential Holding zone for future development;
- create a High Density Residential zone for multiple units that will not require development agreements;
- remove Nurses' residences as a permitted use;
- retain the policy for Townhouses;
- Homes for Special Care in the R2 or R3 zones and be by development agreement;
- daycares in an R1 zone on the conditions of having a maximum of six children and being occupied;
- not changing Home Occupations;
- R1 zone:
  - all properties currently in the RR zone will be in the R1 zone;
  - will be existing single family units;
  - also permitted will be new single family units/duplexes and two unit conversions;
  - buildings 3 units and over will be by development agreement.
- R2 zone:
  - can go up to 2 units;
  - buildings 3 units and over will be by development agreement.
- High Density Residential Zone:
  - zone will allow multiple units and not require a development agreement.

Planner and Development Officer, Chris Millier will prepare a summary of the changes to the Residential Policy and Zones for the March 29, 2016 meeting.

7.      **NEXT MEETING**

The next meeting will be on March 29, 2016 and include a review of the commercial policies.

8.      **ADJOURNMENT**

**160314.03: It was moved and seconded to adjourn the meeting at 9.19 p.m. Motion carried.**

  
CHAIR

  
RECORDING SECRETARY