

**PLANNING ADVISORY COMMITTEE  
MEETING MINUTES  
July 15, 2024  
6:30 pm.**

Present: Councillor Rod Reeves, Chair  
Mayor Donald Clarke  
Deputy Mayor Mike Trinacty  
Kelly Branton, PAC Citizen Representative  
Joan Levack, PAC Citizen Representative  
Dave Logie, PAC Citizen Representative  
Neil Mattson, PAC Citizen Representative  
Ben Croll, BCP & C  
Jen Boyd, CAO  
Roger Flynn, Office Admin Coordinator

Absent with regrets: Councillor Adam Lutz  
Councillor Ty Walsh

1. **Call to Order**

The PAC Meeting was called to order at 6:30 pm by Councillor Reeves, Chair.

2. **Approval of the Agenda**

The agenda was approved as circulated.

3. **Previous Minutes**

The minutes from the PAC meeting of April 2, 2024, were approved as circulated.

**Welcome of two new citizen members Dave Logie & Neil Mattson.**

4. **New Business**

**a. Development Agreement – 106 Commercial Street**

Development Officer, Ben Croll presented an overview of the proposed development at 106 Commercial Street which would include 84 units to a maximum of 90 units. An area of 8.73 acres zoned RCDD, which permits a variety of low, medium, and high-density residential uses within comprehensively planned developments. The development will house two 6-unit townhouses, three 4-unit townhouses, & two 30-unit apartment buildings.

It will be targeted towards seniors due to the town's demographic and □ proximity to Grandview Manor.

Regarding maintenance, the town would be responsible for snow plowing but not for capital maintenance.

Concerns were raised about the access road and who would manage it in terms of emergency services.

**IT WAS MOVED AND SECONDED THAT the Planning Advisory Committee recommend to Council to proceed with the first reading subject to the finalization of ownership of the retention pond and finalize the ownership of the emergency access road.**

**MOTION CARRIED**

## **5. Other Business**

- a. Activity reports were presented
  - March to June 2024

## **6. Adjournment**

The PAC Meeting was adjourned at 7:45 pm.