

ATTENDING

Councillor Ty Walsh, Vice Chair
Mayor Mike Trinacty
Councillor Johanna Kwakernaak
Dave Logie, PAC Citizen Representative,
Neil Mattson, PAC Citizen Representative
Kelly Branton, PAC Citizen Representative
Joan Levack, PAC Citizen Representative
Chrystal Fuller, Planner, Brighter Communities Planning (BCP)
Ethan Oderkirk, Assistant Development Officer, BCP
Krista Longmire, Executive Assistant, Recording Secretary

ABSENT WITH REGRETS

Councillor Adam Lutz, Chair

ALSO IN ATTENDANCE:

11 members of the public

1. CALL TO ORDER

The Public Participation Meeting was called to order at 6:30 pm by Councillor Ty Walsh, Vice Chair.

2. PUBLIC PARTICIPATION MEETING

a. Overview of Amendment & Application

Chrystal Fuller provided an overview of the Public Participation meeting structure. Ethan Oderkirk then presented the proposed policy for unique sites and structures, intended to address historic and constrained properties and support their adaptation to current zoning requirements. The policy focuses on non-conforming structures with unique or historical context and establishes a framework to permit approved unique sites or structures to include accessory uses on abutting publicly owned land through a lease agreement.

This policy was a result of a development proposal received from 104 Front Street. This development identified a gap in the current bylaws. The proposed "Unique Sites and Structures" amendment would address that gap intended for historic or atypical downtown properties where strict lot-based application of the Land Use By-law would prevent reasonable adaptation of an existing building. The policy would give Council a clear mechanism to consider adaptive reuse and limited expansion through the Development Agreement process.

b. Public Input

Elaine Furniss, 161 Cottage

- Expressed concern about building codes on any structures that are on the leased property that wouldn't fall under the development agreement.
- Will there be a pattern of properties looking to fall under the "unique" site and structures? Feels there should be more defined criteria for a unique site.
- Would like to see an accessibility component to the policy.

Fred Hayden, 104 Mill Street

- Asked whether access from the proposed deck at the 104 Front Street development would connect directly to the Harvest Moon Trail, which runs along his backyard.

The developers of the proposed project at 104 Front Street provided an overview of the development, including details on building and deck accessibility. They have also worked with the Department of Natural Resources and the Trail Society to finalize a lease agreement, ensuring the trail remains safe and accessible for all users.

c. Written Submission

No written submissions

3. ADJOURNMENT

The Public Participation Meeting was adjourned at 7:15 pm

As recorded by Krista Longmire, Executive Assistant.