



MINUTES
Strategic Priorities Committee

April 21, 2020
9:00 am
Town Hall, Council Chambers

Council Present: Mayor Strathdee (in-person)
Councillor Craigmile (videoconference)
Councillor Edney (videoconference)
Councillor Luna (videoconference)
Councillor Hainer (videoconference)
Councillor Pridham (videoconference)
Councillor Winter (videoconference)

Staff Present: **In-Person**
Brent Kittmer, CAO / Clerk
Jenna McCartney, Deputy Clerk
Conference Line
Grant Brouwer, Director of Planning and Development
Mark Stone, Planner

1. CALL TO ORDER

Mayor Strathdee called the meeting to order at 9:00 am.

2. DECLARATIONS OF PECUNIARY INTEREST

None.

3. AMENDMENTS AND APPROVAL OF THE AGENDA

Council paused for a moment of silence as a tribute to the victims of the recent Nova Scotia tragedy.

Resolution 2020-04-21-01

Moved By: Councillor Craigmile

Seconded By: Councillor Luna

THAT the April 21, 2020 Strategic Priorities Committee agenda be accepted as presented.

4. STRATEGIC PRIORITIES REVIEW

4.1 DEV 22-2020 St. Marys Official Plan Review Workshop

Mark Stone presented DEV 22-2020 report and responded to question from the Committee.

The Committee worked through the “draft policy” direction that was provided to staff on June 25, 2019 for the official plan review

The following points emerged from the discussion:

1. In general, the Committee prefers that the draft policies for height and density be shifted from generalized to include more specific definitions in an effort to ensure there are clear interpretations by developers, and for ease of the Planning Advisory Committee when evaluating submissions.
2. The Committee came to a consensus that the previous direction to staff to include draft policies in the Official Plan to increase the maximum permitted height for all residential areas from 3 to 4 storeys be maintained because this approach best fits Council’s strategic goals to create as much housing supply as possible and to create a streamlined Official Plan and development approval process.
3. The Committee came to a consensus that the previous direction to staff to include language to define the 4 store maximum by the “primary vantage” point of a development needs additional clarity given the challenges local topography can present when trying to come to a common understanding of what the actual “height” of a building is. The Committee was of the consensus that the draft Official Plan should include more specific restrictions like “at no point around the perimeter finished grade of the building shall it exceed 4 stories in height or X m in height” and asked staff to report back with examples of how this policy would have worked in previous applications.
4. The Committee was not able to come to a consensus on changes to the previous direction to staff to include draft policies to allow flexibility in the 4 storey maximum for residential developments on green fields and fringe lands of the Town where the impact to the surrounding neighbourhood is limited. The Committee was of the consensus that use of the terms “fringe” and “greenfield” are confusing and interpretable and should not be included in the draft policies. The Committee was of the consensus that

discussion on permitting up to six storey developments on certain lands be set aside for now and resumed once staff have produced a map identifying which future development lands may be suitable for the proposed policy to apply.

Staff committed to reporting back in the near future on the points emerging from today's debate.

Resolution 2020-04-21-02

Moved By: Councillor Edney

Seconded By: Councillor Luna

THAT DEV 22-2020 St. Marys Official Plan Review Workshop report be received for discussion and direction to staff for the Official Plan review.

CARRIED

5. NEXT MEETING

Mayor Strathdee reviewed the upcoming meeting as presented on the agenda.

6. ADJOURNMENT

Resolution 2020-04-21-03

Moved By: Councillor Winter

Seconded By: Councillor Pridham

THAT this meeting of the Strategic Priorities Committee adjourn at 11:16 am.

CARRIED

Al Strathdee, Mayor

Brent Kittmer, CAO / Clerk