



MINUTES
Planning Advisory Committee

March 17, 2025
6:00 pm
Municipal Operations Centre

Committee Present: Don Van Galen
Mike Bolton
Bill Galloway
Councillor Craigmile
Councillor Lucas

Staff Present: Grant Brouwer, Director of Building and Development
Mark Stone, Planner
Jenna McCartney, Clerk

1. CALL TO ORDER

Grant Brouwer called the meeting to order at 6:00 pm.

2. DECLARATION OF PECUNIARY INTEREST

None

3. APPOINTMENT OF CHAIR

Mr. Brouwer opened the floor for nominations.

The floor was closed to nominations.

Moved By Bill Galloway

Seconded By Councillor Craigmile

THAT Don Van Galen be appointed as the Chair of the Planning Advisory Committee effective March 17, 2025 to December 31, 2025.

Carried

4. APPOINTMENT OF VICE-CHAIR

Mr. Brouwer opened the floor for nominations.

The floor was closed to nominations.

Moved By Bill Galloway
Seconded By Don Van Galen

THAT Mike Bolton be appointed as the Vice-Chair of the Planning Advisory Committee effective March 17, 2025 to December 31, 2025.

Carried

5. AMENDMENTS AND APPROVAL OF AGENDA

Moved By Councillor Craigmile
Seconded By Bill Galloway

THAT the March 17, 2025 Planning Advisory Committee agenda be accepted as presented.

Carried

6. ACCEPTANCE OF MINUTES

Moved By Bill Galloway
Seconded By Councillor Craigmile

THAT the May 21, 2024 Planning Advisory Committee meeting minutes be approved and signed by the Chair and the Secretary - Treasurer.

Carried

7. REPORTS

7.1 DEV 05-2025 Plan of Condominium Application

Moved By Bill Galloway
Seconded By Councillor Lucas

THAT DEV 05-2025 Application for Draft Plan of Condominium (DPC 01-2025) by Pol Quality Homes Inc. for 428 Queen Street West report be received; and,

THAT the Planning Advisory Committee endorse the Application, in principle.

Carried

7.2 DEV 06-2025 Zoning By-law Amendment (Z01-2025) and Site Plan Applications for 121 Ontario Street South by Rick and Melanie Murphy

Pat Donnelly, 243 Thomas Street, sought clarification where the flood plain is considered on the subject property, the nearest storm drain location, and where the existing armour stone is on the site drawing.

Katherine Baird, 7-121 Ontario Street South, is concerned that the proposed development is recommending the removal of existing accessible, amenity space. Staff identified that this concern is managed during the site plan phase of the project.

Moved By Mike Bolton

Seconded By Bill Galloway

THAT DEV 06-2025 Application for Zoning By-law Amendment (Z01-2025) and Site Plan Approval by Rick and Melanie Murphy for 121 Ontario Street South be received;

THAT the Planning Advisory Committee endorse the Applications, in principle; and,

THAT the Planning Advisory Committee recommend to Council:

THAT Council proceed with a public meeting to consider the Zoning By-law Amendment Application.

Carried

7.3 DEV 07-2025 Condominium Exemption Process

Moved By Councillor Lucas

Seconded By Bill Galloway

THAT DEV 07-2025 Condominium Exemption Process report be received; and

THAT the Planning Advisory Committee recommend adoption of the condominium exemption process outlined in DEV 07-2025.

Carried

8. UPCOMING MEETINGS

Not at this time

9. ADJOURNMENT

Moved By Bill Galloway

Seconded By Councillor Craigmile

THAT this meeting of the Planning Advisory Committee be adjourned at 7:04 pm.

Carried

Chair

Recording Secretary