

PLANNING ADVISORY COMMITTEE

**Thursday
November 27, 2025
Council Chambers**

MEMBERS PRESENT: Councillor William McCormick, Chair
Deputy Mayor Paul Saulnier
Mayor Mike Bartlett, Vice Chair
Councillor Rick Foote
Charles Haliburton, Citizen Representative

STAFF PRESENT: Tom Ossinger, CAO/Development Officer
Chris Millier, Town Planner 4 Site Group (Via Zoom)
Karen Morrell, Administrative Assistant/Receptionist

REGRETS: Ed Moore, Citizen Representative
Councillor Shane Weir
Leslie Brinton, Deputy Chief Administrative Officer

- A. Call to order**
The Chair called the meeting to order at 6:00 p.m.
- B. Agenda**
B.1 Additions/Deletions
Deletion of F.2
- B.2 Approval**
Motion:
Deputy Mayor Saulnier and seconded by Councillor Foote that we accept the November 27, 2025 agenda as amended.
Motion Carried
- C. Minutes of the Previous Meeting**
C.1 September 16, 2025
Motion:
Moved by Mayor Bartlett and seconded by Citizen Representative Charles Haliburton that the minutes for September 16, 2025 be approved as presented.
Motion Carried.
- D. Business Arising/Unfinished Business**
D.1 None.
- E. Correspondence**
E.1 None.

F. New Business

F.1 Application for Development Agreement-55 Sydney St.

The public that lives in the area has been notified by a hand delivered notice of tonight's meeting. There was one public attendee.

The document is a focus on a proposed residential development at 55 Sydney Street (PID 30225874), by Golden View Enterprises Ltd. They are proposing a three-unit residential structure, which was evaluated for compliance with municipal planning policies. The proposed development aligns with the Municipal Planning Strategy, aiming to support residential growth while addressing concerns about lot coverage and amenity space.

A potential of a benefit and quality of the project will present itself. It is an infill project and not an ideal from the ground up project. The proposed new structure is close to a side area considering the lot line. It does not provide a lot of privacy or a space for amenities and no dedicated area for garbage, green bin and recycling matter. However, the proposal is consistent on our roadworks and all other structure plans in place.

CAO reported that the contractor has already vetted the building and building plans with the building inspector and there were no red flags that presented themselves.

Motion:

Moved by Charles Haliburton and seconded by Deputy Mayor Saulnier that the Town enter into a development agreement with Golden View Enterprises Ltd., to permit the development of a three (3) unit residential structure at 55 Sydney Street (PID 30225874) as generally represented in the application and associated Site Plan and Building Details subject to:

- *The identification and development of landscaped amenity area, including the provision of privacy features, with a minimum area of 7 sq. meters (75 sq. ft.) per dwelling unit;*
- *The provision of a privacy fence, a minimum of 1.8 meters (6 ft.) tall along the western and southern property boundaries adjacent to the new construction.*
- *The identification and development of a design of containment area for the use of garbage, recyclable, and green bin storage area.*

Motion Carried

G. Questions & Answers relating to the business discussed

Direction of committee that CAO and Building Inspector find appropriate wording for the inclusion of a collection and storage pad and for minimal and maximum size for garbage receptacle, to amend the by law Solid Waste Resource Management By Law No 2020-01 and bring forward to By Law Committee.

H. Date of next meeting will be determined.

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I. Adjournment

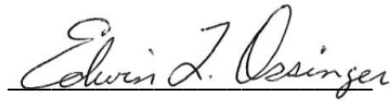
There being no further business the meeting was adjourned

Motion:

Moved by Deputy Mayor Saulnier and seconded by Mayor Bartlett that the meeting be adjourned at 7:30 PM

Motion Carried.

CHAIRPERSON



DEVELOPMENT OFFICER