



Public Information Meeting

1. **Proposed Municipal Planning Strategy and Land Use Bylaw Amendments**
Application from Talal Waeb
2. **Proposed Municipal Planning Strategy and Land Use Bylaw Amendments**
Application from The Shaw Group Limited
3. **Proposed Municipal Planning Strategy and Land Use Bylaw Amendments**
Mini-homes as Accessory Dwelling Units

February 4, 2025

Lloyd E. Matheson Centre, Elmsdale

In Attendance:

31 Members of the public, including Councillor Mitchell, Councillor Garden-Cole, Councillor Hebb, Councillor McPhee and Councillor Merriam

Kevin Neatt - Representative from The Shaw Group Limited

Susan Fillmore - Representative for Talal Waeb

Mike Williams - Representative for Talal Waeb

Chris Pineo - Representative for Talal Waeb

Staff:

John Woodford, Director of Planning and Development

Debbie Uloth, Community Planner II

Lee-Ann Martin, Planner/Development Officer

Hannah Grosvenor, Administrative Assistant

NOTES

1. [Call to Order & Land Acknowledgement](#)

The meeting was called to order at 6:00pm by John Woodford.

2. [Proposed Municipal Planning Strategy and Land Use Bylaw Amendments](#)



Application from Talal Waeb

Lee-Ann Martin presented on Talal Waeb's application.

Comments and questions for staff and applicant

- Residents expressed concerns about the area infrastructure and community (schools, libraries, etc.) being able to support this development, and the municipal and infrastructure improvements being finished by the time this potential development is constructed, as well as concerns about more hardpoints creating more water run-off and increasing flooding.
- Chris Pineo shared that designs can be accommodated to flooding variables.
- Residents noted that this application is just for rezoning. The applicant can sell the land, etc. Representative for Waeb suggested that he was invested in this project long-term, and wasn't looking to rezone and then sell the property.
- There was some discussion about maximum number of units in R2 and R2, and the technical requirements that come after if this application were approved.
- A resident made a recommendation that the Municipality request a hydrological assessment of the property.
- Residents expressed concern about advertising in the Chronicle Herald, suggesting it is not widely read enough to be the main source of information between the municipality's applications and residents.
- Residents inquired about next steps that members of the public can take to remain involved.

3. Proposed Municipal Planning Strategy and Land Use Bylaw Amendments Application from The Shaw Group Limited

Debbie Uloth presented on the application from The Shaw Group Limited. Kevin Neatt presented on behalf of The Shaw Group Limited.

Comments and questions for staff and applicant

- There was discussion regarding the requirements of common areas.
- A resident suggested that Shaw could create their own road off Claybrook Way. Staff confirmed that the province would not allow for that option.



- Residents expressed concern about increased traffic on Church Street, concern for children's safety and the safety of those navigating the traffic circle nearby. Residents also had concerns about the infrastructure's ability to handle 32 more units.
- Residents felt that the rendering Shaw presented is misleading and that properties on the highway may lose their backyards.
- Staff confirmed that each townhouse unit will have a private amenity space and that a common amenity space will also be required.
- Questions were raised about if this kind of development has been done before, how Shaw intends to use the properties, turnover, who is eligible for this housing, percentage of Shaw employees in need of local housing, need, etc.
- A resident suggested adding public parking to Shaw's plan.

4. [Proposed Municipal Planning Strategy and Land Use Bylaw Amendments](#) [Mini-homes as Accessory Dwelling Units](#)

Lee-Ann Martin presented on the proposed amendment.

[Comments and questions for staff and applicant](#)

- Discussion began with clarifying what the municipality defines as an accessory dwelling. Further discussion was later had about amending design requirements, manufactured vs built homes, and what qualifies as a mobile home.
- A resident expressed concern about the amount of time between this application's submission and this PIM. Staff apologized, noting the department's busyness and council's directive that private applications take precedence.
- A resident asked why our LUB defines a mini-home vs a home, recognizing building code instead of LUB. Staff suggested that the building codes changes and different ages of homes required a need for further clarification.
- Question about the time frame for this proposal. Staff suggested a public hearing may happen in April.

5. [Adjournment](#)



The meeting adjourned at 7:35 pm.