

Public Hearing

Wednesday, April 22, 2026

Council Chambers

Lloyd E. Matheson Centre

7:30 pm

1. *PLN25-009 - Application by David Maddeaux*
2. *PLN25-010 - Application by Sunny Point Farms*

cc: Eleanor Roulston, Municipal Warden
Norval Mitchell, Chairperson Planning Advisory Committee
Kim Ramsay, CAO & Municipal Clerk
John Woodford, Director of Planning & Development

Warden: Councillors, this evening we have two items on the public hearing agenda.

The purpose of this hearing is for Council to hear input from the public prior to making a decision on the proposals.

To the members of the public who have chosen to participate this evening, welcome. Please note that Council's Procedural Policy requires that you not cheer, boo, clap or otherwise disrupt this hearing. Everyone that wishes will have an opportunity to be heard.

Tonight, Council may approve, reject or defer its decision to a later date. Council approval is required for the proposals to proceed.

I will now ask the Municipal Clerk to outline when the public hearing advertisements were published.

Clerk: Madam Warden, a public hearing notice appeared in the April 8, 2026 and April 15, 2026 editions of the *Chronicle Herald*. The notices described the proposals, gave the date and time of the Public Hearing, and indicated that Staff Reports were available to the public.

Warden: Councillors, the first public hearing item this evening is for a proposal to amend the land use designation and zoning for a portion of 47 MacIntosh Road.

I would now ask the Chair of the Planning Advisory Committee to present his report.

PAC Chair: Planning Advisory Committee has considered the proposal on behalf of Municipal Council. The Committee has reviewed staff's reports, completed their evaluation, and will make a recommendation to Council during this Hearing.

Madam Warden, through you, I would now ask staff to present their Final Report on the proposal.

Staff: (Makes presentation)

Warden: Does any member of Council have questions for Staff?

(Councillors may or may not ask questions)

Warden: I would now ask if the applicant has any comments or would like to make a presentation?

Applicant: (applicant may or may not provide their comments)

Warden: I will now open the floor for comments and questions. If you are viewing the YouTube livestream, you may use the YouTube chat feature which is being monitored. First, does anyone attending in person have any questions or comments?

(Comments and Questions from the public)

Warden: Does any member of the public have any questions or comments through the live chat on YouTube?

Juliann: Waits 20 seconds and confirms if we have any comments or questions via the chat on YouTube.

Warden: Does any member of staff have any final comments?

(Staff may or may not make final comments)

I would now ask the Chair of the Planning Advisory Committee to present his committees' recommendation.

PAC Chair: Planning Advisory Committee recommends that Council give second reading and approval to the MPS and LUB amendments by changing the land use designation and zone from Agricultural Reserve (AR) to Rural Use (RU) for a portion of 47 MacIntosh Road, Upper Nine Mile River as identified in the staff report dated April 9, 2026.

As Chair of PAC, I so move.

Warden: Are there any final questions or comments from the Municipal Councillors?

(Awaits potential further questions from Councillors and the question on the motion.)

(Immediately after Council votes on the motion)

Warden: Councillors, the second public hearing item this evening is a proposal from Sunny Point Farms to amend the Municipal Planning Strategy and Lane Use Bylaw.

I would now ask the Chair of the Planning Advisory Committee to present his report.

PAC Chair: Planning Advisory Committee has considered the proposal on behalf of Municipal Council. The Committee has reviewed staff's reports, completed their evaluation, and will make a recommendation to Council during this Hearing.

Madam Warden, through you, I would now ask staff to present their Final Report on the proposal.

Staff: (Makes presentation)

Warden: Does any member of Council have questions for Staff?

(Councillors may or may not ask questions)

Warden: I would now ask if the applicant has any comments or would like to make a presentation?

Applicant: (applicant may or may not provide their comments)

Warden: I will now open the floor for comments and questions. If you are viewing the YouTube livestream, you may use the YouTube chat feature which is being monitored. First, does anyone attending in person have any questions or comments?

(Comments and Questions from the public)

Warden: Does any member of the public have any questions or comments through the live chat on YouTube?

Juliann: Waits 20 seconds and confirms if we have any comments or questions via the chat on YouTube.

Warden: Does any member of staff have any final comments?

(Staff may or may not make final comments)

I would now ask the Chair of the Planning Advisory Committee to present his committees' recommendation.

PAC Chair: *Moved that the Planning Advisory Committee recommend to Council that Council give second reading and amend the Municipal Planning Strategy and Land Use Bylaw to reduce the minimum setback requirement for Intensive Livestock Operations in the Rural Use North (RU-2) Zone to 2m, subject to building code requirements, where the neighbouring property is commonly owned; and
That in no instance shall an intensive livestock operation be less than 45m from a property that is not commonly owned; and
That in section 5.2.3 (a) the minimum set back distance remains at 45m.*

As Chair of PAC, I so move.

Warden: Are there any final questions or comments from the Municipal Councillors?

(Awaits potential further questions from Councillors and the question on the motion.)

(Immediately after Council votes on the motion)

Warden: That concludes tonight's Public Hearings. Thank you for attending.