



Planning Advisory Committee Executive Committee

September 17, 2026

A meeting of the Planning Advisory Committee was held on the above date in the Council Chamber, this was a continuation of the September 15th, 2026 meeting.

All members of Committee were present. Councillor Moussa arrived at 7:14 p.m.

Staff Present:

- Mr. Adam Clarkson, Deputy CAO
- Mr. John Woodford, Director of Planning & Development
- Ms. Alana Tapper, Director of Corporate Services
- Ms. Darby Sullivan, Community Planner I
- Ms. Lee-Ann Martin, Planner & Development Officer
- Ms. Debbie Uloth, Community Planner II
- Ms. Rachel Gilbert, Manager of Planning
- Ms. Juliann Cashen, Communications Officer
- Ms. Sheralee MacEwan, Assistant Municipal Clerk
- Ms. Alana Richards, Legislative & HR Administrator

Public Members:

- Mr. Sam Balcom
- Ms. Pamela Harvie

CALL TO ORDER AND HISTORICAL ACKNOWLEDGEMENT

Councillor Mitchell called the meeting to order at 7:01 p.m. and recited the historical acknowledgement.

BYLAW P-1100-2, AN AMENDMENT TO BYLAW P-1100, MAITLAND HERITAGE CONSERVATION DISTRICT PLAN AND BYLAW - AMENDMENTS

The Manager of Planning presented a report titled “*Maitland Heritage Conservation District Review*” dated August 12, 2026. A copy of the report was attached to the agenda and available to all Committee members.

Discussion was held and questions were addressed by staff.

PAC26(51) On the motion of Councillors MacPhee and Deputy Warden Dixon:
September

Moved that the Planning Advisory Committee recommends to Council that Council give first reading to Bylaw P1100-2, an Amendment to Bylaw P1100 Maitland Heritage Conservation District Plan, Bylaw and Design Guidelines, for the purpose of enabling a Public Hearing; and authorize staff to schedule a Public Hearing.

MOTION CARRIED

PLN25-007 - PORTUCANA CONSTRUCTION SERVICES LTD. - MPS AND LUB MAPPING AMENDMENTS

The Planner & Development Officer presented a report titled “*Portucana Construction Services Limited - MPS and LUB Mapping Amendments*” dated August 12, 2026. A copy of the report was attached to the agenda and available to all Committee members.

Discussion was held and questions were addressed by staff.

PAC26(52) On the motion of Councillors Perry and MacPhee:
September

Moved that Committee hold the discussion of this proposal until such time that the proponent (Portucana Construction Services Limited) and staff can meet to see if there will be changes to the plan before it goes to a vote to see if it goes to a Public Hearing (Regarding concerns from the local fire department and solid waste).

Seven (7) voting in favor, six (6) voting against. Councillors Dixon, Hebb, Moussa, Rhyno, Garden-Cole and Tingley voting nay.

MOTION CARRIED

PLN26-010 - REQUIRED FUTURE TRANSPORTATION CONNECTIONS MAP - SUB AMENDMENTS

The Planner & Development Officer presented a report titled “*Subdivision Bylaw-Required Future Connections Map Amendment*” dated August 18, 2026. A copy of the report was attached to the agenda and available to all Committee members.

Discussion was held and questions were addressed by staff.

PAC26(53) On the motion of Deputy Warden Dixon and Councillor Perry:
September

Moved that Committeel delay the discussion (of future connections mapping) ***until staff can bring back a report with more information at a future meeting.***

MOTION CARRIED

PLACES OF WORSHIP AND CEMETERIES - MPS AND SUB AMENDMENTS

The Community Planner I presented a report titled “*Places of Worships and Cemeteries - MPS and LUB Bylaw Amendment*” dated August 21, 2026. A copy of the report was attached to the agenda and available to all Committee members.

Discussion was held and questions were addressed by staff.

PAC26(54) On the motion of Warden Roulston and Councillor Rhyno:
September

Moved that the Planning Advisory Committee recommends to Council that Council give first reading to amendments to the Municipal Planning Strategy and Subdivision Bylaw to allow the subdivision of places of worship/former places of worship from cemeteries with reduced lot area, frontage, and setback requirements in all zones where there is frontage or deeded access to both lots; and, authorize staff to schedule a Public Hearing.

MOTION CARRIED

PLAN REVIEW BACKGROUND REPORT - WIND ENERGY DEVELOPMENT

The Community Planner II presented a report titled “*Wind Energy Development*” dated September 17, 2026. A copy of the report was attached to the agenda and available to all Committee members.

Discussion was held and questions were addressed by staff.

PAC26(55) On the motion of Warden Roulston and Councillor Tingley:
September

Moved that the Planning Advisory Committee recommends to Council that staff be directed to bring a report back regarding reinstating the Wind Energy Designation and Zone as an overlay designation and zone as indicated by staff to be approved by Council.

Twelve (12) voting in favor, one (1) voting against. Councillor Perry voting nay.

MOTION CARRIED

PAC26(56) On the motion of Warden Roulston and Councillor Tingley:
September

Moved that the Planning Advisory Committee recommends to Council that staff be directed to write a letter to the Province expressing concerns with their provincial wind energy regulations.

MOTION CARRIED

ADJOURNMENT

The meeting adjourned at 8:51 p.m.

Approved By: John Woodford, Director of Planning & Development
Date: September 18, 2026

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