

A meeting of the Planning Advisory Committee (PAC) was held in person on Wednesday, September 23, 2026 starting at 4:00pm.

PRESENT

Chairing the meeting: Hilary Campbell; Councillors Dan Smith, John Bartlett, and Jonathan Archibald; Citizens-at-large, Howard Selig, Margaret Jerke and Dianne McDonald, Planner, Chrystal Fuller, Development Officer, Lauren Isabelle, Interim Chief Administrative Officer, Kevin Matheson, and Recording Secretary/Planning Services Coordinator, Sara Marceau.

1. CALL TO ORDER

Chair Campbell called the meeting to order at 4:00pm.

2. APPROVAL OF THE AGENDA

260923.01 It was moved and seconded to approve the agenda as circulated. **Motion carried.**

3. APPROVAL OF THE MINUTES

3.1 Approval of the Previous Meeting Minutes

May 12, 2026, Committee Meeting Minutes

No errors or omissions were noted, and the minutes were considered approved.

4. ACTION/DISCUSSION ITEMS

4.1 Northlands Presentation

Development Officer Isabelle gave a brief presentation of the Northlands Amendments.

Planner Fuller is seeking clarity from the PAC on the proposed bike lanes and broader active-transportation considerations. Key discussion points included:

- There was concern that Middleton currently lacks safe, connected bicycle infrastructure. Howard Selig noted the Town's previous commitment to the Blue Route but said it has not been followed through, leaving cyclists without safe routes and potentially isolating Middleton from surrounding communities.

- Councillor Smith asked why bike lanes would not be included on collector roads and suggested a separate bike track. It was noted that on-street parking and the authority over parking could affect the feasibility and design of bike lanes.
- The discussion distinguished walkability from accessibility, with concerns raised about whether trails and streets would adequately accommodate strollers, wheelchairs, older residents, and people with mobility challenges.
- Howard Selig raised concerns about designing the neighborhood only for current needs rather than future residents, including the impact of concrete curbs, gutters, gravel edges, and sidewalks on accessibility.
- The developer would have significant flexibility over house design, provided buildings meet the Land Use Bylaw (LUB) and applicable development criteria. Urban design requirements were removed, although they could potentially be reconsidered through work with the Town and PAC.
- Lot coverage, setbacks, height, and massing were identified as the primary controls for creating a consistent neighborhood feel rather than prescribing specific house designs.
- The proposed Development Agreement (DA) would not remove development rights from neighboring properties. Other property owners could potentially join the development in the future, while retaining the status quo if they do not.
- A unit was described as a self-contained living area with a private entrance. Flexibility may allow more than one building on a lot, and group homes were confirmed as a possibility.
- Public areas would ultimately be maintained by the Town.

Main outstanding issue for PAC: Clarification is needed on whether bike lanes or separated cycling infrastructure should be incorporated into the collector-road design, how parking would interact with those facilities, and whether the proposed road network adequately addresses accessibility and long-term active transportation needs.

260923.02 It was moved and seconded that the Planning Advisory Committee direct staff to hold a Public Participation Meeting on the proposed amendments to the Municipal Planning Strategy, Land Use By-Law and Subdivision By-law, and the proposed Northlands Road Standards Policy, to implement the Northlands Comprehensive Development District;

And that staff return to the Planning Advisory Committee following the Public Participation Meeting with a summary of public input and any recommended revisions to the proposed amendments for the Committee's consideration before making a recommendation to Council. **Motion carried.**

260923.03 It was moved and seconded that the Planning Advisory Committee direct staff to retain the proposed active transportation requirements for Collector Roads in the draft Northlands Road Standards Policy for the purposes of the Public Participation Meeting. **Motion carried.**

5. **ANYTHING BY MEMBERS**

Councillor Archibald expressed frustration with the timeline for receiving the agenda package.

6. **NEXT MEETING DATE**

To be determined.

7. **ADJOURNMENT**

Chair Campbell declared the meeting adjourned at 5:43pm.

CHAIR

RECORDING SECRETARY