

A Public Hearing was held at the Town Hall, via Zoom and YouTube Live on Tuesday, May 19, 2026, starting at 5:30pm.

PRESENT

Chairing the meeting, Mayor Gail Smith; Deputy Mayor Gary Marshall; Councillors, Bernadette Knapp, John Bartlett, Jonathan Archibald, and Dan Smith; Chief Administrative Officer, Ashley Crocker; and Recording Secretary, Sara Marceau.

Also in Attendance: Town Planner, Chrystal Fuller, Development Officer Lauren Isabelle and 20 citizens. 9 citizens left after the Magee Drive presentation.

1. PUBLIC HEARING OPENING

Mayor Smith opened the Public Hearing at 5:30pm.

2. Magee Drive

a. Presentation of Magee Drive Amendments

Town Planner, Chrystal Fuller gave a presentation of the Magee Drive Municipal Planning Strategy (MPS) and Land Use By-law (LUB) amendments

b. Public Input

Jacqueline Kendall, 68 Magee Drive

- Aren't there already grouped dwellings there? How were they permitted originally.
 - Planner Fuller stated that she could not speak to that.
- If this does go ahead, how will it impact the people already living there?
 - Planner Fuller stated that grouped dwellings are permitted already but there are some inconsistencies in the regulations and this proposed amendment is intended to clarify how grouped dwellings are considered. She noted that the change involves only a small wording adjustment of approximately five or six words.

378 Main Street

- When will the information be available regarding how the grouped dwellings currently on Magee Drive were permitted?
 - Planner Fuller stated that these are administrative changes intended to clarify documents that were previously unclear.

75 Magee Drive

- When would we receive notice that work is beginning?
 - Planner Fuller stated that Council is currently only considering wording changes to the Municipal Planning Strategy and Land Use Bylaw. She noted that this process must occur first, and that public comments on the Development Agreement would be provided to Council for consideration at a later date.

Deputy Mayor Marshall clarified for the residents in attendance that information about the specific development on Magee Drive would be addressed at the next Public Hearing in June.

Councillor Smith asked whether notification would be provided to all adjacent homeowners and inquired about how renters would be informed.

- Planner Fuller noted that information would be shared through social media and the Town website.

Councillor Smith asked how the Town could better reach tenants.

Craig Parsons

- Do grouped dwellings have to occur by Development Agreement or are there other options?
 - Planner Fuller explained that the development agreement is what is being considered in these amendments.

c. Written Submissions Received

Planner Fuller noted that none were received.

3. 18 King Street MPS and LUB Application

Councillor Archibald declared a conflict of interest and left the table at 5:52pm

a. Presentation of 18 King Street

Development Officer Lauren Isabelle gave a presentation of 18 King Street's MPS and LUB Amendment Application.

Development Officer, Lauren Isabelle gave a presentation of 18 King Street's Development Agreement.

b. Public Input

Paulette Pye, 12 King Street

- Speculated that the previous owner of 18 King Street would be against this development.

378 Main Street

- Raised concerns about at what point increased development and traffic becomes unsustainable, particularly with respect to an influx of traffic.
- Noted that businesses should remain on Main Street to support the community, and that the broader community could be negatively impacted.
- Expressed concern about whether commitments made would be fulfilled as stated by the Developer.

Shelley Specht, 16 King Street

- Noted that the previous owner would not have sold the property to the dealership.
- Raised concern that the proposal could increase stress in the neighborhood.
- Stated that 24-hour lighting and increased illumination is a significant concern for residents.

David Britney, 7 King Street

- King Street was described as one of the most beautiful streets in the Town.
- Raised concern about the presence of a parking lot with bright lighting in the area.

Merril Cox, 16 King Street

- Raised concerns that the situation represents history repeating itself, with additional parking space being proposed.
- Noted that a precedent has been set, and reference was made to concerns about zoning creep. A definition was also provided for clarity.
- Stated that trees may be removed because they are in the way, or that falling acorns and branches would be seen as a risk to vehicle damage.
- Members of the public urged Council to vote against the proposal due to concerns including flooding, increased stress, noise, and higher levels of activity.
- Questions were raised regarding assessed property values and what the factual impacts would be.

Brian Dormer, 11 King Street

- It was suggested that aluminum coverings are placed on the lights due to concerns about crime associated with a car lot.
- Raised questions as to whether expanding the area could contribute to increased crime.

Alex Balcome spoke on behalf of the Bruce Group. He stated that the trees could be retained and that lighting could be adjusted and directed away from houses, with a design approach to address these considerations. He also referenced flooding concerns and stated that measures would be taken to address stormwater capture and management.

c. Written Submissions Received

Development Officer Isabelle stated that 4 written submissions were received and were circulated to Council.

4. ADJOURNMENT

The Public Hearing closed at 6:41pm.

Mayor

Recording Secretary