



**MUNICIPALITY OF THE DISTRICT OF WEST HANTS  
Planning/Heritage Advisory Committee  
June 21, 2018, 6:00 p.m.  
Sanford Council Chambers**

- PRESENT:** Councillor Jennifer Daniels, Chair  
Councillor Tanya Leopold, Vice Chair  
Warden Abraham Zebian  
Councillor Kathy Monroe  
Councillor David Keith  
Councillor Rupert Jannasch  
Councillor Debbie Francis  
Mr. John Smith, Resident Member
- STAFF:** Madelyn LeMay, Director of Planning & Development  
Sara Campbell, Planner  
Velma Macumber, Admin Assistant
- REGRETS:** Deputy Warden Paul Morton  
Councillor Robbie Zwicker  
Councillor Randy Hussey  
Mr. Matt Smith, Resident Member  
Saira Shah, Planner
- PUBLIC:** None present.

**MEETING CALLED TO ORDER**

Chair Daniels called the meeting to order at 6:00 p.m. and reviewed fire evacuation procedures. She stated that regrets were received from Deputy Warden Morton, Councillors Zwicker and Hussey, and Mr. Matt Smith, that they would not be attending this meeting.

**APPROVAL OF AGENDA & ADDITIONS**

The following item was added under Miscellaneous:

- Flood Risk Management Workshop

**MOVED and SECONDED that the agenda be approved as amended.**

**Motion carried.**

**APPROVAL OF PLANNING ADVISORY MEETING MINUTES OF MAY 24, 2018.**

**MOVED and SECONDED that the Planning Advisory Committee meeting minutes of May 24, 2018 be approved as circulated noting any errors or omissions.**

**Motion carried.**

**HANTSPORT AREA ADVISORY COMMITTEE UPDATE FROM CHAIR**

Ms. LeMay provided an update of the Hantsport Area Advisory Committee meeting in the absence of Councillor Zwicker. A municipal update was given to the Committee mainly focusing on the failed Aboiteaux, infrastructure projects such as William Street and Canada Day preparations. Ms. Shah indicated she will have a report on possible Hantsport By-law amendments concerning Household Livestock. Ms. Campbell had a great presentation on LPPANS discussing a couple of modules.

**BUSINESS ARISING FROM MINUTES**

**Update – Household Livestock**

Ms. LeMay advised that all of the household livestock public information meetings have been completed. She stated that Ms. Shah would have a report for the Committee at the next meeting.

**Bill 177 – (Sara Campbell)**

Ms. Campbell discussed the direction staff received from PAC at the meeting in May regarding the inclusion of the Pothiers Motors and Lisa Drader-Murphy Studio properties in the proposed Commercial Development District. If included these properties could receive the incentives through the by-law enacted in accordance with Bill 177. She explained that these properties are currently in the Residential designation on the Generalized Future Land Use Map (GFLUM) and that it would not be reasonable to provide incentives to encourage commercial growth in the Residential designation.

Ms. Campbell made a presentation explaining the criteria that would need to be met in order to amend the Commercial Core to include these properties. Both properties would not meet the current criteria; therefore, it was recommended that PAC reconsider including these properties within the Commercial Core and proposed Commercial Development District (CDD). PAC requested that amendments to the Commercial Core and CDD be reevaluated during the Plan Review.

Ms. Campbell also provided the Committee updates on other Bill 177 items. She is waiting on a response from the Town of Windsor regarding its interest in including the Joint Industrial Park in the proposed CDD. The Committee agreed to move forward with the proposed CDD in Falmouth and Three Mile Plains in the meantime and revise the CDD when the Town of Windsor has decided if it wants to participate.

The Committee also agreed that Ms. Campbell should make a presentation on the Phase In Tool By-law, once complete, before it is presented to Council.

#### **Update – Heritage Information (Madelyn LeMay)**

Ms. LeMay advised that the Heritage Property By-law amendment will be going to Council for Public Hearing on July 10<sup>th</sup>.

#### **Update - Discharge of Development Agreement: Kaleb and Sarah Fifield (Madelyn LeMay)**

Ms. LeMay advised that Council approved the discharge of the development agreement. It has now been passed on to the solicitor to be registered on the title of the property at the Land Registry Office.

#### **Municipal Planning Strategy: Public Engagement (Saira Shah and Sara Campbell)**

Ms. Campbell advised that at the June meeting Council approved the public engagement schedule for the Municipal Planning Strategy review. She noted staff are continuing to work on the reviewing the policies of the current MPS and are ramping up for the public engagement in the fall.

### **BUILDING AND DEVELOPMENT ACTIVITY REPORT**

#### **Monthly Report - May 2018**

Warden Zebian asked whether it was possible to get a summary of building and development permits issued for the past ten years. Ms. LeMay thought that the information was within one of the Background Reports and she would let PAC know.

#### **NEW BUSINESS**

No New Business was heard.

#### **NOTICES FROM ADJACENT MUNICIPAL UNITS**

No notices were received during May 2018.

## **MISCELLANEOUS**

### **LPPANS conference May 16-18, 2018 (Sara Campbell)**

Ms. Campbell reported that she attended the LPPANS Conference in May 2018 with the theme "Inspiring Results - Working Together to Make Great Things Happen." Ms. Campbell described three presentations that she believed would be of interest to the Committee and presented a PLANifax video defining planning.

### **Flood Risk Management Workshop (Madelyn LeMay)**

Ms. LeMay reported that she attended a one-day workshop developed by the University of Waterloo and corporate partners. She noted that there were few municipal planners present. Ms. LeMay commented that she felt the material and discussion was very worthwhile, and much of the material discussed can be found at <https://uwaterloo.ca/canadian-coastal-resilience/events/flood-risk-management-canadas-coastal-regions>.

PAC members asked if there was any new information on the progress of grant applications to address the flooding issues for Newport Landing and Cheverie Causeway. It was noted that no approvals have been received to date.

## **QUESTIONS AND COMMENTS FROM PUBLIC**

No members of the public were present.

## **ADJOURNMENT**

**MOVED and SECONDED that the meeting adjourn.**

**Motion carried.**

The meeting adjourned at 6:30 p.m.

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Chair