

TOWN OF WINDSOR

PUBLIC HEARING MINUTES

Development Agreement Application – Jeff & Tina Smith, Nesbitt Street (PID 45056793)

May 28, 2019 at 7:00 – 7:14p.m.

100 King St., Windsor, NS – Council Chambers (2nd Floor)

Attendance:

Anna Allen	Mayor, Chair
Laurie Murley	Deputy Mayor
John Bregante	Councillor
Jim Ivey	Councillor
Shelley Bibby	Councillor
Todd Richard	Director of Public Works, Acting CAO
Shelleena Thornton	Municipal Clerk
Doug Armstrong	Director of Finance
VanEssa Roberts	Director of Community Development, Tourism & Recreation
Jamie Juteau	Fire Chief, WFD
Jeremy Banks	Planner
Devin Lake	Planner
Jeff Smith	Applicant

Regrets:

Louis Coutinho CAO

Gallery:

Colin Chisholm Reporter, Valley Journal Advertiser
14 members of the public

1. CALL TO ORDER – Mayor Allen called the public hearing to order at 7:00 pm and noted this a public hearing under the requirements of the Municipal Government Act and not a Town Council meeting.

2. NATURE OF THE APPLICATION TO BE CONSIDERED AT THIS PUBLIC HEARING

Planner Banks noted that property owners, Jeff and Tina Smith have applied to the Town of Windsor to enter into a Development Agreement to enable a food market on the subject lands, PID 45056793, a vacant lot on Nesbitt Street, Windsor, NS. He provided an overview of the application and indicated that previous concerns identified from a public input meeting and the Planning Advisory Committee have been addressed.

3. MAYOR ASKED FOR WRITTEN SUBMISSIONS

- Clyde Smith – supports application.
- Diana Atwell, Nesbitt Street - Supports application.
- Bonnie Smith, 21 Nesbitt Street – Supports application.

4. ORAL PRESENTATIONS IN-FAVOUR OF THE APPLICATION

- Wayne Clark, Nesbitt Street – supports application as it would provide great business and social opportunity. There were two stores in that area in the past; both very busy. There was a lot of traffic with the stores, textile plant, chicken place, etc, and traffic wasn't an issue.
- Chad Saunders – where would all the traffic go when the parking lot is full? Would it be a fire hazard? Planner Banks said that was a concern from the Planning Dept and Council as well. Some street parking would be removed to make the street clear. Mr. Saunders thanked Mr. Banks for ensuring it was addressed.
- Lisa Bower (Lisa's Café in Windsor) – supports application if all concerns are addressed.
- Connie Shay – will Nesbitt Street be widened? Planner Banks; no, the street width is addressed by addressing the street parking issue. Connie Shay thinks it is a great idea.

5. ORAL PRESENTATIONS OPPOSED TO THE APPLICATION – None.

6. QUESTIONS BY MEMBERS OF COUNCIL

- What is lot size? Planner Banks could not recall off the top of his head;
- Is there a report from Fire Services and Traffic Authority to address the traffic/parking, road width concerns? Planner Banks said they received input/feedback from those departments, and it was considered in the staff report. Solutions were found and the application supported;
- Street widths and emergency vehicles accessing the area – Planner Banks said it is narrow for large vehicles, similar to other Windsor streets; however, the concerns addressed by eliminating the parking on the one side.

7. CONCLUDING REMARKS OF THOSE IN-FAVOUR OF THE APPLICATION


- Wayne Clarke – the area was busier back in the day with many other businesses and there wasn't traffic/parking, etc. issues. Most of the businesses have left and the area hasn't changed so there shouldn't be concern.
- Jeff Smith (Applicant) – looked into parking as well. Talking with the Province about access through Colonial Road (right-of-way); however, it is in the air due to Hwy. 101 twinning and the causeway.

8. CONCLUDING REMARKS OF THOSE OPPOSED TO THE APPLICATION – None

9. ADJOURNMENT OF PUBLIC HEARING - With no further matters to discuss,

**MOVED BY MURLEY/BIBBY THAT AT 7:14PM, THE PUBLIC HEARING BE
ADJOURNED. MOTION CARRIED**

(Immediately following this public hearing will be the regular session of Windsor Town Council)



Mayor, Chair



Municipal Clerk