



**WEST HANTS REGIONAL MUNICIPALITY
Planning Advisory Committee (PAC) Agenda
September 10, 2020 – 6:00p.m.
Virtual Meeting (Zoom)**

1.0 Call to Order

2.0 Approval of Agenda and Additions

3.0 Approval of Minutes

4.0 Business Arising from the Minutes

4.1 Update: File # 20-08 Civic Addressing By-law (Madelyn LeMay)

4.2 Update: File # 20-14 Building Code Act By-law (Madelyn LeMay)

4.3 Update: File # 20-18 Fire Inspection Systems Policy (Madelyn LeMay)

4.4 Update: File # 20-19 Repeal of Minimum Standards By-law (Madelyn LeMay)

4.5 Update: File # 20-01 Ski Martock Rd. LUB Amendment (Saira Shah)

5.0 Hantsport Area Advisory Committee (HAAC) Updates (Bill Preston)

6.0 Windsor Area Advisory Committee (WAAC) Updates (Shelley Bibby)

7.0 Building and Development Activity Report

8.0 New Business

8.1 File # 20-02 Cannabis in Hantsport MPS Amendment (Saira Shah)

8.2 Planning Definitions (Saira Shah and Sara Poirier)

8.3 File #20-05 Short Term Rentals (Sara Poirier; Information Report)

9.0 Notices from Adjacent Municipal Units

10.0 Questions and Comments from Public

11.0 Adjournment



**WEST HANTS REGIONAL MUNICIPALITY
Planning & Heritage Advisory Committee (PAC/HAC)
September 10, 2020 – 6:00p.m.
Virtual Meeting (Zoom)**

PRESENT: Abraham Zebian, Mayor
Jim Ivey, Councillor (Chair)
Richard Murphy, Councillor (Vice Chair)
Ed Sherman, Councillor
Trevor McEachern, Resident Member
Bill Preston, HAAC Representative
Shelley Bibby, WAAC Representative

STAFF: Madelyn LeMay, Director of Planning and Development
Sara Poirier, Planner
Saira Shah, Planner
Mark Phillips, CAO
Vanessa Lake, Planning Meeting Secretary

REGRETS: There were no regrets.

PUBLIC: There were no members of the public present.

Call to Order

Chair Ivey called the meeting to order at 6:09pm.

Approval of Agenda and Additions

Moved by Councillor Murphy and seconded by Mayor Zebian that the Agenda be approved as circulated. Motion carried.

Approval of Minutes

WAAC Representative Bibby noted that Councillor Sherman was incorrectly referred to as "Resident Member Sherman" within the minutes. Ms. Lake stated she will fix the error. Moved by Councillor Murphy and seconded by Mayor Zebian that the minutes of July 9, 2020, be approved as amended. Motion carried.

Business Arising from the Minutes

Update: File # 20-02 Civic Addressing By-law (Madelyn LeMay)

Ms. LeMay made a brief presentation regarding the Civic Addressing By-law and the change requested by PAC/HAC at the July meeting. PAC/HAC had requested that the difference in the method of naming roads be eliminated, so that roads in each community are considered in the same manner. Committee members noted that the report had not been circulated with the agenda; Ms. LeMay will circulate it September 11.

Moved by Mayor Zebian and seconded by Councillor Murphy that:

PAC/HAC recommends that Council give First Reading and proceed to a Public Hearing regarding the Civic Addressing By-law, RC-001, which is substantively the same as that included as Attachment A to the report entitled Civic Addressing By-law dated September 10, 2020.

Motion carried.

Ms. LeMay noted that First Reading for the Civic Addressing By-law will occur at the Sept. 22, 2020 Council Meeting.

Update: File # 20-14 Building Code Act By-law (Madelyn LeMay)

Ms. LeMay noted that the Public Hearing and Second Reading for the Building Code Act By-law is scheduled for the September 22, 2020 Council meeting.

Update: File # 20-18 Fire Inspections Systems Policy (Madelyn LeMay)

Notice was given to Council September 8 at the Committee of the Whole meeting and the Fire Inspection Policy for the Region will be considered by Council at the September 22, 2020 meeting.

Update: File # 20-19 Repeal of Minimum Standards By-law (Madelyn LeMay)

The Public Hearing and Second Reading for the Repeal of Minimum Standards By-law is scheduled for the September 22, 2020 Council meeting.

Update: File # 20-01 Ski Martock Rd. LUB Amendment (Saira Shah)

Ms. Shah informed the Committee that the Public Hearing for this application will conclude on September 22 and Council will hold Second Reading on September 22.

Hantsport Area Advisory Committee (HAAC) Updates (Bill Preston)

HAAC Representative Preston gave a brief overview of the Sept. 1, 2020 HAAC meeting.

Windsor Area Advisory Committee (WAAC) Updates (Shelley Bibby)

WAAC Representative Bibby informed the committee that WAAC has two new members, and that they held a Public Information Meeting before their Sept. 3, 2020 meeting.

Building and Development Activity Report

Ms. LeMay mentioned that the numbers are up compared to this time last year. Ms. LeMay also mentioned that information from Windsor has been put into the system.

New Business

File # 20-02 Cannabis in Hantsport MPS Amendment (Saira Shah)

Ms. Shah gave a presentation regarding the Cannabis in Hantsport MPS Amendment. This amendment would permit federally licensed cannabis facilities in the Industrial (M) zone and the Institutional (I) zone in Hantsport.

Moved by Councillor Murphy and seconded by Councillor Sherman that:

PAC recommends that Council give First Reading and hold a Public Hearing to consider amending the Hantsport Municipal Planning Strategy and Land Use By-law to enable a variety of cannabis licenses in Hantsport, in a manner substantially the same as attached to the staff report to HAAC dated September 1, 2020 as Appendix A.

Motion carried.

Planning Definitions (Saira Shah and Sara Poirier)

Ms. Poirier and Ms. Shah discussed the different planning documents in the Region. Currently there are nine (9) documents and staff are working to merge them into three (3) during the Plan Review. These will include: a West Hants Regional Municipal Planning Strategy, Land Use By-law, and Subdivision By-law. To ensure a smooth transition, staff have reviewed the definitions in each Land Use By-law (LUB) to determine one consistent and enforceable definition for each term for the Region.

Ms. Poirier and Ms. Shah reviewed specific definitions to gather the Committee's feedback. The definitions were discussed at length to ensure the Committee understood and agreed with them and to receive feedback.

File # 20-05 Short-term Rentals (Sara Poirier)

Ms. Poirier described a project done by Dalhousie University students regarding the impact of Short-term Rentals in the Region of Windsor and West Hants in April 2020. She explained the definition of "Short-term Rentals", the pros and cons, and gave three options for potential action; to continue without change, to follow the recommendations given in the Dalhousie report, or to follow the Dalhousie recommendations with additional considerations. CAO Phillips noted the economic development opportunity of short-term rentals for the Region. The committee discussed these options and determined it preferred not to encourage regulations on short term rentals at this time. It was decided that it would be best to discuss short term rentals with the public during the Plan Review and monitor the situation to determine if regulations are required in the future.

Notices from Adjacent Municipal Units

There was notice of a development agreement taking place in Chester Village, but it will have no impact within WHRM.

Questions and Comments from the Public

There were no questions or comments from the public.

Adjournment

Moved by HAAC Representative Preston and seconded by Councillor Sherman that the meeting adjourn at 8:40pm. Motion carried.

Next Meeting

October 8, 2020