



**WEST HANTS REGIONAL MUNICIPALITY
Planning Advisory Committee (PAC) Agenda
October 8, 2020 – 6:00p.m.
Sanford Council Chambers / 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)

4.6 Update: File # 20-02 Cannabis in Hantsport MPS 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 # 20-03 Hwy 236 Recommendation Report (Saira Shah)

8.2 File # 20-20 426 Ashdale Rd. Recommendation Report (Saira Shah)

8.3 File #20-17 543 O'Brien St. WAAC to PAC Recommendation Report (Sara Poirier)

9.0 Notices from Adjacent Municipal Units

10.0 Questions and Comments from Public

11.0 Next Meeting: November 12, 2020

11.0 Adjournment



**WEST HANTS REGIONAL MUNICIPALITY
Planning & Heritage Advisory Committee (PAC/HAC)
October 8, 2020 – 6:00p.m.
Sandford Council Chambers / 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 6:00pm.

Approval of Agenda and Additions

Moved by Councillor Sherman and seconded by Councillor Murphy that the agenda be approved as circulated. Motion carried.

Approval of Minutes

Moved by Councillor Murphy and seconded by Councillor Sherman that the minutes be approved as circulated. Motion carried.

Business Arising from the Minutes

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

Director LeMay informed the committee that this item will have a Public Hearing on October 27.

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

Director LeMay informed the committee that this item was approved by Council on September 22 and has been sent to the Province for approval.

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

Director LeMay informed the committee that this item was approved by Council on September 22 and can be removed from the agenda.

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

Director LeMay informed the committee that this item was approved by Council on September 22 and has been sent to the Province for approval.

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

Ms. Shah informed the committee that this item has been approved by Council and the appeal period will be open until next Wednesday (October 14).

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

Ms. Shah informed the committee that Council held First Reading for this item on September 22, and a Public Hearing has been scheduled for October 27.

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

HAAC Representative Preston gave a brief overview of the October 6 HAAC meeting. It was noted this was the first in-person meeting to not take place in the Hantsport office, as that building is no longer in use.

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

WAAC Representative Bibby gave a brief overview of the October 1 WAAC meeting. She mentioned there was a lot of discussion and not a unanimous recommendation for the 543 O'Brien Street application to be presented to the committee.

Building and Development Activity Report

The report was circulated to the committee with the agenda. Director LeMay informed the committee that the report represents permits issued, and the numbers appeared to be up compared to last year. She explained the reports are generated monthly and confirmed that most permits were renovations.

New Business

File # 20-03 Hwy 236 Recommendation Report (Saira Shah)

Ms. Shah gave a presentation regarding a rezoning application for a daycare in the Scotch Village area. The committee asked a few questions to clarify some aspects of the application and requirements for the daycare; most of which are dealt with by external standards. It was noted that an agrologist was not contacted for a report, as no new buildings are permitted for this use and the application meets Council's overall intent for development in that area.

Moved by WAAC Representative Bibby and seconded by HAAC Representative Preston that:

that PAC recommends that Council give First Reading and hold a Public Hearing to consider entering into a development agreement to allow a licensed day care at 583 Hwy#236, Scotch Village, which is substantively the same as the draft set out in Appendix C of the report to the Planning Advisory Committee dated October 8, 2020.

Motion carried.

File # 20-20 426 Ashdale Rd. Recommendation (Saira Shah)

Ms. Shah gave a presentation regarding a development agreement for an automotive repair shop at 426 Ashdale Road. The committee asked for clarification regarding some aspects of the agreement. It was noted that an agrologist was not contacted for this agreement, as there would be no further impact on the soil and the use would take place in already existing buildings.

Moved by Councillor Murphy and seconded by Councillor Sherman that:

that PAC recommends that Council give First Reading and hold a Public Hearing to consider entering into a development agreement to allow a automotive repair shop at 426 Ashdale Rd., Ashdale which is substantively the

same as the draft set out in Appendix C of the report to the Planning Advisory Committee dated October 8, 2020.

Motion carried.

File # 20-17 543 O'Brien St. WAAC to PAC Recommendation Report (Sara Poirier)

Planner Poirier gave a presentation regarding a rezoning application for a potential automobile service station and drive-thru restaurant located at 543 O'Brien Street, Windsor. It was noted that although the Windsor Area Advisory Committee (WAAC) passed a positive recommendation, WAAC members were not entirely in favour of this application. The committee discussed the application and the criteria at length.

Moved by Councillor Murphy and seconded by HAAC Representative Preston that:

PAC recommend that Council give First Reading and hold a Public Hearing to consider amending the zoning map of the Windsor Land Use By-law to enable the lot located at 543 O'Brien Street, Windsor, PID 45055928 to be rezoned from the General Commercial (GC) Zone to the Highway Commercial (HC) Zone, as shown on Figure 2 and amending the text of the Windsor Land Use By-law to ensure adequate separation and buffering is provided for residential uses abutting commercial uses in commercial zones, in a manner substantively the same as Attachment A, all as attached to the Windsor Area Advisory Committee report #20-17 dated October 1, 2020.

Motion carried.

Notices from Adjacent Municipal Units

There were no updates.

Questions and Comments from the Public

There were no questions or comments from the public.

Adjournment

Moved by Councillor Sherman and seconded by Councillor Murphy that the meeting adjourn at 7:03pm. Motion carried.

Next Meeting

November 12, 2020