



**WEST HANTS REGIONAL MUNICIPALITY**  
**Planning and Heritage Advisory Committee (PAC/HAC) Agenda**  
**January 14, 2021 – 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 # 20-17 O'Brien Street, Windsor Rezoning (Sara Poirier)

4.2 Update: File # 20-10 Heritage Property By-law (Madelyn LeMay)

4.3 Update: File # 20-23 Standards and Guidelines for the Conservation of Historic Places in Canada (Madelyn LeMay)

4.4 Update: File # 20-12 Heritage Conservation Work Grant Guidelines (Madelyn LeMay)

4.5 Update: File # 20-11 Criteria for Inclusion in the Registry of Heritage Properties (Madelyn LeMay)

4.6 Update: File # 20-13 Heritage Permits and Alterations to Registered Heritage Properties (Madelyn LeMay)

4.7 Update: File # 20-02 Cannabis in Hantsport (Saira Shah)

4.8 Update: File # 20-03 583 Highway 236 (Saira Shah)

4.9 Update: File #20-20 426 Ashdale Rd. (Saira Shah)

4.10 Update: File # 20-23 Intensive Livestock in Falmouth (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 Reports**

**8.0 New Business**

8.1 File # 20-06 Food Security and Sustainability in Hantsport (HAAC Recommendation) (Saira Shah)

8.2 File # 20-22 20 Main St. Rezoning (Sara Poirier)

8.3 Review of Some General MPS Policies (First Set) (Madelyn LeMay) (Each policy will be individually considered by the committee)

8.4 Vaughn: Future Designation Discussion

**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)  
January 13, 2021 – 6:00p.m.  
Sandford Council Chambers / Zoom**

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

STAFF: Madelyn LeMay, Director of Planning and Development  
Saira Shah, Planner  
Sara Poirier, Planner  
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 Chair Ivey and seconded by Councillor Sherman that item 8.3 on the Agenda, Review of Some General MPS Policies, be deferred until the next meeting. Motion Carried.

Moved by Mayor Zebian and seconded by Councillor Sherman that the agenda be approved as amended. Motion Carried.

## **Approval of Minutes**

Moved by Councillor Sherman and seconded by Mayor Zebian that the minutes be approved as circulated. Motion Carried.

## **Business Arising from the Minutes**

### **Update: File # 20-17 O'Brien Street, Windsor Rezoning (Sara Poirier)**

The continuation of the Public Hearing and Second Reading are scheduled for the January 26, 2021 Council Meeting.

### **Update: File # 20-10 Heritage Property By-law (Madelyn LeMay)**

The Public Hearing and Second Reading are scheduled for the January 26, 2021 Council meeting.

### **Update: File # 20-23 Standards and Guidelines for the Conservation of Historic Places in Canada (Madelyn LeMay)**

Council adopted the Standards and Guidelines on November 24, 2020.

### **Update: File # 20-12 Heritage Conservation Work Grant Guidelines (Madelyn LeMay)**

The Heritage Conservation Work Grant Guidelines were approved by Council November 24, 2020.

### **Update: File # 20-11 Criteria for Inclusion in the Registry of Heritage Properties (Madelyn LeMay)**

The Criteria were approved by Council November 24, 2020.

### **Update: File # 20-13 Heritage Permits and Alterations to Registered Heritage Properties (Madelyn LeMay)**

The list of non-substantial alterations to registered heritage properties was approved by Council on November 24, 2020.

### **Update: File # 20-02 Cannabis in Hantsport (Saira Shah)**

This item has been approved by Council and has been sent for Ministerial Approval.

**Update: File # 20-03 583 Highway 236 (Saira Shah)**

The continuation of the Public Hearing and Second Reading are scheduled for the January 26, 2021 Council meeting.

**Update: File #20-20 426 Ashdale Rd. (Saira Shah)**

The continuation of the Public Hearing and Second Reading are scheduled for the January 26, 2021 Council meeting.

**Update: File # 20-23 Intensive Livestock in Falmouth (Saira Shah)**

Council voted to not move forward with this amendment in November, and this item can be removed from the agenda.

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

HAAC Representative Preston gave a brief overview of the January 5 HAAC Meeting.

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

WAAC Representative Bibby gave a brief overview of the January 7 WAAC Meeting.

**Building and Development Activity Report**

The report was not yet generated and will be circulated with the minutes.

**New Business**

**File # 20-06 Food Security and Sustainability in Hantsport (Saira Shah)**

Ms. Shah gave a presentation on the proposed changes to the Hantsport Land Use By-law and the Hantsport Area Advisory Committee's recommendation with 2 members opposed. The committee discussed these changes at length and had concerns regard the number of residents in opposition to the amendment and discussed the impact of livestock in Windsor. The Committee decided to not recommend this amendment to Council. Moved by Mayor Zebian and seconded by Councillor Sherman that:

**PAC recommends that Council does not give First Reading and does not hold a Public Hearing to consider amending the Hantsport Municipal Planning Strategy and Land Use By-law to improve food security by permitting a variety of livestock in Hantsport, in a manner substantially the same as attached to the staff report to HAAC dated December 1, 2020 as Appendix A.**

Motion Carried with WAAC Representative Bibby and Vice Chair Murphy opposed.

### **File # 20-22 20 Main St. Rezoning (Sara Poirier)**

Ms. Poirier gave a presentation on the rezoning of 20 Main St., Hantsport and the proposed changes to the text of the Hantsport Land Use By-law in association with this application. Ms. Poirier added that the Hantsport Area Advisory Committee voted in favour of this application. Moved by Mayor Zebian and seconded by Councillor Sherman that:

**PAC recommend that Council give First Reading and hold a Public Hearing to consider amending the Zoning Map of the Hantsport Land Use By-law to enable the lots located at 20 Main Street, Hantsport, now identified as PID 45043312 and 45043304 and after consolidation of the lots by their joint successor PID, to be rezoned from the Institutional (I) Zone to the Mixed Commercial / Residential (C-2) Zone, as shown on Figure 2, and to consider amending the text of the Hantsport Land Use By-law to add "20 Main Street, West Hants Regional Municipality, Government Office" to the list of permitted institutional uses existing as of May 1, 2018 in the Mixed Commercial / Residential (C-2) Zone, in a manner substantively the same as Attachment A, all as attached to the report to the Hantsport Area Advisory Committee dated January 5, 2021, conditional on consolidation of the lots.**

Motion Carried.

### **Vaughan Future Designation Discussion**

Ms. Shah and Ms. Poirier gave a presentation about the possible future of the Vaughan area. It is currently designated as Resource, but many residents say it is more of a "Cottage" area. The planners presented three (3) potential options. One option is for the area to remain designated as Resource. The second option is to change Vaughan to the Hamlet designation, which exists within the West Hants planning documents. The third option is to change the designation to "Cottage," which does not yet exist within West Hants planning documents. Staff carried out an online engagement which included presentations, surveys and question and answer sessions to consult residents. Staff considered there to be strong support for the Cottage or Hamlet designation options. The Committee members discussed the possibilities and were interested in changing the designation to "Cottage" with a flexible Resource development buffer along Highway 14 as it would provide the protections the private road property owners were looking for while enable flexible development options for residents along Highway 14.

### **Notices from Adjacent Municipal Units**

There were no updates.

### **Questions and Comments from the Public**

There were no questions or comments from the public.

### **Next Meeting**

The next meeting is scheduled for February 11, 2021, at 6:00p.m.

### **Adjournment**

Moved by Councillor Sherman and seconded by Mayor Zebian that the meeting adjourn at 7:38pm. Motion Carried.