



**WEST HANTS REGIONAL MUNICIPALITY
Planning and Heritage Advisory Committee (PAC/HAC) Agenda
February 11, 2021 – 6:00pm
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 Minute

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 # 20-02 Cannabis in Hantsport (Saira Shah)

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

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

4.7 Update: File # 20-22 20 Main St. Rezoning (Sara Poirier)

4.8 Update: File # 20-06 Food Security and Sustainability in Hantsport

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 #19-15 Meadows Development Agreement (Saira Shah)

8.2 Review of Some General MPS Policies (First Set) (Madelyn LeMay)

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)
February 11, 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
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 HAAC Representative Preston and seconded by Councillor Murphy 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 rezoning has been approved by council on January 26, and the appeal period will end on February 17. This item can now be removed from the agenda.

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

The approved By-law has been sent to the Minister of Municipal Affairs and Housing for approval. This item will remain on the agenda until approval is received.

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

These amendments have received ministerial approval and are now in effect. This item can now be removed from the agenda.

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

The appeal period was advertised on January 30 and will conclude on February 17.

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

The appeal period was advertised on January 30 and will conclude on February 17.

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

The first reading was held by Council on January 26. The Public Hearing will begin on February 23.

Update: File # 20-06 Food Security and Sustainability in Hantsport

Council voted against these amendments on January 26. As it was a Municipal Planning Strategy amendment there is no appeal period. This item can now be removed from the agenda.

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

The February meeting was cancelled since there were no topics specific to Hantsport or the plan review for discussion.

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

The February meeting was cancelled since there were no topics specific to Windsor or the plan review for discussion.

Building and Development Activity Report

The January report has been circulated to members. Director LeMay noted that the number of approvals is up.

New Business

File # 19-15 Meadows Development Agreement (Saira Shah)

Chair Ivey noted that he has worked for Brison Developments, the developer of this project, in the past but is not working for the company at present.

Mayor Zebian noted that he lives on the street leading to the development and has consulted legal and is not in any conflict.

Ms. Shah informed members of the Committee that the Public Information Meeting for this agreement was held on January 19, and the comment period was extended to February 9 due to the snowstorm. Several comments were received. The developer changed their application request in December, which required new comments from stakeholders. Ms. Shah is awaiting these comments and was unable to finalize the recommendation report before the meeting. The public comments and recommendation report will be prepared for a future PAC meeting.

Review of Some General MPS Policies (First Set)

These policies are a part of the Planning Strategy Review. The policies are short and broad in scope, allowing for the Land Use By-law to expand upon them. The Planners explained each of the policies and asked if the Committee thought it was either satisfactory for inclusion in the draft Regional MPS or should be revised for inclusion in the draft Regional MPS. Changes or comments and questions indicated by members will be included within a copy of the policies and maintained as "accepted policies" and used in preparing the draft MPS for the Region.

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 March 11, 2021 at 6:00pm.

Adjournment

Moved by Councillor Sherman and seconded by Councillor Murphy that the meeting adjourn at 7:48pm. Motion carried.