



**WEST HANTS REGIONAL MUNICIPALITY
Planning and Heritage Advisory Committee (PAC/HAC) Agenda
March 11, 2021 – 6:00pm
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 # 20-22 20 Main St. Rezoning (Sara Poirier)

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

4.4 Update: File # 19-15 Meadows Development Agreement (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 # 20-28 234 Mountain Rd., Three Mile Plains / Mobile Homes in Three Mile Plains
(Saira Poirier)

8.2 Brief Discussion regarding growing Medical Cannabis (Saira Shah)

8.3 Review of Some General MPS Policies (Accessory Uses and Accessory Buildings,
Administrative Policies, Home-Based Businesses)

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)
March 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
Vanessa Lake, Planning Meeting Secretary
Mark Phillips, CAO
- GUESTS:** Chris Markides
Greg Zwicker
David Howell
Doug Symonds
- REGRETS:** There were no regrets.
- PUBLIC:** 1 member

Call to Order

Chair Ivey called the meeting to order at 6:01pm.

Approval of Agenda and Additions

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

Approval of Minutes

Moved by Councillor Sherman 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)

This rezoning has been approved and received no repeals. This item can be removed from the agenda.

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

The second part of the Public Hearing will be held on March 23.

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

This item will remain on the agenda until it receives Ministerial Approval.

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

Ms. Shah gave a presentation about the Meadows Development Agreement, explaining the history of the application and provided a recommendation to the Committee. The applicant initially applied for two-unit dwellings in December 2019; all necessary material was not submitted until July 2020. On December 20, 2020, the developers requested including 3- and 4-unit dwellings but withdrew this request on February 23, 2021. One phase of this development has already been built. Chris Markides and Greg Zwicker, planning consultants for the developer, gave a second presentation and answered any questions the Committee had, such as the maximum number of units, the change in lot size requirements, and whether a DTIR traffic impact study was required. The maximum number of units to be built is 157, the change in minimum side yard is a decrease to 6ft. on both sides, and a DTIR Traffic Impact Study would be needed after 100 units are built. Councillor Murphy brought up a concern about "cookie-cutter" houses that all look the same. The visual appearance will be up to the owner of the property. Some buildings will be custom built, and some will be pre-built before sale.

Moved by Councillor Murphy and seconded by Councillor Sherman that:

PAC recommends that Council give First Reading and hold a Public Hearing to consider entering into a development agreement to allow two-unit residential uses at PID 45371879, 45383379, 45371887, and 45383957, Falmouth, in a manner substantively the same as the draft set out in Appendix C of the report to the Planning Advisory Committee dated March 11, 2021, taking note that this development agreement will discharge and replace the development agreement for PID 45371879 recorded at the Registry of Deeds on September 27, 2007 as document 88923751.

Motion carried.

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

HAAC Representative Preston gave a brief overview of the March 2 HAAC meeting, explaining that the Committee might be disbanded following a vote by Council, and the Committee's disappointment over this.

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

WAAC Representative Bibby gave a brief overview of the March 4 WAAC meeting, explaining that the Committee might be disbanded following a vote by Council, and the Committee's disappointment over this.

CAO Phillips gave an update about the future PAC/HAC Committee. Both HAAC and WAAC felt that one member each from Windsor and Hantsport was not enough representation, and Committee of the Whole recommended 2 citizen members from both Windsor and Hantsport and 3 citizen members from the broader area, along with 6 council members. WAAC Representative Bibby asked the CAO how they will decide on these members. Residents can send in applications, and staff will give recommendations based on location, competency, and diversity, and Council will approve the decision. There is no exact date for recruitment, but the CAO suggested sometime in April.

Building and Development Activity Report

The report had been circulated prior to the meeting. Director LeMay noted that the numbers are higher than this time last year. There were no questions.

New Business

File # 20-28 234 Mountain Rd., Three Mile Plains / Mobile Homes in Three Mile Plains (Sara Poirier)

Ms. Poirier gave a presentation explaining the text amendment to allow mobile homes in the Two Unit Residential (R-2) zone in Three Mile Plains. She explained there is currently no policy to allow for rezoning the specific lot or considering the

application by development agreement. There is currently no option for a mobile home on a single lot, only in mobile home parks.

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

PAC/HAC recommends that Council give First Reading and hold a Public Hearing to consider amending the text of the West Hants Land Use By-law to add "Mobile homes in the Three Mile Plains Growth Centre" to the list of permitted uses in the Two Unit Residential (R-2) zone in a manner substantively the same as the draft set out in Attachment A of the report to the Planning and Heritage Advisory Committee report #20-28 dated March 11, 2021.

Motion carried with Resident Member McEachern opposed.

Brief Discussion regarding growing Medical Cannabis (Saira Shah)

Ms. Shah asked the Committee if they were interested in drafting regulations for medical cannabis. There are currently no municipal regulations, but a resident had asked for new regulations to be considered. Medical cannabis is currently regulated separately in Canada from Commercial cannabis. Director LeMay noted that the department is currently very busy and that this item would be added on the bottom of the list. The Committee decided that, since there was only the one comment, they will keep an eye on this issue rather than request a staff report.

Review of Some General MPS Policies (Accessory Uses and Accessory Buildings, Administrative Policies, Home-Based Businesses)

Director LeMay and Planners Poirier and Shah presented some proposed changes to some general policies within the Municipal Planning Strategy. The topics covered included Accessory Uses and Accessory Buildings, Administrative Policies, and Home-Based Businesses. The Committee did not make any motions but indicated whether they agreed with the proposed policies or not. Overall, Committee found the proposed policies to be agreeable. The Committee deferred the decision about parking for home-based businesses until parking is discussed more broadly and requested more information before deciding about powder coating as a home-based business. The Committee agreed on two (2) employees on-site at a time in the community of West Hants. It was asked how this would be regulated, and planning staff replied that it would be investigated if neighbours were to complain.

Notices from Adjacent Municipal Units

There were no notices.

Questions and Comments from the Public

There were no questions or comments.

Adjournment

Moved by Councillor Sherman and seconded by Councillor Murphy that the meeting adjourn at 9:42pm. Motion carried.