



WEST HANTS REGIONAL MUNICIPALITY
Planning and Heritage Advisory Committee (PAC/HAC) Agenda
July 8, 2021
Zoom

1.0 Call to Order and Attendance

2.0 Approval of Agenda and Additions

3.0 Approval of Minutes

4.0 Business Arising from the Minutes

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

4.2 Update: File # 19-15 Meadows, Falmouth Development Agreement (Madelyn LeMay)

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

4.4 Update: File #s 20-27, 20-29 & 20-30 Secondary Suites: Amendments to the West Hants, Windsor and Hantsport MPS and LUB (Madelyn LeMay)

4.5 Update: Mobile Canteen Vending By-law (Sara Poirier)

4.6 Update; File 21-08 233 Gray Street and Abutting Lot, Windsor, Development Agreement (Madelyn LeMay)

4.7 Update: File 21-02 101 Three Mile Plains Cross Road Development Agreement (Sara Poirier)

4.8 Update: File 21-05 20 Empire Lane, Windsor Development Agreement (Sara Poirier)

6.0 Building and Development Activity Reports

7.0 New Business

7.1 Under Consideration: Windsor LUB Amendments: Farm Markets in the Fairground (FG) Zone

7.2 File # 21-09 Payzant Drive PIDs 45358314, 45366986, 45055167, 45276441, 45190493 and 45364775 Windsor LUB Amendment (Sara Poirier)

7.3 Fees Policy

7.4 MPS Review Discussion

7.4.1 Commercial Development District Policies

7.4.2 Solar Policies

8.0 Notices from Adjacent Municipal Units

9.0 Questions and Comments from Public

10.0 Adjournment



**WEST HANTS REGIONAL MUNICIPALITY
Planning & Heritage Advisory Committee (PAC/HAC)
July 8, 2021 – 6:00p.m.
Zoom**

- PRESENT:** Councillor Jim Ivey (District 11) (Chair)
Councillor Mark McLean (District 3)
Councillor Debbie Francis (District 5)
Councillor Ed Sherman (District 7)
Deputy Mayor Paul Morton (District 8)
Bill Preston (Hantsport Representative)
Jane Davis (Hantsport Representative)
Shelley Bibby (Windsor Representative)
Jennifer Nicholls (WHRM Representative)
Tasha Rogers (WHRM Representative)
Chrystal Fuller (Representative for Mitch Brison)
- STAFF:** Madelyn LeMay (Director of Planning and Development)
Sara Poirier (Planner)
Mark Phillips (CAO)
Vanessa Lake (Planning Meeting Secretary)
- REGRETS:** Councillor Rupert Jannasch (District 1)
Jamie O’Hanlon (Windsor Representative)
Lisa Bland (WHRM Representative)
- PUBLIC:** Christopher Cann

Call to Order and Attendance

Chair Jim Ivey called the meeting to order at 6:00pm. Madelyn LeMay took attendance, noting that Rupert Jannasch, Jamie O'Hanlon and Lisa Bland had sent their regrets. All other Committee members were present.

Approval of Agenda and Additions

Jim Ivey added a discussion about future meetings as item 9 on the agenda. Moved by Ed Sherman and seconded by Mark McLean that the agenda be approved as amended. Motion carried. Debbie Francis was experiencing internet issues and was unable to vote.

Approval of Minutes

PAC/HAC members are advised that a motion made by Lisa Bland "to take the original motion from the table" was not seconded (June 10 minutes page 7).

The original motion referred to was: *Moved by Lisa Bland and seconded by Tasha Rogers that the motion be tabled until the end of the discussion period when staff have gone through all the proposed policies and regulations in both the Municipal Planning Strategy and Land Use By-law. Motion carried with four (4) opposed: Mark McLean, Bill Preston, Debbie Francis and Paul Morton.*

The intent of this motion was to have Sara Poirier complete her presentation.

The Clerk advises that a "friendly amendment" can now be made to indicate a seconder to the motion. The Committee was asked if anyone was willing to second the motion.

Tasha Rogers indicated that they would act as seconder for the motion; the amended minutes of June 10 will reflect this. Moved by Ed Sherman and Seconded by Bill Preston that the minutes be approved as amended. Motion Carried. Debbie Francis was experiencing internet issues and was unable to vote.

Business Arising from the Minutes

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

The notice of approval was placed in the paper on June 1 which began the 14-day appeal period. The appeal period closed on June 15 with no appeals being received. The amendment is now effective. This item can be removed from the agenda.

Update: File # 19-15 Falmouth Meadows Development Agreement (Madelyn LeMay)

The development agreement was approved by Council on June 22; the appeal period has elapsed. The applicant was notified but has not yet signed the development agreement. This item can be removed from the agenda.

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

The Minister has signed the Heritage Property By-law for the Region and it became effective when it was advertised in the local paper on June 29. Updates are not yet complete on the website but will be soon. This item can be removed from the agenda.

Update: File #s 20-27, 20-29, 20-30 Secondary Suites: Amendments to the West Hants, Windsor, and Hantsport MPS and LUB (Madelyn LeMay)

The Public Hearings began on June 22; comments may be submitted until noon Monday July 19. The Public Hearings will conclude July 27.

Update: Mobile Canteen Vending By-law (Sara Poirier)

Council will hold Public Hearing and make the final decision on whether to approve the Mobile Canteen Vending By-law on July 27.

Update: File # 21-08 233 Gray St. and Abutting Lot, Windsor, Development Agreement (Madelyn LeMay)

The Public Hearing will begin July 27; comments may be submitted until Tuesday September 20. The Public Hearing will conclude September 28.

Update: File # 21-02 101 Three Mile Plains Cross Road Development Agreement (Sara Poirier)

The Public Hearing will begin on July 27 and conclude on September 28 for the development agreement to permit an automotive repair shop at 101 Three Mile Plains Cross Road. The public will be able to submit comments between July 28 and September 20 on this application.

Update: File # 21-05 20 Empire Lane, Windsor, Development Agreement (Sara Poirier)

The Public Hearing will begin on July 27 and conclude on September 28 for the development agreement amendment at 20 Empire Lane to permit an additional three (3) dwelling units within the existing building. The public will be able to submit comments between July 28 and September 20 on this application.

Building and Development Activity Report

The report was sent to the Committee separately from the agenda package. In addition to building and development applications, Madelyn LeMay noted that most years, about 23 dangerous/unsightly complaints are received; so far this year 31 have been received. Subdivision has experienced a similar surge: most years there are about 40 subdivision applications in the community of West Hants; there have been 34 applications so far this year. There were no questions or comments.

New Business

Under Consideration: Windsor LUB Amendments: Farm Markets in the Fairground (FG) Zone (Madelyn LeMay)

A Public Information Meeting was held June 29; a report will be given to PAC/HAC for the September 9 meeting.

File # 21-09 Payzant Drive, PIDs 45358314, 45366986, 45055167, 45276441, 45190493 and 45364775 Windsor LUB Amendment (Sara Poirier)

Debbie Francis declared a conflict of interest and left the meeting for this discussion at 6:15pm.

Sara Poirier gave a presentation outlining the LUB Amendment.

The Committee discussed the potential issues involving the marshland on PID 45358314. Sara Poirier explained that the Provincial Marshland Authority has given its approval for the developer to construct a stormwater management pond and residential development on that subject lot.

Tasha Rogers moved that PID 45358314 be removed from the amendment. As there was no seconder, the motion failed.

Madelyn LeMay suggested an amendment to the motion: "to remove section 5.34 (A) of the Windsor Land Use By-law flankage yard requirements."

Moved by Jane Davis and seconded by Ed Sherman that PAC/HAC recommends that Council give First Reading and hold a Public Hearing to consider amending the text of the Windsor Land Use By-law to reduce the minimum lot specification requirements for PID 45358314, 45366986, 45055167, 45276441, 45190493 and 45364775 owned by Brison Developments Limited and 3229190 Nova Scotia Limited on Payzant Drive 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 #21-09 B dated July 8, 2021, and to remove to remove section 5.34 (A) of the Windsor Land Use By-law flankage yard requirements.

Motion carried.

Debbie Francis returned to the meeting at 6:43pm.

Fees Policy

Madelyn LeMay provided an overview of the proposed Regional Fees policy and recommended changes from the West Hants and Windsor policies. The only questions or discussion revolved around dog tags. A separate and more detailed report on dog tags, including microchipping and lifetime fees will be prepared for PAC/HAC consideration. A motion was presented:

Moved by Tasha Rogers and seconded by Shelley Bibby that PAC/HAC recommends that Council approve the West Hants Regional Municipality Fees Policy in a manner

substantively the same as shown in Appendix C to the report to PAC/HAC dated July 8, 2021, and that Council hereby rescinds the West Hants Fees Policy COFN-005.3 adopted July 11, 2017, and amended to December 10, 2019, and the Windsor Fees Policy 2019002 approved November 26, 2019.

It was suggested to amend the motion to remove dog tags from the recommendation. Moved by Ed Sherman and seconded by Mark McLean that the motion be amended. Motion carried.

The first motion was read again, as amended:

Moved by Tasha Rogers and seconded by Shelley Bibby that PAC/HAC recommends that Council approve the West Hants Regional Municipality Fees Policy in a manner substantively the same as shown in Appendix C to the report to PAC/HAC dated July 8, 2021, and that Council hereby rescinds the West Hants Fees Policy COFN-005.3 adopted July 11, 2017, and amended to December 10, 2019, and the Windsor Fees Policy 2019002 approved November 26, 2019, with the exception of fees related to dog tags, which are not to change for now.

Motion carried as amended.

MPS Review Discussion

Commercial Development District Policies

Sara Poirier gave a presentation for the proposed policies and the proposed background statement for Commercial Development Districts. The Committee agreed the proposals are satisfactory for inclusion in the draft Regional MPS.

Solar Policies

Sara Poirier gave a presentation for the proposed policies and background statement for Solar Policies in the Region. There are currently no policies in place. There was some discussion about regulating size and scale of solar operations, as well as permits, but the Committee agreed the proposals are satisfactory for inclusion in the draft Regional MPS.

Notices from Adjacent Municipal Units

There were no updates.

Future Meetings

Members discussed what format they would like for future PAC/HAC meetings. This Committee has not yet met in person due to Covid. Many indicated their preference for maintaining flexibility and the opportunity to meet via Zoom. A decision for the September meeting will be made and sent out with the September agenda package.

Questions and Comments from the Public

Christopher Cann had requested the opportunity to speak to PAC/HAC and did so via phone. He requested an opportunity to make a longer presentation to PAC/HAC with a focus on social justice as it relates to the planning process. He will provide more information soon and the Chair will establish the framework for the presentation.

Adjournment

Moved by Ed Sherman and seconded by Mark McLean that the meeting adjourn at 8:07pm. Motion carried.