



West Hants

something inspiring awaits

**WEST HANTS REGIONAL MUNICIPALITY
Planning & Heritage Advisory Committee (PAC/HAC)
February 10, 2022 – 6:00p.m.
Zoom**

- PRESENT:** Councillor Jim Ivey (District 11, Chair)
Councillor Rupert Jannasch (District 1)
Councillor Debbie Francis (District 5)
Councillor Ed Sherman (District 7)
Councillor John Smith (District 9)
Bill Preston (Hantsport Representative)
Jane Davis (Hantsport Representative)
Shelley Bibby (Windsor Representative)
Lisa Bland (WHRM Representative)
Jennifer Nicholls (WHRM Representative)
Tasha Rogers (WHRM Representative)
- STAFF:** Madelyn LeMay (Director of Planning and Development)
Sara Poirier (Senior Planner)
Alex Dunphy (Planner)
Vanessa Lake (Meeting Secretary)
Mark Phillips, CAO
- GUESTS:** Meg Morris, Natural Forces (Public Information Meeting)

PUBLIC: 10 members of the public attended via Zoom.

REGRETS: Councillor Mark McLean (District 3)
Jamie O’Hanlon (Windsor Representative)

Call to Order and Attendance

The meeting was called to order at 6:32pm following two Public Information Meetings, one for the Benjamins Mill Wind Project and the other for the Windsor Municipal Planning Strategy Text Amendment for the Wentworth Road Gateway District. Madelyn LeMay took attendance. Mark McLean and Jamie O’Hanlon had sent regrets. Lisa Bland had other commitments and would arrive late. All other committee members were present.

Announcements

Chair Ivey read the land acknowledgements. There were no further announcements.

Approval of Agenda and Additions

Sara Poirier informed the committee of an additional report for item 7.2. Moved by Bill Preston and seconded by Ed Sherman that the agenda be approved as circulated. Motion carried.

Conflict of Interest

Ed Sherman declared a conflict with item 7.2 and will not participate in the discussion.

Approval of Minutes

Chair Ivey requested clarification in the previous minutes to identify the College Road Development Agreement as the subject matter under Call to Order and Attendance, and under Business Arising from the PIM.

Moved by Ed Sherman and seconded by Rupert Jannasch that the minutes be approved as amended. Motion carried.

Business Arising from the Public Information Meetings

Benjamins Mill Wind Project (Alex Dunphy)

The committee had no questions or comments.

Windsor Municipal Planning Strategy Text Amendment: Wentworth Road Gateway District (Sara Poirier)

The committee had no questions or comments.

Business Arising from the Minutes

Update: File #20-25 Fairfield Court Development Agreement (Alex Dunphy)

The appeal period ended on January 14 with no appeals. The applicant signed the agreement on February 3, and the appropriate members of the Regional Municipality signed the agreement on February 4. A letter of transmittal has been drafted and will be sent shortly.

Update: File #21-20 College Road Development Agreement (Sara Poirier)

The Public Information Meeting for the development agreement application on College Road was held on January 13. Numerous comments and questions were received on the proposal during the comment period. The comments have been sent to the applicant for review. The applicant has requested time to hold their own virtual public open house to address the comments and answer questions from the public prior to moving forward with the development agreement application process. The virtual open house is scheduled for Thursday February 24 at 6 p.m. If anyone would like to attend the virtual meeting, please send your name and email address to Sara.

Update: File #21-04 College Road MPS and LUB Amendments (Sara Poirier)

Council approved the Windsor Municipal Planning Strategy and Windsor Land Use By-law amendments to include the lot on College Road in the College Road Comprehensive Development District (CR-CDD) on December 16, 2021. The amendments were sent to the Province for review following Council's decision. Staff received correspondence from the Province on January 20. Notice of approval was placed in the paper on January 25.

The Nova Scotia Utility and Review Board (UARB) has advised staff of an appeal being received. The UARB will follow its own process which will begin with a preliminary hearing. No dates have been set. The committee will be sent any updates.

Update: File #21-14 O'Brien Street Development Agreement and Discharge (Sara Poirier)

The appeal period for the development agreement expired on January 14. The development agreement has been sent to the Land Registry Office for registration on the lot. This item can be removed from the agenda.

File #21-15 65 Fort Edward Street, Windsor (Alex Dunphy)

During the January 25 Council meeting, the Public Hearing for this application was postponed until March 22, to allow time for the archaeological impact assessment to be completed. A notice for this Public Hearing will be advertised, and nearby residents will be sent letters.

File #21-03 294 Falmouth Back Road Heritage Designation (Sara Poirier)

The owner hearing and final decision is planned for the February 22 Council meeting.

Mobile Canteen Vending By-law Amendment (Community Centres) (Alex Dunphy)

Alex gave a presentation to outline the background and changes to the Mobile Canteen Vending By-law and answered some questions the Committee had from the last meeting. The amendment has been extended to include churches, and this would not require a definition change. Parking requirements, taxation implications, and the context of both community centres and churches were discussed.

Moved by John Smith and seconded by Ed Sherman that PAC/HAC recommends staff draft these amendments to the LUB and Mobile Canteen Vending By-law and forward them to COTW. Motion carried.

Building and Development Activity Report

The report was circulated with the agenda. There were no questions or comments.

New Business

Heritage Grant Application: Kempt Shore Church (Madelyn LeMay)

A heritage permit request was received from the Kempt Shore Church for funding to fix the church steeple. However, a permit was not required as this change was considered “non-substantial.” A heritage grant was also requested to fund the repair. Madelyn gave a Power Point presentation describing the intended work and the requirements of the Municipal Heritage Property Conservation Work Grant Policy. All the intended work is considered eligible work in the grant policy.

Moved by Rupert Jannasch and seconded by Debbie Francis that PAC/HAC recommends that Council provide a maximum grant of \$7,400.00 to the Kempt Shore Preservation Society/ Trustees of Kempt United Baptist Church, owner of Kempt Shore Church, located at 5659 Highway 215, Kempt Shore, PIDs 45179900 & 45410917 in order to facilitate the preservation, repair and replacement of portions of the existing steeple on the church as needed. Motion carried.

Heritage Plaques (Madelyn LeMay)

Madelyn advised PAC/HAC that both West Hants and Windsor had designated municipal heritage properties in the past and had placed a plaque on each property to acknowledge the designation. Each plaque bore the crest of the municipal unit. If a plaque is to be placed on properties designated by WHRM, a new plaque is required. Three designs were proposed. After considering these, members requested that artwork be done showing the name of a heritage property in addition to the name of the municipality for consideration by PAC/HAC.

Windsor – West Hants Border Review (Jim Ivey)

Jim Ivey noted that CAO Mark Phillips has suggested hiring consultants to assist with the plan review to speed up the process. Mark Phillips has advised COTW that he will present a report in March. Some of the committee worried that hiring an outside entity would affect citizen representation and questioned if someone new coming in would understand the needs of our communities. It is a complex process and staff will return with more information.

Plan Review

Infrastructure Charges (Todd Richard and Madelyn LeMay, recirculated)

This item has been deferred to the next meeting.

Lisa Bland joined the meeting at 7:23pm.

Dog Tags and Fees (Madelyn LeMay)

Madelyn returned with another draft for the dog tag by-laws, following the direction of the committee from the January 13 PAC/HAC meeting. Recommended changes include lifetime registration, no annual registration for individual dogs, a reduction of the registration costs and consideration of a rebate for those who have already purchased lifetime tags. Both the dog by-law and the fees policy would need to be updated.

Moved by Lisa Bland and seconded by Ed Sherman that PAC/HAC recommends that Committee of the Whole recommend that Council approve the Dog By-law for the Region of West Hants attached as Appendix B to the report entitled Dog Tags and Fees (3rd Report) dated February 10, 2022. Motion carried with Jane Davis opposed.

Moved by Lisa Bland and seconded by Bill Preston that PAC/HAC recommends that Committee of the Whole recommend that Council replace all fees related to dog tags within the Fees policy with the fee schedule shown in Appendix C of the report entitled Dog Tags and Fees (3rd Report) dated February 10, 2022, with the change in fees being effective on the date the Regional By-law is effective. Motion carried with Jane Davis opposed.

Dog Parks (Sara Poirier)

Sara returned with the draft dog park regulations. There are currently no regulations for dog parks nor requests for any, and these are only draft regulations for the Regional Planning

documents, they are not going to be implemented immediately. The committee decided to move forward with what Sara has compiled so far and place it in the draft Regional documents.

Buffer Strips (Madelyn LeMay)

Madelyn gave a presentation outlining the current by-laws and requirements for buffer strips. The committee discussed these by-laws and requirements and agreed on what material should be placed in the draft Regional MPS and LUB.

Debbie Francis left the meeting at 8:37pm.

Notices from Adjacent Municipal Units

There were no notices.

Questions and Comments from the Public

All questions and comments received through social media will be addressed by the appropriate staff member as time permits. The public is encouraged to interact with staff this way.

Next Meeting

The next meeting date is scheduled for March 10, at 6:00pm.

Adjournment

Moved by Shelley Bibby and seconded by Ed Sherman that the meeting adjourn at 8:55pm. Motion carried.