



West Hants

something inspiring awaits

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

PRESENT: Councillor Jim Ivey (District 11, Chair)
Councillor Rupert Jannasch (District 1)
Councillor Mark McLean (District 3)
Councillor Debbie Francis (District 5)
Councillor Ed Sherman (District 7)
Councillor John Smith (District 9)
Bill Preston (Hantsport Representative)
Jane Davis (Hantsport Representative)
Jamie O’Hanlon (Windsor Representative)
Lisa Bland (WHRM Representative)
Jennifer Nicholls (WHRM Representative)

STAFF: Madelyn LeMay (Director of Planning and Development)
Sara Poirier (Senior Planner)
Alex Dunphy (Planner)
Vanessa Lake (Meeting Secretary)
Mark Phillips (CAO)
Todd Richard (Director of Public Works)

PUBLIC: No members of the public were present.

REGRETS: Shelley Bibby (Windsor Representative)
Tasha Rogers (WHRM Representative)

Call to Order and Attendance

Chair Ivey called the meeting to order at 6:01pm. Madelyn LeMay took attendance. All Committee members were present except for Shelley Bibby and Tasha Rogers who had sent regrets. Todd Richard from Public Works was also present for this meeting.

Announcements

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

Approval of Agenda and Additions

Moved by Mark McLean and seconded by Bill Preston that the agenda be approved as circulated. Motion carried.

Conflict of Interest

Ed Sherman declared a conflict with item 7.1 and will not participate in this discussion.

Approval of Minutes

Moved by Mark McLean and seconded by Lisa Bland that the minutes be approved as circulated. Motion carried.

Business Arising from the Minutes

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. The applicant 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 application process. The virtual open house was held on Thursday February 24 at 6 pm.

On March 1, staff received correspondence from the applicant with revisions to the application. Sara is currently working on drafting the development agreement and staff recommendation report. She hopes to have it to the Committee for review and recommendation in April.

Update: File # 21-15 65 Ft. Edward St., Windsor (Alex Dunphy)

During the March 8 COTW meeting, Dr. Johnathan Fowler presented the results of the Phase 1 Archaeological Resource Impact Assessment (ARIA). Should construction take place on the properties, the report contained two recommendations; that the entire study area be subject to a Phase 2 ARIA, except for the former pool location, and any future construction planned for these properties should respect Fort Edward's view plane of the Avon River, which Parks Canada identifies as essential to maintaining the site's sense of historic place and commemorative integrity. The recommendation from staff has been altered to reflect the results of the Phase 1 ARIA. The postponed Public Hearing is set for March 22, and the public comment period ends on March 11. A special Council meeting with Parks Canada was proposed for the week of March 14.

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

The owner hearing was held on February 22. Council approved the inclusion of 294 Falmouth Back Road in the municipal registry of heritage properties. The notice of registration has been sent to the property owner and lawyer to be registered at the Land Registry Office. The next steps would be to order a plaque, which Madelyn is working on the design for, and to hold a plaquing ceremony. This item can be removed from the agenda.

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

During the March 8 COTW meeting, staff presented a recommendation report for the Mobile Canteen Vending By-law Amendments. COTW voted in favour of the amendments, including the addition of church properties to the original amendment. First Reading is scheduled for the March 22 Council Meeting.

Update: Heritage Grant Application: Kempt Shore Church (Madelyn LeMay)

As recommended by PAC/HAC, Council approved the grant on February 22, 2022, and the applicant was advised; this item can now be removed from the agenda.

Heritage Plaques (Madelyn LeMay)

Madelyn has not yet been able to determine who will prepare the artwork and will advise PAC/HAC once any information has been received.

Building and Development Activity Report (February)

There were no questions or comments.

New Business

File # 21-18 Benjamins Mill Wind Project (Alex Dunphy)

The report and consideration have been deferred to the April PAC/HAC as responses to some inquiries have not yet been received.

File # 22-01 Windsor Municipal Planning Strategy Text Amendment: Wentworth Road Gateway District (Sara Poirier)

Sara reviewed a presentation on the application for proposed amendments to the text of the Windsor Municipal Planning Strategy and Windsor Land Use By-law for the Wentworth Road Gateway District.

Moved by Lisa Bland and seconded by Debbie Francis that PAC/HAC recommends that Council give First Reading and hold a Public Hearing to consider amending the text of the Windsor Municipal Planning Strategy and the Windsor Land Use By-law to allow Council to consider grouped dwellings with three or more dwelling units which may include townhouse dwellings, triplex dwellings and mixed use apartment dwellings, by development agreement in the Wentworth Road Gateway District in a manner substantively the same as the draft set out in Attachments A and B of the Planning and Heritage Advisory Committee report #22-01 dated March 10, 2022. Motion carried.

Plan Review

Infrastructure Charges (Todd Richard and Madelyn LeMay, recirculated)

Madelyn reviewed the PowerPoint dated October 16 with PAC/HAC, noting that the committee had asked for material on how infrastructure charges are used in other municipal units, particularly regional municipalities, and a list of what other things can be included within infrastructure charges, such as solid waste disposal or decorative streetlights, etc.

Todd noted that there are few municipal units in Nova Scotia using infrastructure charges. Bridgewater is exploring options now, and HRM, which uses infrastructure charges now, is considering expanding its charge areas to include the entire municipality. Rupert provided a summary of a video and academic paper he read, noting that Quebec, where municipalities have the greatest infrastructure debt, does not use infrastructure charges. He explained that using infrastructure charges is one way of not increasing long-term debt, leading him to tend to be in favour of infrastructure charges.

Mark Phillips commented that the Region needs to stay competitive and remain a place of choice for development. Jennifer commented that region-wide charge areas might work better in WHRM.

Following considerable further discussion, PAC/HAC agreed that a balancing act is needed and planning staff should develop policy which allows infrastructure charges to be included in the draft Regional document and provide options regarding the location of charge areas.

It was also agreed that Public Works should not begin working on the charge formula at this time and a consultant would be hired much later in the process to assist with this if needed.

Notices from Adjacent Municipal Units

There were no official notices, but Madelyn noted that Chester had advertised in the newspaper that it is making changes to how it will notify adjacent municipalities of amendments in planning documents.

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 contact staff directly if there are any specific questions or comments.

Next Meeting

The next meeting date is scheduled for April 14, at 6:00pm. Due to the upcoming changes in Covid restrictions, the Committee will be notified how this meeting will take place closer to the meeting date.

Adjournment

Moved by Ed Sherman and Bill Preston that the meeting adjourn at 7:11pm. Motion carried.