



**West Hants**  
something inspiring awaits

**WEST HANTS REGIONAL MUNICIPALITY  
Planning & Heritage Advisory Committee (PAC/HAC)  
May 12, 2022 – 6:00pm  
Sandford Council Chambers / Zoom**

- PRESENT:** Councillor Jim Ivey (District 11, Chair)  
Councillor Mark McLean (District 3)  
Councillor Debbie Francis (District 5)  
Councillor Ed Sherman (District 7, Vice-Chair)  
Councillor John Smith (District 9)  
Bill Preston (Hantsport Representative)  
Jane Davis (Hantsport Representative)  
Jamie O’Hanlon (Windsor Representative)  
Shelley Bibby (Windsor Representative)  
Jennifer Nicholls (WHRM Representative)
- STAFF:** Madelyn LeMay (Director of Planning and Development)  
Vanessa Lake (Meeting Secretary)
- GUESTS:** Darren Shupe (Brighter Community Planning)
- PUBLIC:** 5 members of the public were present.
- REGRETS:** Lisa Bland (WHRM Representative)

Tasha Rogers (WHRM Representative)

Councillor Rupert Jannasch (District 1)

### **Call to Order and Attendance**

Neither Chair Ivey nor Vice-Chair Shelly Bibby were present in the Chambers; Ed Sherman Chaired the meeting. Prior to the Planning and Heritage Advisory Committee, a Public Information Meeting took place, with Darren Shupe presenting on behalf of the applicant and 5 members of the public attending. This meeting began at 6:00pm and ended at 6:28pm. Darren Shupe and the public left the meeting at this time. Immediately following, Chair Sherman called the PAC/HAC meeting to order at 6:29pm. Madelyn took attendance. Tasha Rogers, Lisa Bland, and Rupert Jannasch had sent regrets, but all other members were present.

### **Announcements**

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

### **Approval of Agenda and Additions**

Moved by Mark McLean and seconded by Debbie Francis the agenda be approved as circulated. Motion carried.

### **Conflict of Interest**

There were no conflicts declared.

### **Approval of Minutes**

Moved by Debbie Francis and seconded by Shelley Bibby that the minutes be approved as circulated. Motion carried.

### **Business Arising from the Public Information Meeting**

Jennifer Nichols had a question regarding environmental constraint mapping. Madelyn replied that this is something that Sara will be looking at and can provide a map of the marshlands areas.

### **Business Arising from the Minutes**

**Update: File #21-15 65 Fort Edward St., Windsor (Madelyn LeMay for Alex Dunphy)**

The Public Hearing is scheduled for the June 28 Council meeting. Planning staff have not yet received an update regarding the progress of the Phase 2 Archeological Research Impact Assessment.

**Update: Mobile Canteen Vending By-law Amendment and Land Use By-law Amendment (Community Centres) (Madelyn LeMay for Alex Dunphy)**

Public Hearing and Second Reading took place on April 26. Council approved the LUB amendment, and the appeal period ends May 24. The Mobile Canteen Vending By-law amendment was approved by Council and the Clerk is completing the process required for By-laws other than Land Use By-laws.

**Heritage Plaques (Madelyn LeMay)**

No source for heritage plaques has been confirmed yet.

**Update: File 22-01 Windsor Municipal Planning Strategy Text Amendment: Wentworth Road Gateway District (Madelyn LeMay for Sara Poirier)**

A Public Hearing was held by Council on April 26. Council approved the application during Second Reading. The amendments have been sent to the Province for review. Once the Province has reviewed the file, a notice will be placed in the newspaper and the planning documents will be updated.

**File #21-20 College Road Development Agreement (Madelyn LeMay for Sara Poirier)**

Council held First Reading on April 26. A Public Hearing is scheduled for May 24.

**Building and Development Activity Report (April)**

There were no questions or comments about the report.

**New Business**

There was no new business.

**Plan Review**

**Heritage (Madelyn LeMay)**

Madelyn presented a summary of heritage regulations and opportunities now in effect in WHRM and the proposed policy for inclusion in the draft Regional MPS. The material presented in Appendix H and G of the May 12, 2022, report "MPS Policies related to Heritage" was accepted with the following changes:

- rewording policy H1 to read: maintain, create, and regulate Architectural Control Areas in locations with a concentration of historic or architecturally significant buildings.
- rewording policy H3 to read: regulate historic buildings and structures in a manner which permits adaptive reuse of the structures.

PAC/HAC also discussed the Architectural Control Area and Manual and the need for review of the Manual due to its age and the need to consider accessibility in relation to the architectural controls. The Manual is not accessible by programs which convert text to read material. At a future date, PAC/HAC will consider requesting that funds be added to the budget to review the document.

PAC/HAC will also consider recommending the extension of the Conservation Work Grant Program to buildings within the Architectural Control Area.

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

### **Next Meeting**

The next meeting is scheduled for June 9. The Committee will be updated if there are any changes.

### **Adjournment**

Moved by Debbie Francis and Seconded by John Smith that the meeting be adjourned at 7:23 pm. Motion carried.