



**West Hants**  
something inspiring awaits

**WEST HANTS REGIONAL MUNICIPALITY  
Planning & Heritage Advisory Committee (PAC/HAC)  
July 14, 2022 – 6:00pm  
Sandford Council Chambers / Zoom**

- PRESENT:** Councillor Jim Ivey (District 11, Chair)  
Abraham Zebian (Mayor)  
Councillor Rupert Jannasch (District 1)  
Councillor Mark McLean (District 3)  
Councillor John Smith (District 9)  
Jane Davis (Hantsport Representative)  
Shelley Bibby (Windsor Representative)  
Jennifer Nicholls (WHRM Representative)  
Lisa Bland (WHRM Representative)
- STAFF:** Madelyn LeMay (Director of Planning and Development)  
Sara Poirier (Senior Planner)  
Alex Dunphy (Planner)  
Vanessa Lake (Meeting Secretary)
- GUESTS:** Shawn Foote (Mainland South Investments, Applicant)  
Darren Shupe (Brighter Community Planning, Applicant)
- PUBLIC:** 11 members of the public were present.

**REGRETS:** Jamie O’Hanlon (Windsor Representative)  
Councillor Debbie Francis (District 5)  
Bill Preston (Hantsport Representative)  
Tasha Rogers (WHRM Representative)

### **Public Information Meeting**

Two Public Information Meetings (PIMs) were held prior to the PAC/HAC meeting. Chair Ivey called the PIMs to order at 6:00pm. These meetings concluded at 6:09pm, and the public that were present left the chambers and Zoom meeting at the conclusion of the PIMs.

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

Chair Ivey called the PAC/HAC meeting to order at 6:09pm. Madelyn LeMay took attendance. Regrets had been received from Jamie O’Hanlon, Debbie Francis and Bill Preston, and Mark McLean informed the Committee that he would be running late. All other members but Tasha Rogers were present. Mark McLean joined the meeting at 6:40pm.

### **Announcements**

Chair Ivey read the Land Acknowledgements and welcomed the Mayor to the Committee. There were no further announcements.

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

Sara Poirier requested some minor adjustments to the agenda. Item 7.3 should read “Wentworth Rd.” rather than “Community Way,” and she suggested switching the order of Item 9.1 and 9.2 so the applicants present could attend the discussion.

Moved by Mayor Zebian and seconded by John Smith that the agenda be approved as amended. Motion carried.

### **Conflict of Interest**

Mayor Zebian declared conflict with item 9.1 and did not participate in the discussion.

## **Approval of Minutes**

Moved by Rupert Jannasch and seconded by Jane Davis that the minutes be approved as circulated. Motion carried.

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

### **File # 22-09 Community Sport Organization/Club (Pisiquid Canoe Club) – West Hants LUB**

There were no questions or comments about this PIM.

### **File # 22-06 Small Options Housing; Hantsport Amendments, File # 22-07 Small Options Housing; West Hants Amendments, File # 22-08 Small Options Housing; Windsor Amendments**

There were no questions or comments about these proposed changes.

## **Business Arising from the Minutes**

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

On the June 28 Council meeting, the Public Hearing for 65 Fort Edward Street was adjourned until the October 25 Council meeting, to await the results of the Phase 2 Archaeological Resource Impact Assessment (ARIA).

### **Update: Heritage Plaques (Madelyn LeMay)**

Madelyn has made some progress and is discussing the form of the plaques with an individual preparing some artwork.

### **Update: File #22-03 Development Agreement, Wentworth Rd., Windsor PID 45059631 (Sara Poirier)**

The PAC/HAC recommendation went to Council for first reading on June 28. The application will move on to Public Hearing and second reading of Council on July 26. This will be where Council makes final decision on the file.

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

The appeal period for this application ended on June 15 with no appeals being received. The development agreement has been signed by the applicant and the Municipality and has been sent to be registered at the Land Registry Office. Once registered the applicant will then be able to come into the Planning Office to apply for any development and building permits. This item can now be removed from the agenda.

### **Update: Dog By-law (Madelyn LeMay)**

The Clerk completed the processes for the changes to the Dog By-law and Fees Policy; new fees are now in place and the material is on the Regional website. This item can also be removed from the agenda.

### **PAC/HAC Request for Transportation and Storm Water Planning (Madelyn LeMay)**

Todd Richard, Director of Public Works, will make a brief presentation and he will hold a question-and-answer session with PAC/HAC members at the September 8, 2022 meeting.

### **Building and Development Activity Report (June)**

There were no questions or comments.

### **New Business**

#### **File # 22-05 Cole Drive, Garlands Crossing/Windsor (PID 45366432) Windsor and West Hants Planning Document Amendments – Information Report (Alex Dunphy)**

Shawn Foote and Darren Shupe were in attendance to give a short presentation on their application. Their idea is to “refresh the area” by including a Mixed-Use Residential development within an Industrial zone.

Alex gave a presentation on his information report following their presentation. There are currently no policies to allow for Residential uses within an Industrial Zone, and as such Alex had several questions for the Committee. Is the lot suitable for residential development? Do we currently have enough industrial land? Is it reasonable to permit the maximum height to be increased to 45ft, and the maximum residential floor area to be expanded to 75% of a building within the General Commercial (GC) zone? The Committee discussed these topics at length and requested Alex return with an inventory of industrial and residential land in the Region and options regarding how and whether to proceed with amendments to accommodate the proposed development.

#### **File # 21-10 Development Agreement, Payzant Drive Area, Windsor, PID 45055167, 45364775, 45421146 (Sara Poirier)**

Sara reviewed the staff report. This is a development agreement for two multiple-unit apartment buildings on Community Way off Payzant Drive. A third building (A) is included in the plans, but it has already received development and footing permits because it is permitted under the Crossing development agreement. The development agreement now under consideration is for buildings B and C. Sara also provided comments received from the public, whose main concern is traffic. There were two recommendations.

Moved by Lisa Bland and seconded by John Smith that PAC/HAC recommends that Council give First Reading to consider entering into a development agreement to permit up to 176 apartment units within two apartment buildings on PID 45055167, 45364775 and 45421146 on Community Way in Windsor in a manner substantively the same as the draft set out in

Attachment C of the report to the Planning and Heritage Advisory Committee #21-10 dated July 14, 2022, taking note that this development agreement will discharge and replace the development agreement recorded on PID 45421146 at the Registry of Deeds on May 16, 2019 as document #114457773. Motion carried.

Moved by John Smith and seconded by Jennifer Nicholls that PAC/HAC recommends that Council require that the development agreement with Mitch Brison which permits up to 176 apartment units within two apartment buildings on PID 45055167, 45364775 and 45421146 on Community Way in Windsor be signed within 120 days from the date of final approval by Council or the date that any appeals have been disposed of; otherwise this approval will be void and obligations arising hereunder shall be at an end. Motion carried.

### **Heritage Grant Request: 376 Falmouth Dyke Road (Sara Poirier)**

Sara reviewed the staff report, which outlines repairing items at a designated Heritage Property while adhering to the building's original style. She noted that funding was available and no other Heritage Grant applications had been received.

Moved by Mayor Zebian and seconded by John Smith that HAC recommends that Council provide up to 50% of eligible project costs to a maximum of \$10,000 to Ms. Maureen Perry, owner of 376 Falmouth Dyke Road, in order to facilitate the replacement of the kitchen door and repairs to the stone foundation of the main building located at 376 Falmouth Dyke Road, and replacement of railing and gate attached to the building, and that the funding be provided from account # 01-2-00-26-560-21130 only in accordance with the provisions of the Municipal Heritage Property Conservation Work Grant Guidelines.

### **Information: Change in PAC/HAC Committee Structure (Madelyn LeMay)**

On June 28, Council made changes to the structure of PAC/HAC committee by amending Appendix K of the Meetings and Procedural Policy:

- 7 residents will be appointed at large (notices to be placed in paper by the Clerk, likely September 13 and 20 with an application closing date of September 29. The final dates will be up to the Clerk. A staff report will be prepared, and recommendations made, usually to the October COTW meeting with approval by Council anticipated at the October Council meeting. The first meeting of the revised committee will be November 10.
- 3 members of Council will also be appointed, for a 2-year term on October 25.
- Resident members can be reappointed for 3 terms (Note: each term is 2 years)

### **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 / Adjournment**

The next meeting will be held on September 8, 2022, as there are no Committee meetings in August. Moved by Mayor Zebian and seconded by Jennifer Nicholls that the meeting be adjourned at 8:13pm. Motion carried.