



West Hants
something inspiring awaits

**WEST HANTS REGIONAL MUNICIPALITY
Planning & Heritage Advisory Committee (PAC/HAC)
December 8, 2022 – 6:00pm
Sanford Council Chambers / Zoom**

**NOTE: Three Public Information Meetings (PIMs) were held at 6:00pm.
PAC/HAC began immediately following the close of the PIMs.**

- PRESENT:** Mayor Abraham Zebian
Councillor Laurie Murley (District 10)
Councillor Jim Ivey (District 11)
Jane Davis, Hantsport Representative
Jennifer Nicholls, WHRM Representative (Cheverie)
Stefan Palios, Windsor Representative
Lisa Bland, WHRM Representative (Three Mile Plains)
- STAFF:** Madelyn LeMay, Director of Planning and Development
Sara Poirier, Senior Planner
Alex Dunphy, Planner
Vanessa Lake, Planning Assistant
- GUESTS:** Monica Sweetapple, Applicant
Mark Higgins, Applicant
- PUBLIC:** There were 5 members of the public present.
- REGRETS:** Jamie O’Hanlon, Windsor Representative

Tasha Rogers, WHRM Representative (Newport)

Public Information Meetings

Three Public Information Meetings (PIMs) were held prior to the PAC/HAC meeting. Chair Nicholls called the PIMs to order at 6:00pm. These meetings concluded at 6:35pm and the applicants and members of the public that were present left the meeting.

Call to Order and Attendance / Introduction

Chair Nicholls called the PAC/HAC meeting to order at 6:35pm. Vanessa Lake took attendance. Regrets had been received from Jamie O'Hanlon, who is on leave until May 2023. Tasha Rogers was absent, and all other Committee members were present.

Announcements

Chair Nicholls read the Land Acknowledgements. There were no further announcements.

Approval of Agenda and Additions

Moved by Abraham Zebian and seconded by Stefan Palios that the agenda be approved as circulated. Motion carried.

Conflict of Interest

No conflicts were declared.

Approval of Minutes

Moved by Jim Ivey and seconded by Abraham Zebian that the minutes be approved as circulated. Motion carried.

Business Arising from the PIMs

File # 22-31, Hantsport, File # 22-32, West Hants and File # 22-33, Windsor: Linking the Public Participation Program Policy to the MPS (Madelyn LeMay)

Madelyn LeMay noted that a more detailed report will be ready for the January 12 meeting. There were no questions or comments on this PIM.

File # 22-30 Development Agreement: 4190 Hwy 1, Garlands Crossing PID 45003357 (Sara Poirier)

Stefan Palios asked for clarification if the Committee should consider whether the ownership of the proposed units is condos versus rentals; Sara Poirier replied that this is not considered. A full staff review has not been completed but will be ready for the Committee at the January 12 meeting. Lisa Bland had concerns about traffic impact. Planners consult with the local traffic authority and Sara has reached out for comment. This information will be available in the staff report. Chair Nicholls requested clarification for what looked to be a penthouse on the roof in the rendering, Sara will investigate. Abraham Zebian asked about the mentioned easement on the property, and if this would affect parking. Sara replied that it is a municipal easement for Public Works infrastructure. Public Works is okay with it being used as parking, so long as a building is not placed on this area of the lot.

File # 22-20 Development Agreement: Burgess Crescent, Windsor PIDs 45338696, 45338688, and 45007010 (Alex Dunphy)

As with the other files, a full staff report will be available on January 12. There were no questions or comments on this PIM.

Business Arising from the Minutes

Update: File # 22-05/22-11 Cole Drive West Hants and Windsor MPS and LUB Amendments (Alex Dunphy)

Council gave First Reading during the November 22nd Council Meeting. Two questions regarding the suitability of residential development and the sufficiency of existing serviced industrial land in the region were asked. These questions will be answered in the following report to Council. The Public Hearing will likely be scheduled for January 24th.

Update: File # 22-21 394 Greenhill Road, Greenhill Development Agreement (Alex Dunphy)

Council gave First Reading during the November 22nd Council Meeting. A request to include a ban on dyno machines was made. The Public Hearing will likely be scheduled for January 24th.

Update: File # 22-04 PID 45038361, 4245 Hwy 14: WHLUB Amendment (Alex Dunphy)

The Public Hearing was held during the November 22nd Council Meeting. Council then gave Second Reading, and the Notice of Approval Ad was placed in the November 29th edition of the Valley Journal Advertiser. The appeal period ends December 13th.

Update: File # 22-19 PID 45026010: 697 Greenhill Road, Greenhill: WHLUB Map Amendment (Alex Dunphy)

The Public Hearing was held during the November 22nd Council Meeting. Council then gave Second Reading, and the Notice of Approval Ad was placed in the November 29th edition of the Valley Journal Advertiser. The appeal period ends December 13th.

Update: File # 20-29 West Hants; 20-30 Windsor; 20-31 Hantsport, Coastal Protection Act General Policy (Alex Dunphy)

Council gave First Reading during the November 22nd Council Meeting. The Public Hearing will likely be scheduled for January 24th.

Update: File # 22-12 Hantsport; # 22-13 West Hants; # 22-14 Windsor, MPS and LUB Amendments: Secondary Suites in Accessory Buildings (Sara Poirier)

Council approved the application at Second Reading on November 22, 2022. The amendments have now been sent to the Minister for review.

Update: File # 22-17 WHLUB Amendments: Wentworth Road PID 45190386 and Cole Drive PID 45366457 (Sara Poirier)

Council approved the application at Second Reading on November 22, 2022. The notice of approval was inserted in the Valley Journal Advertiser on November 29, outlining the 14-day appeal period.

Update: File # 22-10 Development Agreement: 4701 Hwy 1, Three Mile Plains (Sara Poirier)

Council approved the application at Second Reading on November 22, 2022. The notice of approval was inserted in the Valley Journal Advertiser on November 29, outlining the 14-day appeal period.

Update: File # 22-16 WHLUB Amendment: Housekeeping (Madelyn LeMay)

First Reading was held on October 25, but due to an issue with notices, Second Reading is postponed until January 24.

Update: File # 22-06 Hantsport; File # 22-07 West Hants; File # 22-08 Windsor, MPS and LUB Amendments: Small Options Housing (Madelyn LeMay)

Council approved the application at Public Hearing on November 22, 2022. The notice of approval appeared in the Valley Journal Advertiser on November 29, outlining the 14-day appeal period.

Building and Development Activity Report (November)

The report was included in the agenda package. There were no questions or comments.

New Business

Discussion of Public Participation in PIMs (Madelyn LeMay)

An email was circulated to members about public participation during PIMs. Although PIMs are not part of the PAC/HAC agenda, they are usually held immediately before PAC/HAC. PIMs are the first opportunity for the planner to advise the public of a request or proposal and discuss the criteria which will be used when they are considering the request. Madelyn LeMay suggested limiting the public to 15 minutes and/or 2 presentations for the sake of time. Jim Ivey said it was not the place to restrict the public, but maybe not the place for someone I against the proposal to give an entire presentation, either. Stefan Palios agreed but wondered if there was another avenue to engage with the public, as both views for and against are equally valuable. Limiting engagement time could be viewed as not wanting to hear from the public at all. He asked if time was the only issue. Madelyn replied that is strictly practicality and not at all

intended to discourage public input. Stefan commented that a Public Information Meeting should be used for questions which clarify points about the application and not a place for everyone to make presentations. Madelyn asked if it should be “presentations” that are limited. Abraham Zebian noted that “presentation” can be interpreted differently by different people and was not in favour of limiting them. The Committee agreed not to limit public participation. For the sake of time, some PIMs may be moved to a different night outside PAC/HAC, where they may be addressed in a more thorough manner and not interfere with PAC/HAC.

Discussion of Order of Agenda (Jennifer Nichols)

Chair Nicholls asked for the Committee’s opinion on moving the item updates after new business on the agenda. Her reasoning was to get to the main content of the meeting sooner. Many Committee members commented on the importance of having these updates and that they did not take very long. The suggestion was made to defer them to the next meeting, but this may complicate things. Madelyn LeMay said it can be up to the Chair’s discretion and be on a case-by-case basis. The Committee thought this was a good idea. Depending on the load of the agenda for the night, updates may be moved to the end of the agenda, but not to the next meeting date. This will be determined at the beginning of a meeting if necessary.

File # 22-24 Hantsport; File # 22-25 West Hants, Bog Road, Hantsport/Hants Border PIDs 45366473, 45366481, 45366499, 45366507, and 45366515, Rezoning (Alex Dunphy)

Alex Dunphy gave a presentation on a rezoning and redesignation application for 5 lots on Bog Road. The current zoning is Single-Unit Residential (R-1) on the Hantsport lots and Agricultural Priority 2 (AR-2) on the West Hants portion. The intent is to zone all of them Two Unit Residential (R-2). These zones are described differently in each document, but comparable. A professional agrologist approved by the province provided a report for the Agricultural land and deemed it unsuitable for most crops. This application also aligns with three statements of provincial interest: regarding housing, infrastructure, and agricultural land (allowing for development on unsuitable land). Alex responded to comments from the Public Information Meeting and comment period. Hantsport is a Land-use Bylaw amendment, while the West Hants portion is both a Land-use Bylaw and Municipal Planning Strategy amendment. There were two recommendations.

Moved by Jim Ivey and seconded by Laurie Murley that PAC/HAC recommends that Council give First Reading and hold a Public Hearing to consider amending Schedule A of the Hantsport Land Use-Bylaw by rezoning PIDs 45366473, 45366481, 45366499, 45366507, and a portion of 45366515 on Bog Road, Hantsport from the Single Unit Residential (R-1) zone to the Two Unit Residential (R-2) zone. Motion carried.

Moved by Jim Ivey and seconded by Stefan Palios that PAC/HAC recommends that Council give First Reading and hold a Public Hearing to consider amending the Generalized Future Land Use Map of the West Hants Municipal Planning Strategy to include PID 45366515 in the Residential designation and amending Schedule A of the West Hants Land Use-Bylaw by rezoning PID 45366515 on Bog Road, Hants Border from the Agricultural Priority Two (AR-2) zone to the Two Unit Residential (R-2) zone. Motion carried.

File # 22-22 Hwy 215, Cheverie PID 45178944, Development Agreement (Alex Dunphy)

Alex gave a presentation on a development agreement application for a campground on Highway 215, Cheverie. He provided a layout for the proposed campground, and the requirements outlined in the development agreement. He read and addressed the comments received from the Public Information Meeting and comment period. Chair Nicholls had a question about buffers. Alex explained that a buffer must be located on all sides abutting private properties, but not on the border with the road or water. Chair Nicholls also asked if the site plan had to be strictly adhered to; Alex responded that it provides areas for each type of campsite based on the submitted site plan and any change is up to the Development Officer's discretion. There were two recommendations.

Moved by Stefan Palios and seconded by Laurie Murley that PAC/HAC recommends that Council give First Reading and hold a Public Hearing to consider entering into a development agreement to allow a campground at Highway 215, Cheverie (PID 45178944) which is substantively the same as the draft set out in Attachment B of the report File #22-22 to the Planning and Heritage Advisory Committee dated December 8, 2022.

Moved by Stefan Palios and seconded by Laurie Murley that PAC/HAC recommends that Council require that the development agreement with Kristen, Jeffery, and Cody Ross for Highway 215, Cheverie (PID 45178944) 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.

Heritage Plaques (Madelyn LeMay)

Madelyn LeMay circulated a report prior to the meeting which offered different options for presenting heritage plaques to property owners. They may hold a ceremony on the property or be presented the plaque at council. The Committee decided it should be up to the property owner how to proceed.

Moved by Laurie Murley and seconded by Stefan Palios that that PAC/HAC recommends that Council offer the owner of any newly-registered heritage property the option of holding a ceremony at the property or having the plaque presented during a Council meeting. Motion carried.

Notices from Adjacent Municipal Units

No notices have been received.

Questions and Comments from the Public

All questions and comments received through social media will be addressed by the proper staff member as time permits. Facebook comments are not followed in real time. The public is encouraged to contact staff directly if there are any urgent questions or comments. Public comments received during the Public Information Meeting will be considered and included in the staff report.

Next Meeting Date / Adjournment

The next meeting is scheduled for January 12, 2023 at 6:00pm. The Committee will be notified if there are any changes to the date. Moved by Lisa Bland and seconded by Stefan Palios that the meeting be adjourned at 7:49pm. Motion carried.

Chair's Signature