



WEST HANTS REGIONAL MUNICIPALITY
Planning & Heritage Advisory Committee (PAC/HAC)
March 9, 2023 – 6:00pm
Sanford Council Chambers / Zoom

**NOTE: A Public Information Meeting (PIM) was held at 6:00pm.
PAC/HAC began immediately following the close of the PIMs.**

PRESENT: Jennifer Nicholls, WHRM Representative (Cheverie), Chair
Mayor Abraham Zebian
Councillor Laurie Murley (District 10)
Councillor Jim Ivey (District 11)
Jane Davis, Hantsport Representative
Stefan Palios, Windsor Representative
Greg Pace, Hantsport Representative
Tasha Rogers, WHRM Representative (Newport) – 7:11pm

STAFF: Sara Poirier, Director of Planning and Development
Mark Phillips, CAO
Alex Dunphy, Planner
Vanessa Lake, Planning Assistant

GUESTS: Monica Sweetapple (Architect for Applicant)
Darren Shupe (Planner for Applicant)
Faisal Al-Hammadi (Applicant, FH Dev Group)

Ahsan Khan (Applicant, FH Dev Group)

PUBLIC: 12

REGRETS: Jamie O’Hanlon, Windsor Representative
Lisa Bland, WHRM Representative (Three Mile Plains)

Public Information Meeting

Chair Nicholls called the Public Information Meeting to order at 6:00pm. The meeting concluded at 6:42pm and the applicants and members of the public that were present left the meeting. CAO Phillips also left the meeting at this time.

Call to Order and Attendance

Chair Nicholls called the PAC/HAC Meeting to order at 6:43pm. Vanessa Lake took attendance. Regrets had been received from Lisa Bland, Tasha Rogers, and Jamie O’Hanlon, who is on leave until May 2023. All other committee members were present at the start of PAC/HAC. At 7:11pm, Tasha Rogers was able to join the meeting via Zoom.

Announcements

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

Approval of Agenda and Additions

Sara Poirier requested the removal the Feb. 16 PAC/HAC minutes from Approval of Minutes section of the agenda, as the meeting did not achieve quorum and the minutes are not valid. Moved by Jim Ivey and seconded by Mayor Zebian that the agenda be approved as amended. Motion carried.

Conflict of Interest

There were no conflicts declared.

Approval of Minutes

Minutes of January 12, 2023

The approval of these minutes was deferred from the last meeting as the committee did not have quorum. Moved by Stefan Palios and seconded by Jim Ivey that the minutes be approved as circulated. Motion carried.

Business Arising from the PIMs

File #22-23 Development Agreement: PID 45006947 and 45415668, MacLeod Court, Three Mile Plains (Sara Poirier)

This development agreement is to permit two (2), 28-unit apartment buildings on portions of PIDs 45006947 and 45415668 on MacLeod Court, Three Mile Plains. Sara asked the committee if they had any questions.

Addressing several resident concerns, Stefan Palios asked for Council's logic in allowing high-density developments in such a rural area. Sara replied that the area is supplied with municipal water and sewer services, and this allows consideration for such a development. Stefan made note of the public concerns expressed during the Public Information Meeting and suggested a better explanation of the process and notification methods, as many members of the public seemed confused. Sara noted that all input from the public is taken seriously and valuable to the planning process. The committee discussed different ways to better engage with the public. Ideas such as increasing the 500' notification radius and holding a PIM in the affected local community were expressed. Sara replied that holding the PIM closer to the development area is something they would like to do, but Planning currently lacks the resources to do so. Laurie Murley mentioned how the community in question does not see themselves as a Growth Centre, and the process should be sensitive to these concerns. Jane Davis added that many neighbours to developments feel they have no say. Increased communication with the community, in both advertising and information provided, may alleviate these concerns. ((Tasha Rogers joined via Zoom at 7:11pm.)) Sara replied that changes can be made to the notification process in the Public Participation Program Policy, if it is the will of the committee.

The committee discussed what they would like to see specifically, such as increased communication with the public and better promotion of new developments prior to the PIM, that may include larger signage and more contact information.

Moved by Mayor Zebian and seconded by Jim Ivey that the PAC/HAC send a recommendation to Council to have staff explore amending the PPPP to include strengthened public notice of Information Meetings. Motion carried. Tasha Rogers did not vote as she was not present for the entire conversation.

Business Arising from the Minutes

Update: File #22-28 Development Agreement: PID 45276441 and PID 45366986, Payzant Dr., Windsor (Sara Poirier)

The Public Information Meeting for this file was held prior to the last PAC/HAC meeting on February 16. Sara is waiting on a few items to be provided by the developer before she can create a recommendation report on this file.

Update: File #22-29 Development Agreement: PID 45166915 Scotch Village Station Rd. (Sara Poirier)

The Public Information Meeting for this file was held prior to the last PAC/HAC meeting on February 16. The public comment period ended on March 1. Sara is reviewing all the information received and should have a recommendation report for the April 13 PAC/HAC meeting.

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

Alex noted that this is a two-part application. The Department of Municipal Affairs has reviewed and approved the first part on February 23, 2023. A notice of approval appeared in the paper on March 7, 2023. The amendments are now in effect and this item can be removed from the agenda.

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

The Notice of Approval appeared in the paper on January 31, 2023. The appeal period ended on February 15 with no appeals received. The applicants have signed the development agreement

and it has been sent to the Land Registry Office to be recorded. This item can now be removed from the agenda.

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

Staff received confirmation from the Department of Municipal Affairs on March 1, and a Notice of Approval will be placed in the paper on March 14. The amendments will take effect on the date of publication, and this item may be removed from the agenda.

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

The Public Hearing for this file was held on February 28, 2023. During Second Reading, Council requested clarification on the zoning change and the former town boundary. Staff are preparing a report to address these concerns.

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

The Public Hearing for this file was held on February 28, 2023. During Public Hearing, Council requested three amendments to the development agreement, including requirements for fencing, signage indicating private property, and quiet hours. Council then gave Second Reading with the amendments included. A Notice of Approval was placed in the paper on March 7, initiating the 14-day appeal period to end on March 22.

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

The Public Hearing for this file was held on February 28, 2023. Council approved the amendments at the time and the amendments have been sent to the Province for approval. This item can now be removed from the agenda.

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

The Public Hearing and Second Reading was held on February 28, 2023. The notice of approval was placed in the paper on March 7, 2023, initiating the 14-day appeal period.

Update: File #22-20 Development Agreement: Burgess Crescent, Windsor PID 45338688 (Alex Dunphy)

The Public Hearing for this file was held on February 28, 2023 where Council approved the development agreement. A Notice of Approval appeared in the paper on March 7, initiating the 14-day appeal period ending on March 22.

Update: File #21-18 Development Agreement: Benjamins Mill Wind Project (Alex Dunphy)

This project was started quite a while ago and was unable to proceed due to needing a Provincial environmental assessment. This project has now received its environmental assessment approval, and staff have been working to resume the planning process for this application. A recommendation report is expected to be ready for the April 13 PAC/HAC meeting.

Building and Development Activity Report (February 2023)

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

New Business

File #22-25 Development Agreement Amendment: College Road, PID 45336203 (Sara Poirier)

This item was deferred from the last meeting due to not having quorum. The application is to amend an existing development agreement with Dykeland Lodge to increase the number of beds in their Home for Special Care from 128 to 160, on PID 45336203, College Road.

Development staff requested an additional amendment to increase the amount of recreation space for the higher number of residents. The comment period ended on January 12 with no comments received. Sara asked if the committee had any questions about the application.

Jim Ivey asked about the increase in the building footprint, and Sara replied that it would be about 3000 sq. ft. and not a substantial difference.

Moved by Stefan Palios and seconded by Jim Ivey that PAC/HAC recommends that Council give First Reading and hold a Public Hearing to consider entering into a development agreement which replaces the original development agreement on PID 45336203 on College Road in a manner substantively the same as the draft set out in Attachment D of the report File #22-35 to

the Planning and Heritage Advisory Committee report dated February 16, 2023, taking note that this development agreement will discharge and replace the development agreement recorded at the Land Registry Office on September 14, 2022, as document number 121300512. Motion carried.

Moved by Stefan Palios and seconded by Jim Ivey that PAC/HAC recommends that Council require that the development agreement amendment with Hants County Residence for Senior Citizens 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.

Notices from Adjacent Municipal Units

There were no notices.

Questions and Comments from the Public

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 and following comment period will be considered and included in the staff report.

Next Meeting Date / Adjournment

The next meeting is scheduled for April 13, 2023 at 6:00pm. The Committee will be notified of any changes. Moved by Stefan Palios and seconded by Laurie Murley that the meeting be adjourned at 7:35pm. Motion carried.

Chair's Signature