



West Hants
something inspiring awaits

WEST HANTS REGIONAL MUNICIPALITY
Planning & Heritage Advisory Committee (PAC/HAC) Minutes
April 11, 2024 – 6:00pm
Sanford Council Chambers, Zoom / Facebook Live

PRESENT: Tim Carr, Chair (Hantsport Representative)
Mayor Abraham Zebian
Councillor Laurie Murley (District 10)
Councillor Jim Ivey (District 11)
Jane Davis, Hantsport Representative
Paul Beazley, Windsor Representative
Jennifer Nicholls, WHRM Representative (Cheverie)

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

PUBLIC: No members of the public were present.

REGRETS: Tasha Rogers, WHRM Representative (Newport)

Call to Order and Attendance

Chair Carr called the meeting to order at 6:00pm. Vanessa Lake took attendance. Tasha Rogers had sent regrets. All other members of the Committee were present.

Announcements

Chair Carr acknowledged that we are in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq People and that this land is governed by the treaties of Peace and Friendship signed in 1726. West Hants Regional Municipality recognizes that we are all treaty people and have responsibilities to this land and each other. West Hants Regional Municipality also recognizes African Nova Scotians are a distinct people whose history, legacies, and contributions have enriched that part of Mi'kma'ki known as Nova Scotia for over 400 years. The Chair also acknowledged that next week is National Volunteer Week and thanked all volunteers in the Region, with a special shout-out to past PAC/HAC member, Lisa Bland.

Sara Poirier confirmed that Lisa Bland has resigned from the PAC/HAC. Her insight and contributions to the Committee were greatly appreciated and everyone thanked her for her time and effort. The resident member position was advertised in the local newspaper and the Municipal website with a closing date of April 30, 2024. Applications can be sent to Deanna Snair or dropped off at the Municipal office. Sara also mentioned the ongoing Plan Review Survey which is open to the public until April 17, 2024.

Approval of Agenda and Additions

Chair Carr had discussed with staff if “New Business” could be moved further up the agenda, and whether the updates provided in “Business Arising From the Minutes” could be removed or shortened, with the option for Committee members to ask questions as needed.

Moved by Laurie Murley and seconded by Paul Beazley that Agenda Item 9, New Business, be moved ahead of Agenda Item 6, Business Arising From the Public Information Meetings (April 2 and 8, 2024). Motion carried unanimously.

Declaration of Conflicts of Interest

Mayor Zebian declared conflict with item 7.5, File #23-04 and Jennifer Nicholls declared conflict with item 7.11, File #23-07. They will not participate in the discussions for these files.

Approval of Minutes (March 14, 2024)

Moved by Laurie Murley and seconded by Jim Ivey that the minutes be approved as circulated.
Motion carried unanimously.

New Business

File #24-04 Development Agreement: 586 O'Brien Street, Windsor (PID 45054350) (Sara Poirier for Alex Dunphy)

This application was received on February 13, 2024, to permit a 3-storey, 6-unit apartment building on O'Brien Street by development agreement. Sara noted that the Fire Chief would prefer wider access for the rear of the building, but both the Development Officer and Building and Fire Official did not consider it a requirement.

Moved by Laurie Murley and seconded by Paul Beazley that PAC/HAC recommends that Council give First Reading and hold a Public Hearing to consider entering into a development agreement to allow a multiple unit residential building, consisting of 6 dwelling units, on PID 45054350 on O'Brien Street in Windsor which is substantively the same as the draft set out in Attachment B of the report File #24-04 to the Planning and Heritage Advisory Committee dated April 11, 2024.
Motion carried unanimously.

Moved by Laurie Murley and seconded by Jim Ivey that PAC/HAC recommends that Council require that the development agreement with Edward Edelstein which permits a multiple unit residential building, consisting of 6 dwelling units, on PID 45054350 on O'Brien Street 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 unanimously.

File #24-05 WLUB Map Amendment: 523 Albert Street, Windsor (PID 45058872) (Mark Fredericks)

This application was received on January 31, 2024 to extend the General Commercial zone to the consolidated property boundary by rezoning a portion of the lot. The land within the rezoning area is intended to provide additional amenity space for the August House.

Moved by Paul Beazley and seconded by Laurie Murley that PAC/HAC recommends that Council give First Reading and will hold a Public Hearing to consider amending Schedule A of the Windsor Land Use By-law to rezone a portion of PID 45058872 in Windsor from the Two Unit Residential (R-2) zone to the General Commercial (GC) zone as shown in the report #24-05 to the Planning and Heritage Advisory Committee dated April 11, 2024. Motion carried unanimously.

File #23-34 WLUB Map Amendment: 1781 King Street, Windsor (PID 45162005) (Mark Fredericks)

This application was received on February 13, 2024, to rezone the subject lot from Agriculture (AG) to Two Unit Residential (R-2) in preparation for future residential development. The property would be subdivided separating the existing dwelling from the land behind (development area). The lack of secondary access, sidewalks, and traffic concerns in this area were noted.

Moved by Paul Beazley and seconded by Laurie Murley that PAC/HAC recommends that Council give First Reading and will hold a Public Hearing to consider amending Schedule A of the Windsor Land Use By-law to rezone PID 45162005 at 1781 King Street in Windsor from the Agriculture (AG) zone to the Two Unit Residential (R2) zone as shown in the report #23-34 to the Planning and Heritage Advisory Committee dated April 11, 2024. Motion carried unanimously.

Business Arising From the Public Information Meetings (April 2 and 8, 2024)

File #24-07 Development Agreement: PID 45354065 Gray St, Windsor (Alex Dunphy)

This application is for a development agreement to permit a 5 storey, 50-unit residential apartment building on Gray Street. The Public Information Meeting was held on April 2, 2024. Feedback from the public included questions on infrastructure, stormwater, affordability, unit mix, and height. Comments can be submitted to Alex Dunphy by noon on April 16, 2024.

The Committee asked for confirmation if this was a file that had come to them before. Sara confirmed that the file in the past was separate, and this would be a new building. Both Laurie

Murley and Jim Ivey have received comments from residents about this application with concerns about flooding. Laurie has received concerns about the height of the building and the shadow affecting neighbouring properties.

File #24-10 WHMPS Amendments: Wind Farm Setback Review (Sara Poirier)

This is a Council-led application to increase the setback distance for new large-scale wind turbines to 4km from existing dwelling units. The Public Information Meeting was held on April 2, 2024. Several comments from the public were received. There were concerns about physical and mental health effects, environmental impact, the timing of this application related to other wind farm applications, and that the setback should be from the property line instead of the dwelling. Comments can be submitted to Sara by noon on April 16, 2024.

File #24-03 Development Agreement: Bear Lake Wind Farm project (Mark Fredericks)

This application is for a development agreement to permit an 11-turbine wind farm across multiple PIDs in Vaughan. The Public Information Meeting was held on April 8, 2024. Approximately eighty (80) members of the public were in attendance during the meeting and many concerns were expressed, including the impact on residents, the cumulative impact of other wind farms in the area, the potential impact on wells, physical and mental health, fire risk, and setbacks. Comments can be submitted to Mark Fredericks by noon on April 22, 2024.

Mark Fredericks confirmed that the Environmental Assessment is available to view on the Province's website, and includes many conditions relating to water, wildlife habitat, noise, visual intrusion and more. Jennifer added that it is an approval with conditions, not a conditional approval, and that this is standard process. Paul commented that it was mentioned during the meeting that the Municipality does not have any staff specialized in this area and it should be investigated.

Business Arising from the Minutes

Update: File #23-02 WMPS and WLUB Amendments: 368 Nesbitt Street, Windsor (Sara Poirier)

The developer has received confirmation from their engineering consultants that there is sufficient water and sewer capacity for the project. Sara hopes to bring a recommendation report to a future PAC/HAC meeting.

Update: File #24-06 Non-Substantive Development Agreement Amendment: PID 45059631 Wentworth Road, Windsor (Sara Poirier)

This file was approved by Council on March 26, 2024, and the appeal period ends on April 17, 2024.

Update: File #23-35 Development Agreement: PID 45058310 and 45058344, Wagner's Court, Windsor (Alex Dunphy)

This file was approved by Council on February 27, 2024. A Notice of Approval was placed in the paper on March 5 with a 14-day appeal period. No appeals were received, and this item can now be removed from the agenda. A follow-up application will be coming to a future PAC/HAC meeting for a non-substantive amendment to the same development agreement.

Update: File #23-44 HMPS, HLUB, WHMPS and WHLUB Amendments: Bog Road Boundary Review, Hantsport/Hants Border (Alex Dunphy)

This file was approved by Council on February 27, 2024 and a letter was sent to the Department of Municipal Affairs for review.

Update: File #23-04 Development Agreement: PIDs 45053030, 45343878, 45343894, and 45234382, Payzant Drive, Windsor (Alex Dunphy)

The Public Hearing for this Development Agreement was postponed until April 23, 2024, to ensure suitable wording in the draft development agreement regarding the construction of the Payzant Drive extension.

Update: File #24-01 WHLUB Map Amendment: PID 45045879 Willow Street, Hantsport (Alex Dunphy)

Public Hearing and Second Reading for this file is scheduled for April 23, 2024.

Update: File #23-39 Windsor MPS/LUB Text Amendment: Pesaquid Comprehensive Development District (Alex Dunphy)

Public Hearing and Second Reading for this file is scheduled for April 23, 2024.

Update: File # 23-29 PID 45218658 Armstrong Lake East Road, Vaughan (Mark Fredericks)

This file was approved by Council on February 27, 2024. A Notice of Approval was placed in the paper on March 5, 2024, with a 14-day appeal period. No appeals were received, and this item may be removed from the agenda.

Update: File #23-45 WHMPS/WHLUB Amendments to the Hamlet Designation (Mark Fredericks)

This file was approved by Council on March 26, 2024, and a letter has been sent to the Department of Municipal Affairs for review.

Update: File #23-33 Development Agreement: PID 45402831 Windsor Back Road, Three Mile Plains (Mark Fredericks)

Staff are working with the applicants on a draft development agreement and expect to bring a recommendation report back to PAC/HAC at a future meeting.

Update: File #23-07 Development Agreement: PID 45180635 Hwy 215, Summerville (Mark Fredericks)

Public Hearing and Second Reading for this file is scheduled for April 23, 2024.

Update: File #23-41 WHLUB Map Amendment: 4236 Hwy 14, Windsor Forks (Mark Fredericks)

Public Hearing and Second Reading for this file is scheduled for April 23, 2024.

Update: File #24-09 WMPS Amendment and Development Agreement: Irven Drive (PID 45162005 and 45408374) (Mark Fredericks)

Staff are working with the applicants on a draft development agreement and expect to bring a recommendation report back to PAC/HAC at a future meeting.

Building and Development Activity Reports (March 2024)

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

Notices from Adjacent Municipal Units

There were no notices.

Questions and Comments From the Public

Facebook comments are not followed. The public is encouraged to contact staff directly if there are any questions or comments. There were no members of the public present at this time.

Next Meeting Date (May 9, 2024) / Adjournment

The next meeting is scheduled for May 9, 2024, at 6:00pm. The Committee and the public will be notified of any changes. Moved by Laurie Murley and seconded by Jim Ivey that the meeting be adjourned at 7:02pm. Motion carried unanimously.