



WEST HANTS REGIONAL MUNICIPALITY

Public Hearing Minutes – Building Code Act By-law, RB-001

September 22, 2020 6:00 pm

In-Person at Sanford Council Chambers, 76 Morison Drive, Windsor, NS

Also held via Zoom and Facebook Livestreamed

1. Call to Order

The Public Hearing was called to order at 8:22 pm.

Council Present:

Abraham Zebian, Mayor

Rupert Jannasch, Councillor, District 1

Scott McLean, Councillor, District 2

Mark McLean, Councillor, District 3

Jeff Hartt, Councillor, District 4

Debbie Francis, District 5

Paul Morton, Deputy Mayor, District 8

Bob Morton, Councillor, District 6

Ed Sherman, Councillor, District 7

Richard Murphy, Councillor, District 9

Laurie Murley, Councillor, District 10

Jim Ivey, Councillor, District 11

Staff and Guests Present:

Mark Phillips, Chief Administrative Officer

Todd Richard, Dir. Public Works

Shelleena Thornton, Administrative
Supervisor

Saira Shah, Planner

Carlee Rochon, Dir. Financial Services

Rhonda Brown, Municipal Clerk

Madelyn LeMay, Dir. Planning &
Development

There were no members of the public present in the Council Chambers, other members of the public watched the meeting using Facebook Live.

2. Introduction

Mayor Zebian advised that a Public Hearing for this By-law is required by Section 168 of the Municipal Government Act and Section 15.5 of the Meeting and Committee Procedural Policy. This virtual Public Hearing is hosted by Council.

In order to gather comments from the public, material regarding the Building Code Act By-law was posted on the Municipal website on August 24, and the public was invited to comment until 4 pm today, September 22nd.

When the Public Hearing is complete, the Council meeting will resume and proceed with Second Reading of the By-law where members of Council may then ask questions and make comments.

3. Presentation by Director of Planning

Director LeMay reviewed the presentation (attached) which informed of the minor changes and clarifications made to consolidate the Building Code Act By-laws of the former municipal units into a new By-law for the Region.

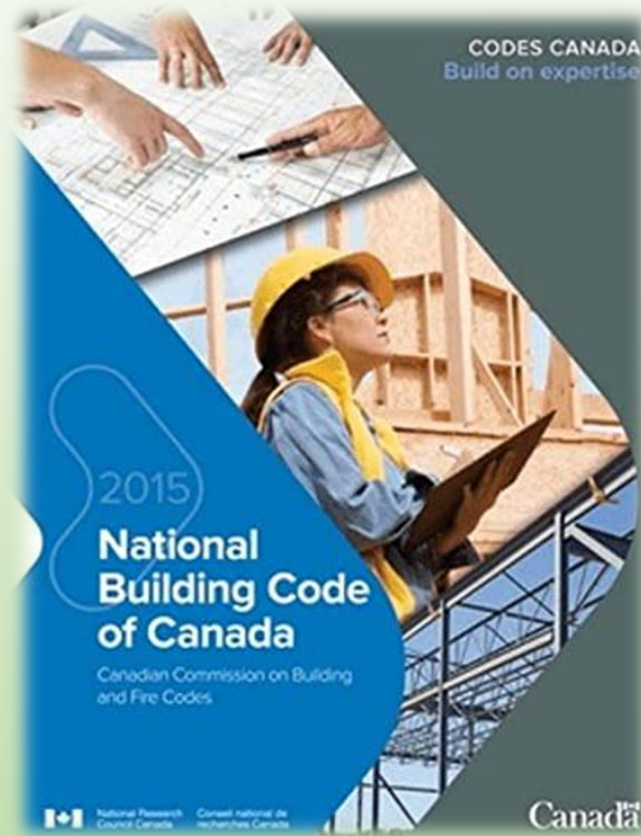
There were no public comments for or against the By-law.

Mayor Zebian declared the Public Hearing closed.

The meeting ended at 8:26 pm.

Abraham Zebian, Mayor

Rhonda Brown, Municipal Clerk



Building Code Act By-law Public Hearing and Second Reading
September 22, 2020
Madelyn LeMay

HISTORY

- Windsor & West Hants: Building Code Act By-law



DIFFERENCES

Windsor and West Hants Building Code Act By-laws

...2

- both based on National Building Code; few differences; none substantial
- proposed By-law attached to the report circulated July 9 to PAC/HAC
- proposed minor changes include:
 - accessory buildings under 100 sq. ft. in Windsor will no longer need a building permit;
 - processing charges removed & will appear only in Fees Policy;
 - backflow prevention devices will be required in the community of Windsor for any connection to a municipal storm water line.

DIFFERENCES

Windsor and West Hants Building Code Act By-laws

clarifications:

- all swimming pools more than 610 mm. (24") deep need a building permit;
- s.3.10 intended to refer to both temporary building & occupancy permits;
- throughout the Region, building permit not required to resurface a roof with the same material.

IMPACT OF NO REGIONAL BY-LAW

- if a by-law is not adopted for the Region:
 - each former municipal unit's By-law will remain in force
 - may create confusion for residents

REASONS FOR REGIONAL POLICY

- rules consistent across the Region
- when changes are needed, there is only 1 document to amend
- easier for residents to understand
- assured process for residents, staff & Council

PROCESS

Staff Review



Planning Advisory Committee Review and
Recommendation



Regional Council First Reading



Notice placed and Material Posted on Website



**All statutory
requirements met**

Regional Council Public Hearing and Second Reading
(September 22)



Notice of Approval in Local Paper



Notice of Approval to Municipal Affairs and Housing

WWH
WINDSOR / WEST HANTS

TOGETHER

FOLLOWING PUBLIC HEARING POSSIBLE MOTION

... that Council approve Building Code Act By-law RB-001 in a manner substantively the same as that included as Attachment C to the report to PAC/HAC entitled *Building Code Act By-law* dated July 9, 2020.