



WEST HANTS REGIONAL MUNICIPALITY

Public Hearing Minutes – Repeal of Minimum Standards By-law, REPEAL-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 8:29 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 Repeal of the Minimum Standards 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which outlined the purpose of the Minimum Standards By-law #36 of the former Town of Windsor and why it should be repealed.

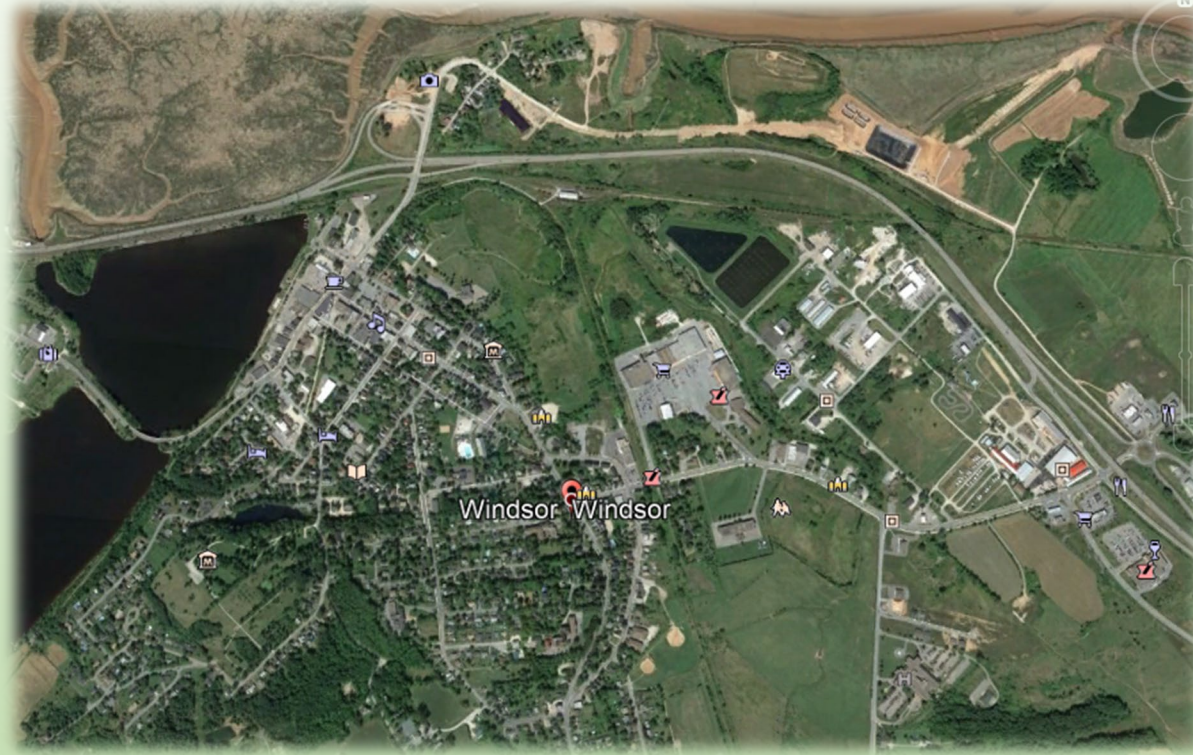
There were no public comments for or against the By-law.

Mayor Zebian declared the Public Hearing closed.

The meeting ended at 8:32 pm.

Abraham Zebian, Mayor

Rhonda Brown, Municipal Clerk



Repeal: Windsor Minimum Standards By-law
Public Hearing and Second Reading
September 22, 2020
Madelyn LeMay

HISTORY

Windsor: Minimum Standards By-law since prior to 2008

Hantsport: repealed 2019

West Hants: no similar by-law

MINIMUM STANDARDS BY-LAW

- applies to all residential occupancies in Windsor
- establishes minimum standards for:
 - fire prevention
 - structural soundness
 - all aspects of a dwelling between gutters & foundations
 - enforced by person appointed by the CAO: before Region:
Building Official/Fire Inspector for Windsor

- all aspects covered by Provincial and Municipal By-laws and/or legislation
- Fire Safety Act and the Building Code Act allow enforcement of requirements for essentially same items
- WHRM Dangerous or Unsightly Premises Policy & MGA Part XV include many of the same items

REASONS REPEAL RECOMMENDED

- parts of the Minimum Standards By-law are subjective; individual perception varies;
- By-law was adopted in 2008; if kept, updating required;
- similar Hantsport By-law repealed in 2019; requirements are being enforced under the Building Code Act, Fire Safety Act and/or Dangerous or Unsightly Premises Policy. No issues having been identified.

PROCESS

Staff Review



Windsor Area Advisory Committee Review and Recommendation



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



Notice of Approval in Local Paper



Notice of Approval to Municipal Affairs and Housing



FOLLOWING PUBLIC HEARING POSSIBLE MOTION

...that Council approves the repeal of the Minimum Standards By-law #36 – Town of Windsor as recommended in the report to the Windsor Area Advisory Committee entitled Town of Windsor Minimum Standards By-Law dated July 2, 2020