



## WEST HANTS REGIONAL MUNICIPALITY

Public Hearing Minutes – 426 Ashdale Road (conclusion)

January 26, 2021 6:00 pm

Held via Zoom and Facebook Livestreamed

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### 1. Call to Order

The Public Hearing was called to order at 6:15 pm.

#### Council Present:

Abraham Zebian, Mayor

Rupert Jannasch, Councillor, District 1

Scott McLean, Councillor, District 2

Mark McLean, Councillor, District 3

Debbie Francis, District 5

Bob Morton, Councillor, District 6

Paul Morton, Deputy Mayor, District 8

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

Carlee Rochon, Dir. Financial Services

Saira Shah, Planner

Shelleena Thornton, Administrative Supervisor

Rhonda Brown, Municipal Clerk

Madelyn LeMay, Dir. Planning & Development

Sara Poirier, Planner

#### Regrets:

Jeff Hartt, Councillor, District 4

Members of the public watched the meeting using Facebook Live.

### 2. Introduction

Mayor Zebian stated Public Hearings for amendments to planning documents and development agreements are required by Part 8 of the Municipal Government Act. This virtual public hearing is hosted by Council. The Public Hearing for this application began on November 24th and resumed tonight to allow the Planner to bring forward any comments received from the public.

When the Public Hearing is complete, the Council meeting will resume, and members of Council may then ask questions and make comments. Councillors were reminded that in order to be able to vote on this matter, Councillors must have been present at both parts of the hearing – November 24th and tonight.

### 3. Presentation by Planner

Planner Shah reviewed the presentation (attached) summarizing the proposed Development Agreement for an automotive repair shop at 426 Ashdale Rd. She informed no comments had been received from the public.

**Mayor Zebian declared the Public Hearing closed.**

*The meeting ended at 7:07 pm.*

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Abraham Zebian, Mayor

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Rhonda Brown, Municipal Clerk

The logo consists of the letters 'WWH' in a bold, sans-serif font. The first 'W' is dark blue, the second 'W' is a lighter blue, and the 'H' is dark blue. The letter 'V' is integrated into the second 'W'.

WINDSOR / WEST HANTS

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**TOGETHER**



**426 Ashdale Rd.  
Development Agreement**

**January 26, 2021**

# *Application*

- ▶ On June 26 Adrian and Nicole Parker applied for a development agreement to permit an automotive repair shop at 426 Ashdale Rd., Ashdale.
- ▶ The property is approximately 5.5 acres and the automotive repair shop will be confined to within the existing garage. There will be up to five (5) parking spaces permitted on the site for the automotive repair shop.
- ▶ A development agreement is a legal contract between the Municipality and a property owner to permit a use that is not permitted in the underlying zone

# *Questions & Comments*

- ▶ No comments were received from the public

# Process

Staff Review

Public Information Meeting Sept 21

PAC receives staff report and PIM Notes  
PAC Review and Recommendation Oct 8

Regional Council First Reading Oct 27

Public Hearing held and adjourned to next  
meeting of Council Nov 24

Council completes Public Hearing and holds  
Second Reading Jan 26

Notice of Approval in Chronicle Herald

14 Day Appeal period

All statutory  
requirements  
have been met.



**WWH**  
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**TOGETHER**

## ***Possible Motion***

Should Council wish to approve the development agreement to permit an automotive repair shop at 426 Ashdale Rd., the following motion would be in order:

that Council gives Second Reading to and approves entering into a development agreement to allow an automotive repair shop at 426 Ashdale Rd., Ashdale which is substantively the same as the draft set out in Appendix C of the report to the Planning Advisory Committee dated October 8, 2020.