



WEST HANTS REGIONAL MUNICIPALITY

Public Hearing Minutes – 20 Main Street, Hantsport (PID 45043312 and 45043304)

Rezoning (closing)

March 23, 2021, 6:35 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 6:35 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

Carlee Rochon, Dir. Financial Services

Kathy Kehoe, Dir. Community Services

Saira Shah, Planner

Shelleena Thornton, Administrative Supervisor

Rhonda Brown, Municipal Clerk

Madelyn LeMay, Dir. Planning & Development

Sara Poirier, Planner

Diane Levy, Manager of Recreation and Facilities

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 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 February 23, 2021 and will resume tonight to allow the Planner to bring forward any comments from the public.

When the Public Hearing is complete, the Council meeting will resume, and members of Council may ask questions. Councillors were reminded that to vote on the rezoning they must have been present at both parts of the Public Hearing tonight and on February 23, 2021.

3. Presentation by Planner

Planner Poirier reviewed the presentation (attached). Clerk Brown read comments from Jim Wheeler and Joe Foy both of Hantsport (attached).

Mayor Zebian declared the Public Hearing adjourned.

The meeting ended at 6:41 pm.

Abraham Zebian, Mayor

Rhonda Brown, Municipal Clerk



**20 Main Street, Hantsport
Land Use By-law Amendment**

Public Hearing Conclusion

March 23, 2021

Application

- ▶ The property is owned by West Hants Regional Municipality
- ▶ On October 27, Council approved a motion to allow the Chief Administrative Officer (CAO) to submit an application to the Planning and Development Department for the rezoning of the property
- ▶ A completed application was received on October 29 from Mark Phillips, CAO, to rezone two lots at 20 Main Street, Hantsport from Institutional (I) to Mixed Commercial / Residential (C-2)

Application Cont.

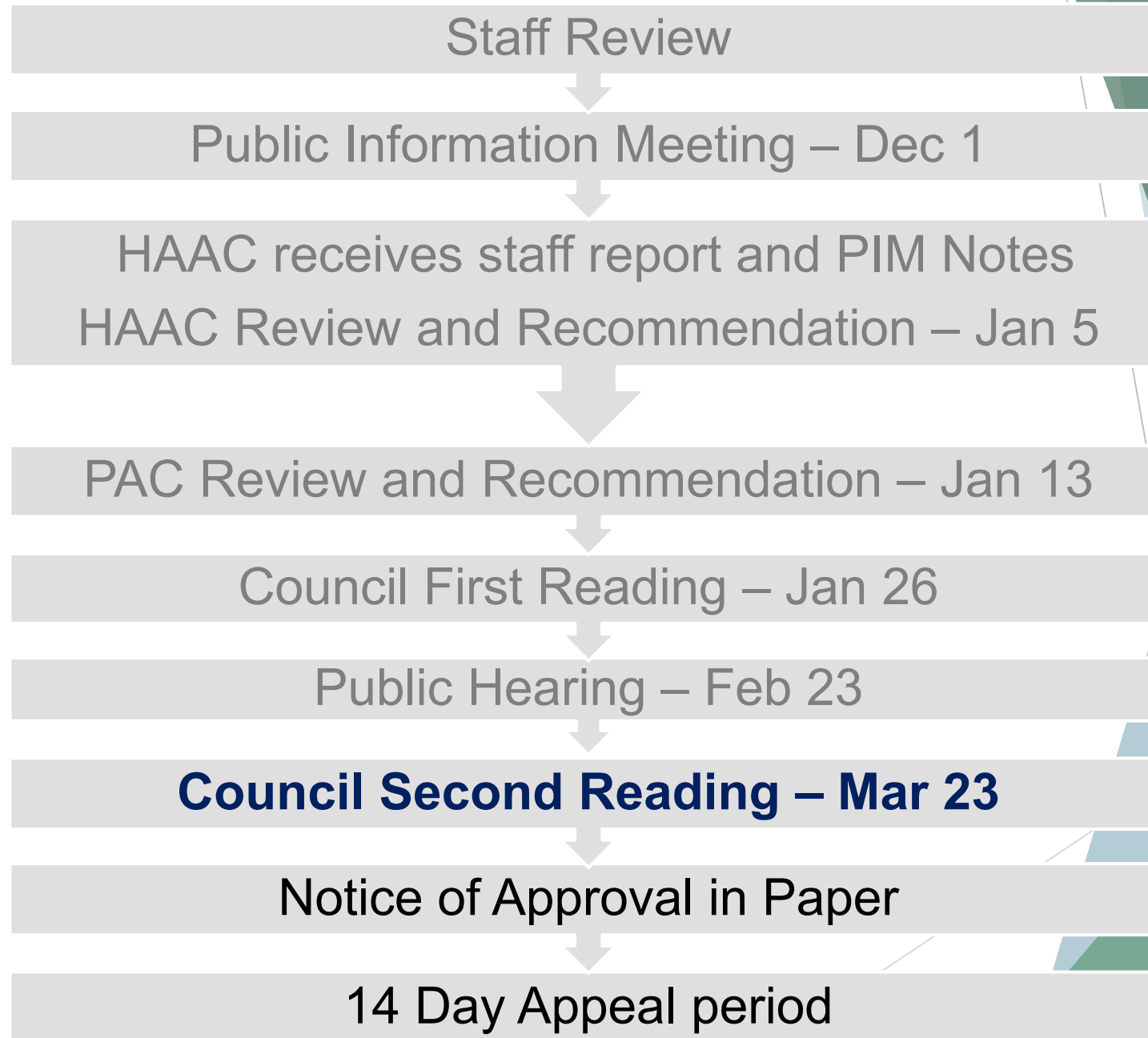
- ▶ Since consolidation with the former Town of Windsor in April 2020, the Regional Municipality no longer actively uses the property
- ▶ On November 24, Council passed a motion to deem the property surplus and to list the property for sale at market value
- ▶ The rezoning is being requested to allow the opportunity for the existing building to be sold and used for commercial or residential uses

Comments

- ▶ 1 comment in favour from Joe Foy
- ▶ 1 comment against from Kevin Wheeler

Process

All statutory requirements have been met





WWH
WINDSOR / WEST HANTS

TOGETHER

Possible Motion

- ▶ ...that Council gives Second Reading to and approves amending the Zoning Map of the Hantsport Land Use By-law to enable the lots located at 20 Main Street, Hantsport, now identified as PID 45043312 and 45043304 and after consolidation of the lots by their joint successor PID, to be rezoned from the Institutional (I) Zone to the Mixed Commercial / Residential (C-2) Zone, as shown on Figure 2, and to consider amending the text of the Hantsport Land Use By-law to add “20 Main Street, West Hants Regional Municipality, Government Office” to the list of permitted institutional uses existing as of May 1, 2018 in the Mixed Commercial / Residential (C-2) Zone, in a manner substantively the same as Attachment A, all as attached to the report to the Hantsport Area Advisory Committee dated January 5, 2021, conditional on consolidation of the lots.

Rhonda Brown

Subject: FW: Re upcoming Rezoning in Hantsport

From: R & J Foy <>
Sent: Tuesday, March 9, 2021 1:30 PM
To: Saira Shah <SShah@westhants.ca>
Subject: Re upcoming Rezoning in Hantsport

Caution

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Hello! Regarding the proposed rezoning of the properties involving the former Town Hall at the corner of Main and Prince in Hantsport: Rosanne and I have support the proposed rezoning.

If this is not properly legally worded for you folks, let me know!

Cheers, Joe Foy, 16 William Street, Hantsport

Rhonda Brown

Subject: FW: Proposed amendment to zoning at 20 Main Street, Hantsport (PID 45043312 and 45043304)

From: Jim Wheeler <>

Sent: Friday, March 19, 2021 10:10 AM

To: Sara Poirier <spoirier@westhants.ca>

Subject: Proposed amendment to zoning at 20 Main Street, Hantsport (PID 45043312 and 45043304)

Caution

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Hi Sara

Further to your letter dated February 8, 2021 I would like to make the following comments to Council regarding the proposed rezoning of 20 Main Street, Hantsport.

Myself and my wife own 18 Main Street immediately bordering to the South of 20 Main Street. We would like to object to the proposed rezoning for the following reasons:

- The proposed zoning (Mixed Commercial / Residential) is inconsistent with the zoning of neighbouring properties on both Main Street and Prince Street with which it shares properties, those being single unit residential (R-1).
- Although there is commercial zoning on Main street this sits entirely to the north of the Prince Street / School Street intersection with Main street. Prince Street / School Street is effectively the current southern boundary for commercial zoning in this area of Hantsport and introducing commercial zoning to 20 Main Street would be out of keeping with properties to the south of this boundary and could set a worrying precedent.
- There are already lots of opportunities for commercial uses in existing areas of Hantsport more suited to that zoning with existing commercial operations already neighbouring such sites. There is no need to expand commercial zoning into predominantly residential areas of Hantsport.
- On the other hand, there are few remaining areas for institutional / public use particularly in this critical location. The application for zoning has noted that the municipality may have need to use this property for institutional purposes in the future but it is unlikely that this would be possible if the property were re-zoned for sale to commercial developers.
- Although the Hantsport town hall does not have protected status it is a landmark for Hantsport. With commercial zoning any new owners could demolish this landmark in order to fully benefit from its commercial status.
- We understand that the commercial zoning would allow any new owners to redevelop the existing site for a very wide array of purposes (gas station for example), many of which would be entirely out of keeping with the neighbourhood.
- The site serves as a gateway to the existing ball park and open space which many members of the public access through the South-East corner of 20 Main Street and the current Institutional zoning would be much more appropriate to using the land (which we understand was originally bequeathed as a gift to the town of Hantsport) for the benefit of residents and visitors to the area.

Best regards

Kevin Wheeler

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