

WEST HANTS MUNICIPALITY
Public Hearing Meeting Minutes
Tuesday, September 28, 2021 – 6:14 p.m.
In-person Sanford Council Chambers and virtually via ZOOM
(also FB Livestreamed)



1. **Call to Order** – Mayor Zebian called the Public Hearings to order at 6:14 p.m.

2. **Attendance**
Council:
 - Abraham Zebian, Mayor
 - Rupert Jannasch, Councillor Dist. 1
 - Scott McLean, Councillor Dist. 2
 - Mark McLean, Councillor Dist. 3
 - Jeff Hartt, Councillor Dist. 4
 - Debbie Francis, Councillor Dist. 5
 - Bob Morton, Councillor Dist. 6
 - Ed Sherman, Councillor Dist. 7
 - Paul Morton, Deputy Mayor, Dist. 8
 - John A. Smith, Councillor, Dist. 9
 - Laure Murley, Councillor Dist. 10
 - Jim Ivey, Councillor Dist. 11
Staff & Guests:
 - Mark Phillips, CAO
 - Shelleena Thornton, Municipal Operations Supervisor
 - Deanna Snair, Exec. Assistant/Municipal Clerk
 - Todd Richard, Dir. Public Works
 - Madelyn LeMay, Dir. Planning and Development
 - Carlee Rochon, Dir. Financial Services
 - Sara Poirier, Sr. Planner
 - Alex Dunphy, Planner
 - Troy Burgess, Manager, Public Works
Regrets: Kathy Kehoe, Dir. Community Development

3. **Public Hearings** – All public hearing presentations are available.
 - a) **20 Empire Lane (PID # 45055746)) Development Agreement (closing)**
This is the conclusion of the public hearing to amend a development agreement amendment application to permit an additional three (3) apartments within an existing building, change the layout of the multipurpose room and lounge to accommodate the three additional units and change the style of apartments outlined in the development

agreement in phase 1 and 2 to be more flexible to market demand. On March 11, 2021 a completed application was received from Ramsay Duff, CEO of the MacLeod Group. A virtual hearing was held on July 27, 2021 with the meeting being broadcast live on the Municipal Facebook page and a deadline for comments set for September 20, 2021. No comments were received. Public hearing will conclude tonight, and second reading is being held at this meeting. Notice of decision will go in the local paper to begin the 14-day appeal process. Notice of decision will go in the local paper to begin the 14-day appeal process.

4. **Adjournment:** The Public Hearing adjourned, and Council reconvened at 6:42 p.m.

Mayor Abraham Zebian

Deanna Snair, Executive Assistant/
Municipal Clerk



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20 Empire Lane, Windsor Development Agreement Amendment

Public Hearing Closing

September 28, 2021

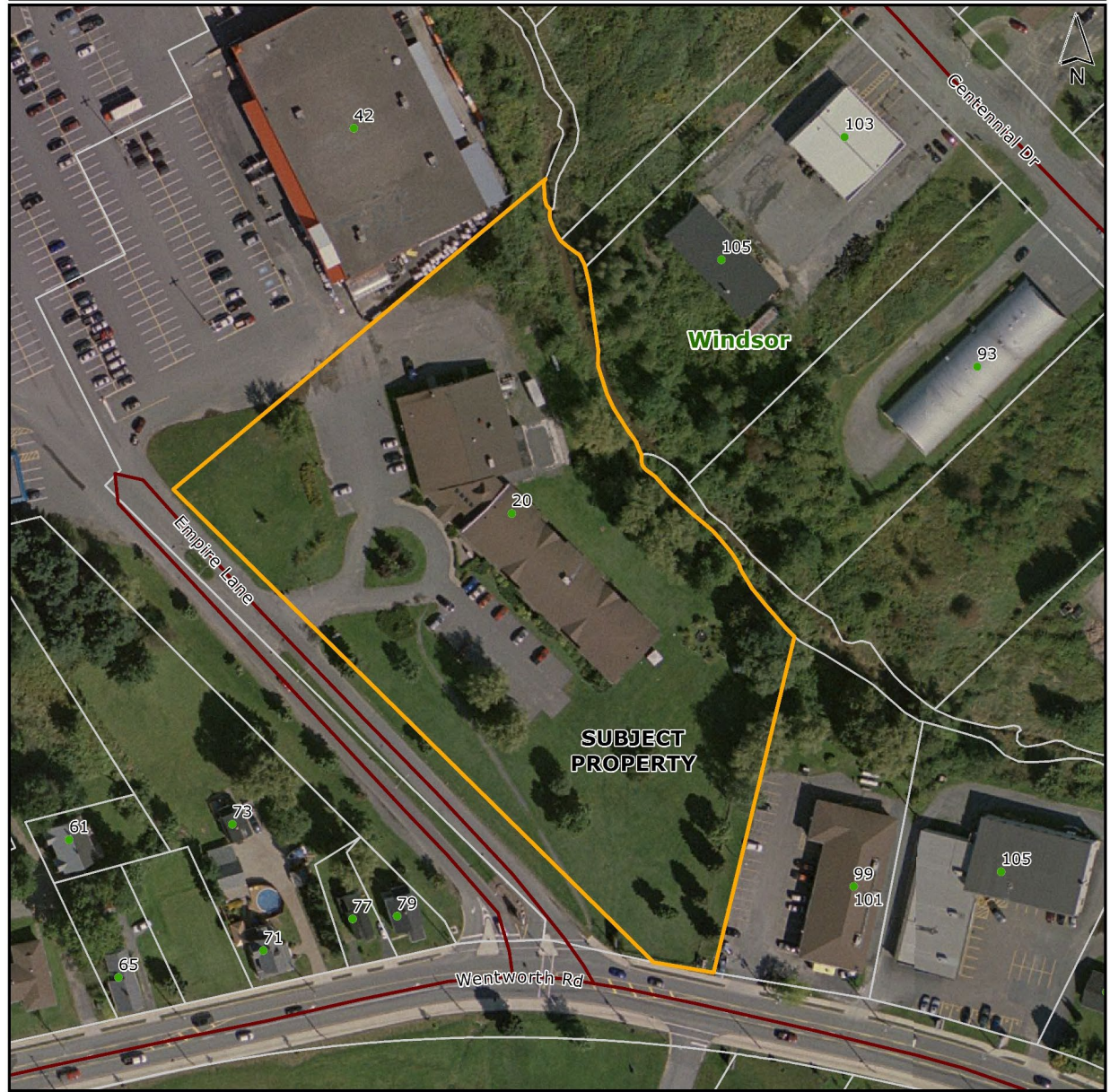
something inspiring awaits



Application

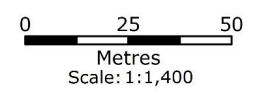
- A completed application was received on March 11, 2021 from Ramsay Duff, Chief Executive Officer of MacLeod Group
- Application to amend the development agreement registered on the property to:
 - permit an additional three (3) apartments within the existing building;
 - change of layout of the multipurpose room and lounge to accommodate these three (3) additional units; and
 - change the style of apartments outlined in the development agreement in both phase 1 and 2 to be more flexible to market demand.





Base data derived from the Nova Scotia Property Records Database (NSPRD) and the Nova Scotia, Geomatics Centre (NSGC), Copyright Her Majesty The Queen in Right of the Province of Nova Scotia. This map is a graphical representation only. It is not a land survey and is not intended for used for legal descriptions or to calculate exact dimensions or area. Prepared by: West Hants Regional Planning and Development Department March 2021

Orthophoto



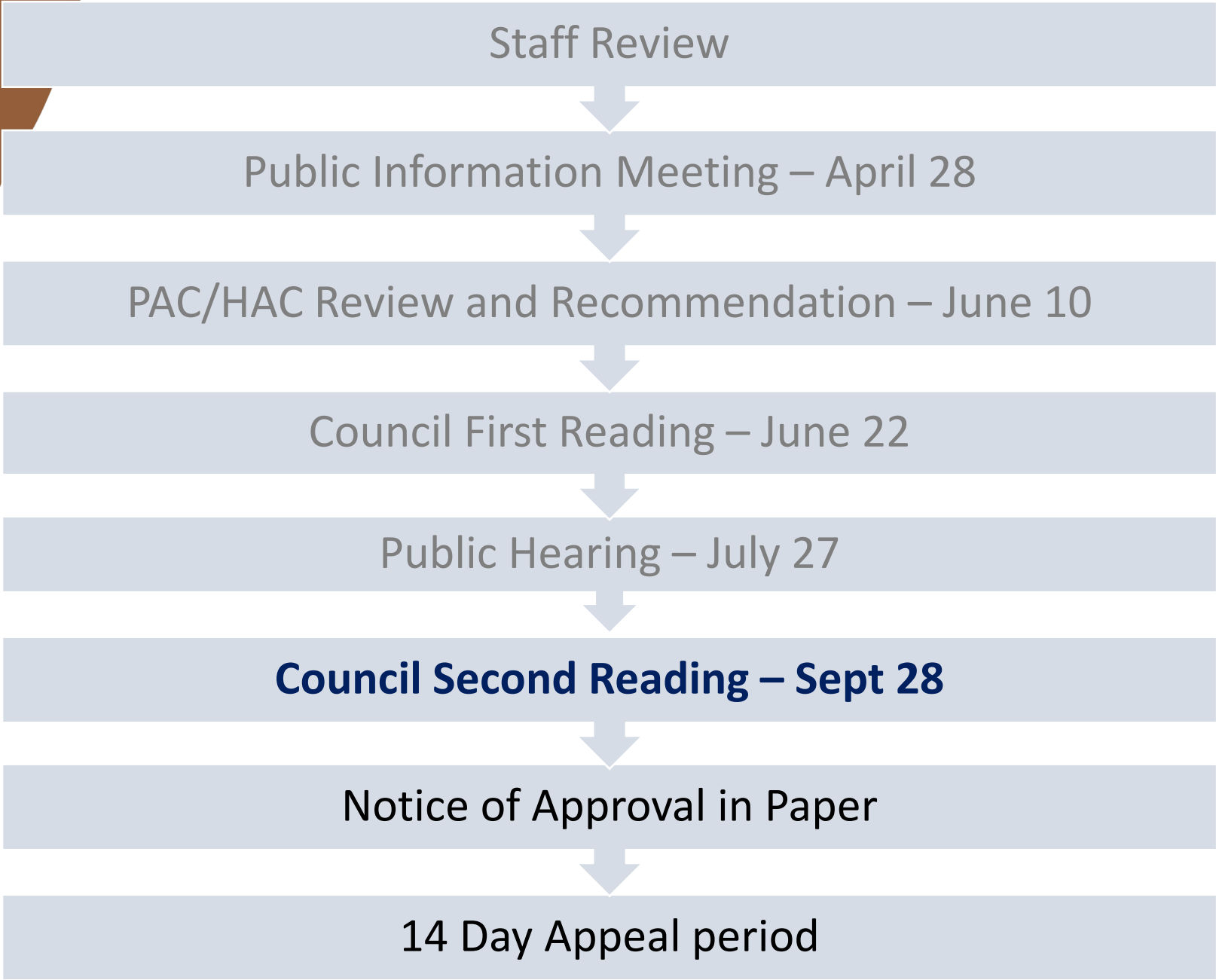
-  PID 45055746
-  Civic
-  Parcel
-  Road

Public Hearing Comments

- A virtual Public Hearing was held on July 27. The meeting was broadcast live on the Municipal Facebook page.
- The deadline for comments was September 20
- No comments or questions were received



Process



All statutory requirements have been met



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Recommendation

...that Council gives Second Reading to and approves entering into a development agreement which replaces the original development agreements at 20 Empire Lane, PID 45055746, and allows interior changes to the existing building to accommodate an additional three (3) dwelling units in a manner substantively the same as the draft set out in Attachment C of the report #21-05 to the Planning and Heritage Advisory Committee dated June 10, 2021, taking note that this development agreement will discharge and replace the development agreements recorded at the Registry of Deeds on March 10, 1998 and June 24, 1998 as documents 900 and 2485.

