

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 Live streamed)



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
Laurie Murley, Councillor Dist. 10
Jim Ivey, Councillor Dist. 11

Staff & Guests:

Mark Phillips, CAO
Shelleena Thornton, Municipal Operations Supervisor
Deanna Snair, Executive Assistant/ Municipal Clerk
Todd Richard, Dir. Public Works
Madeline 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) 233 Grey and abutting lot (PID # 45354965) Development Agreement (closing)

This is the conclusion of this public hearing to amend the WLUB to allow some of the parking for an existing 15-unit building at 233 Grey Street to be located on an abutting lot. The Windsor Land Use By-Law requires parking to be located on the same lot as the use it supports or be considered on a different lot only by Development Agreement. The proposed Development Agreement is to allow parking for 233 Grey Street to be located on the lot next door. The Development Agreement that has been written applies to both 233 Grey Street and the vacant lot next door. It requires a minimum of 43 parking spaces which is too short for what the LUB requires but is sufficient for the use. Parking spaces must be a minimum of 9' x 11'. The driveway and parking spaces are to be located approximately as shown on the diagram. The Development Agreement allows the Development Officer to vary the required number of spaces and arrangement of spaces. There are no parts of the agreement that would require to return to a Public Hearing, any changes can be done through a Public Information Hearing and Resolution from Council. A public hearing was held on July 27, 2021. Public

input was sought until noon on August 17, 2021 and no comments were received. Tonight's meeting will complete the public hearing and hold second reading. Following second reading a 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 6:42p.m.

Mayor Abraham Zebian

Deanna Snair, Executive Assistant/
Municipal Clerk



West Hants

something inspiring awaits



Public Hearing Closing September 28, 2021
233 Gray Street and Abutting Lot

APPLICATION

- to allow some of the parking required for the existing 15-unit apartment building at 233 Gray Street to be located on the abutting lot (PID #45354065)
- Public Hearing began July 27

EXISTING SITUATION

- 15-unit apartment building at 233 Gray Street
- most parking for 233 Gray is on the vacant lot next door (PID# 45354065)



233 Gray Street: Existing Building



DEVELOPMENT AGREEMENT

- Windsor Land Use By-law requires parking to be located on the same lot as the use it supports or be considered on a different lot only by development agreement
- the proposed development agreement is to allow parking for 233 Gray Street to be located on the lot next door

DEVELOPMENT AGREEMENT

- applies to both 233 Gray Street and the vacant lot next door
- requires a minimum of 43 parking spaces; LUB would require 45
- parking spaces must be minimum of 9' x 11'
- driveway and spaces to be located approximately as shown

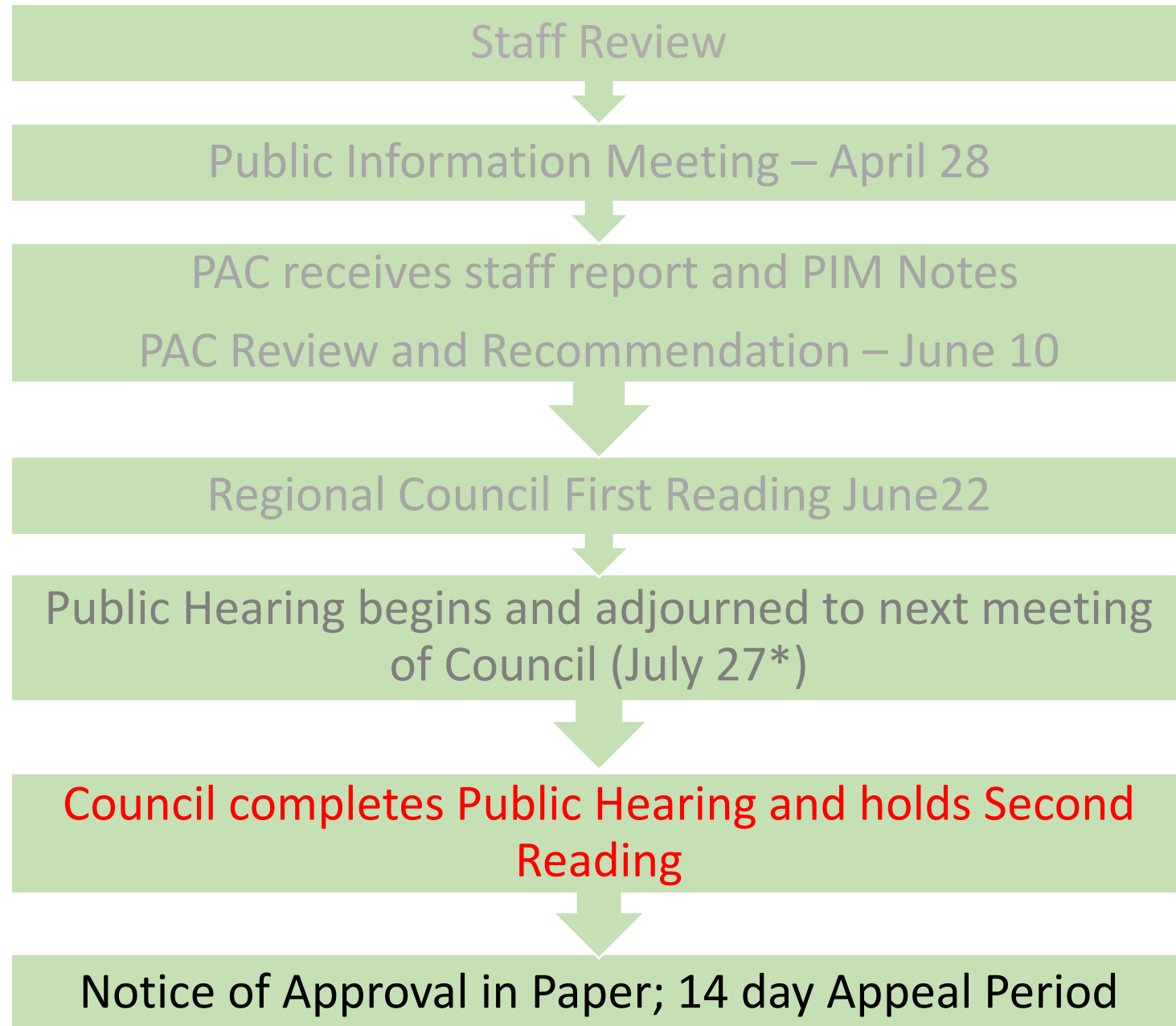
DEVELOPMENT AGREEMENT

- Development Officer can vary the required number of spaces & arrangement of spaces
- no parts of the agreement identified as substantive
- comments from the public were received until noon August 17; no comments have been received

Process

Notice was placed in the local paper, Facebook, and the Municipal Website.

All Statutory Requirements have been met



POSSIBLE MOTION

... that Council enter into a development agreement to permit the required parking for two fifteen-unit apartment buildings, located on 233 Gray Street, PID 45059938 and the abutting lot, PID 45354065, to be located in a manner substantively the same as described in the draft set out in Attachment A of the report to the Planning and Heritage Advisory Committee regarding File 21-08 dated June 10, 2021.