

WEST HANTS REGIONAL MUNICIPALITY

Public Hearing Minutes – Payzant Drive: Land Use By-Law Text Amendment

Tuesday, October 26, 2021 6:00 pm

In-person Sanford Council Chambers and virtually via ZOOM

(also Facebook Livestreamed)



1. Call to Order

The Public Hearing was called to order at 6:14 pm.

2. Council:

Rupert Jannasch, Councillor, District 1
Scott McLean, Councillor, District 2
Mark McLean, Councillor, District 3
Jeff Hartt, Councillor, District 4

Paul Morton, Deputy Mayor, District 8
Bob Morton, Councillor District 6
Ed Sherman, Councillor, District 7
John A. Smith, Councillor, District 9
Laurie Murley, Councillor, District 10
Jim Ivey, Councillor, District 11

Regrets: Debbie Francis, Councillor, District 5

Staff and Guests:

Mark Phillips, Chief Administrative Officer
Shelleena Thornton, Mun. Oper. Super.
Deanna Snair, Exec. Asst/ Clerk
Kathy Kehoe, Dir. Community Development
Madelyn LeMay, Dir. Planning & Development
Todd Richard, Dir. Public Works

Carlee Rochon, Dir. Financial Services
Sara Poirier, Planner
Gallery; one member
Clarence Tibbot, resident (ZOOM)
Stephen Zeng, resident (ZOOM)

Members of the public watched the meeting using Facebook Live. Mayor Zebian declared conflict at 6:31 p.m.

3. Public Hearings – All public hearings and presentations are available

Payzant Drive Land Use By-Law Text Amendment, PID 45358314, 45366986, 45055167, 45276441, 45190493 and 45364775

Discussion Points:

- The application tonight is to amend the Windsor LAND Use By-Law.
- A completed application was received on May 6, 2021 to consider reduced minimum lot specification requirements in the Single Unit Residential (R-1) and Two-Unit Residential (R-2) zones in Windsor for specific PID'S on Payzant Drive. The lots are owned by Brison Developments Limited and 3229190 Nova Scotia Limited.
- If approved this amendment would only apply to the specific PID'S listed, not every property

- zoned, Single Unit (R-1) or Two Unit Residential (R-2) In Windsor.
- These are minimum lot specification requirements.
 - The National Building code takes precedence over the Land Use By- Law, therefore if the amendment is approved and added to the Windsor Land Use By-Law the developer will still be required to follow the National Building Code for those reduced lot specifications.
 - Tonight’s meeting will conclude the Public Hearing and Second Reading will be held.
 - A notice of decision will be placed in the local paper to begin the 14-day appeal period.

4. Mayor Zebian declared the Public Hearing closed.

The Public Hearing ended at 6:41 pm.

Abraham Zebian, Mayor

Deanna Snair, Executive Assistant/ Clerk



West Hants
something inspiring awaits

PID 45358314, 45366986, 45055167, 45276441,
45190493 and 45364775, Payzant Drive
Land Use By-law Text Amendment

Public Hearing Closing

October 26, 2021

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Application

- A completed application was received on May 6, 2021 from Mitch Brison to consider reduced minimum lot specification requirements in the Single Unit Residential (R-1) and Two Unit Residential (R-2) zones in Windsor for specific PID's on Payzant Drive
- The lots are owned by Brison Developments Limited and 3229190 Nova Scotia Limited; Mitch Brison is the Director of those companies



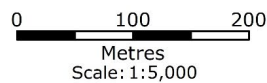
- If approved this amendment would only apply to the specific PIDs listed, not every property zoned Single Unit Residential (R-1) or Two Unit Residential (R-2) in Windsor
- These are **minimum** lot specification requirements
- The National Building Code takes precedence over the Land Use By-law, therefore if this amendment is approved and added to the Windsor Land Use By-law the developer will still have to follow the National Building Code requirements for those reduced lot specifications





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 May, 2021

Orthophoto



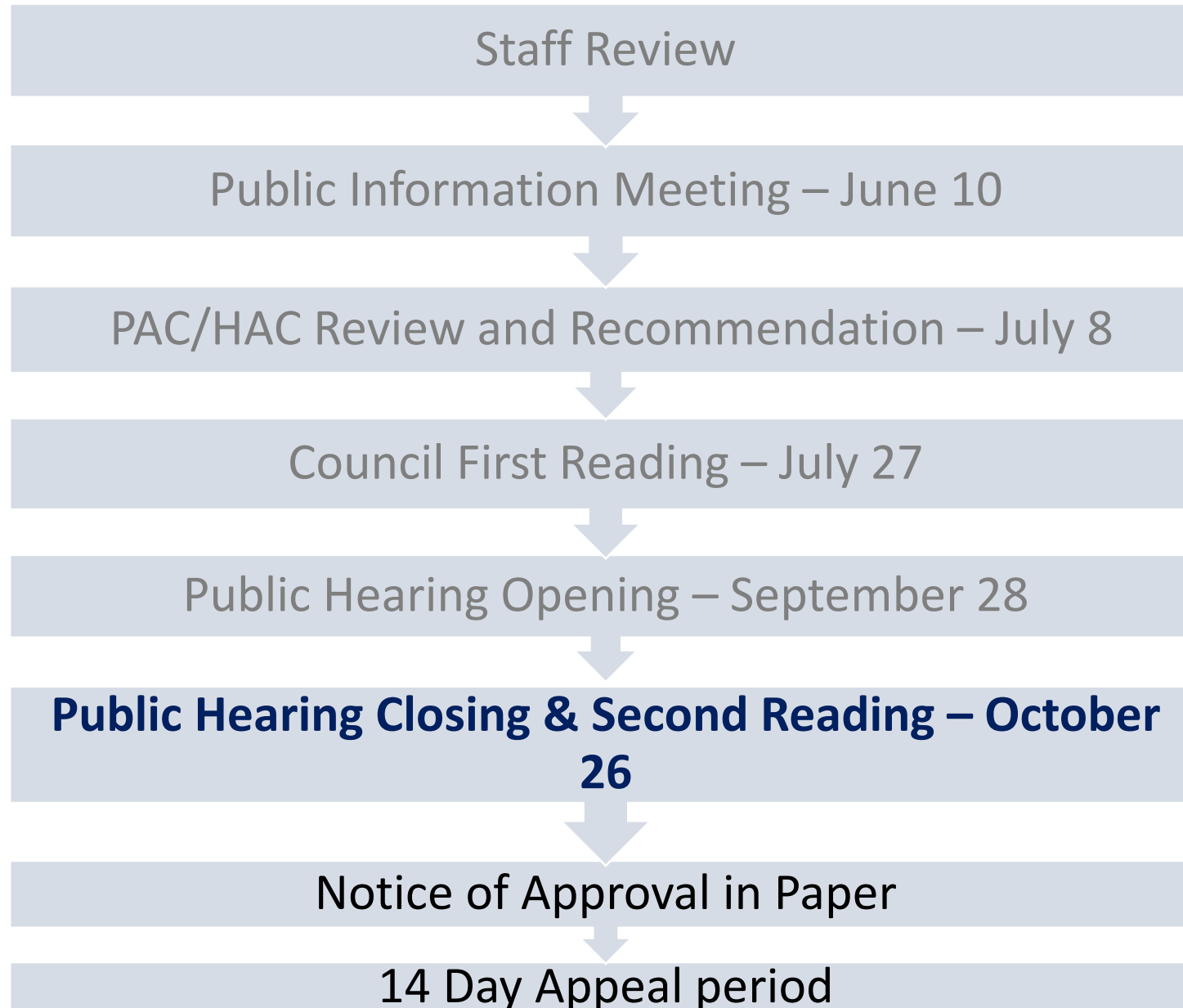
- Subject Parcels
- Communities
- Parcels
- Civics
- Roads

Public Hearing Comments

- A virtual Public Hearing was held on September 28. The meeting was broadcast live on the Municipal Facebook page.
- The deadline for comments was October 22
- 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 amending the text of the Windsor Land Use By-law to reduce the minimum lot specification requirements for PID 45358314, 45366986, 45055167, 45276441, 45190493 and 45364775 owned by Brison Developments Limited and 3229190 Nova Scotia Limited on Payzant Drive in a manner substantively the same as the draft set out in Attachment A of the report to the Planning and Heritage Advisory Committee, report #21-09 B dated July 8, 2021, and amending section 5.34 (a) of the Windsor Land Use By-law, Setback for Flanking Yard, to ensure that required flankage yards are the same as the required front yard in all zones, unless otherwise specified within the zone requirements.

