

WEST HANTS REGIONAL MUNICIPALITY

Public Hearing Minutes – PH Minutes WMPS Text Amendments

Policy 5.4.6 Criteria for Development Agreements

Tuesday, June 25, 2024 7:08 pm – 7:13 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 7:08 pm.

2. Council:

Rupert Jannasch, Councillor, District 1

Scott McLean, Councillor, District 2

Mark McLean, Councillor, District 3

Jeff Hartt, Councillor, District 4

Bob Morton Councillor District 6 (6:15 p.m.)

Paul Morton, Deputy Mayor, District 8

Ed Sherman, Councillor, District 7

John A. Smith, Councillor, District 9

Laurie Murley, Councillor, District 10

Jim Ivey, Councillor, District 11

Staff and Guests:

Mark Phillips, Chief Administrative Officer

Carlee Rochon, Director of Financial Services

Erin Amirault, Project Engineer

Kathy Kehoe, Director Community Development

Alex Dunphy, Planner

Deanna Snair, Municipal Clerk

Sara Poirier, Dir. Planning & Development

Todd Richard, Dir. Public Works

John Ogilvie, Climate Action Coordinator

Regrets:

Shelleena Thornton, Municipal Ops Supervisor

Presenter and Gallery

17 in the Gallery

3. Public Hearings – All public hearings and presentations are available on the Municipal website.

a) WMPS Text Amendments Policy 5.4.6 Criteria for Development Agreements

Director Poirier reviewed the report. On February 13, 2024 A completed application was received from Chrystal Fuller on behalf of Brison Developments to permit 22 4-plex buildings (88 units) on an extension of Irven Drive in Windsor. The application included multiple phases (1. Re-zoning Agriculture to Two Unit Residential (Approved May 2024), 2. **WMPS amendments to DA criteria (today)** and 3. Development agreement for 88 units (future).

Director Poirier reviewed the Windsor MPS – Section 5 (Policy 5.4.6) currently states that Council can consider entering into a development agreement to allow, in the Residential designation, new multiple unit residential development consisting of three or more units, grouped dwellings, boarding houses and residential care facilities, as well as the conversion of existing buildings to three or more units, subject to the following:

The criteria specific to this application is criteria (g) which requires the development abuts an arterial or collector street as shown on the Transportation Map (Map 2), if the development consists of 12 or more units. The applicant requested this specific criteria be reconsidered. Director Poirier provided an overview of the Generalized Future Land Use map for the former Town of Windsor. Policy 5.4.6 applies to all the residential areas within the former town (yellow areas identified on the map).

Director Poirier reviewed the former Town of Windsor Municipal Planning Strategy Transportation map. The map identified local streets as gray in colour and the policy amendment would apply to these roads/streets.

The proposed amendments to criteria (g) would read as (g) the development abuts an arterial or collector street as shown on the Transportation Map (Map 2) if the development consists of 12 or more units, unless a traffic impact study indicates there will be minimal impact on traffic and an emergency access is provided if the site only has one road access. In circumstances where these parameters can be met, more than 12 units can be considered without abutting an arterial or collector street.

Director Poirier reviewed the process. A Public Information Meeting (PIM) was held February 6, 2024. The Planning and Heritage Advisory committee reviewed the application and made a recommendation on May 9th, 2024. First Reading occurred on May 28th, 2024 and the request was now before Council at Public Hearing and Second Reading. Director Poirier advised Ministerial review and approval were required as these amendments were related to Municipal Planning Strategy.

Director Poirier noted there was no presentation from the applicant.

At 7:12 p.m. the floor was opened to the public for questions. No members of the public spoke.

Director Poirier confirmed if the amendment was approved, it would apply to any properties within the Residential Designation.

At 7:13 p.m. the floor was opened to Council for questions. No questions were asked.

At 7:13 p.m. Deputy Mayor P. Morton declared the Public Hearing concluded. The regular Council meeting resumed.

Deputy Mayor P. Morton, Chair

Deanna Snair, Executive Assistant/Clerk