



**WEST HANTS REGIONAL MUNICIPALITY  
Windsor Area Advisory Committee (WAAC) Agenda  
October 1, 2020 – 6:00p.m.  
Virtual Meeting (Zoom)**

- 1.0 Call to Order**
- 2.0 Approval of Agenda and Additions**
- 3.0 Approval of Minutes**
- 4.0 Business Arising from the Minutes**
- 5.0 Building and Development Activity Report**
- 6.0 New Business**
  - 6.1 Restructured Windsor Land Use By-law (Madelyn LeMay)
  - 6.2 File # 20-17 O'Brien Street, Windsor Rezoning (Sara Poirier)
- 7.0 Notices from Adjacent Municipal Units**
- 8.0 Questions and Comments from Public**
- 9.0 Adjournment**



**WEST HANTS REGIONAL MUNICIPALITY  
Windsor Area Advisory Committee (WAAC)  
October 1, 2020 – 6:00p.m.  
Sanford Council Chambers / Zoom**

PRESENT: Laurie Murley, Councillor  
Jamie O’Hanlon, Resident Member  
Shelley Bibby, Resident Member  
John Wilson, Resident Member  
Denise Forand, Resident Member  
Melissa Richard, Resident Member  
Debbie Cleveland-Foster, Resident Member

STAFF: Saira Shah, Planner  
Sara Poirier, Planner  
Janet Redden, Development Officer  
Vanessa Lake, Planning Meeting Secretary

REGRETS: Madelyn LeMay, Director of Planning and Development.

PUBLIC: There were no members of the public present.

**Call to Order**

Councillor Laurie Murley called the meeting to order at 6:00pm.

**Approval of Agenda and Additions**

Moved by Resident Member Wilson and seconded by Resident Member Forand that the agenda be approved as circulated. Motion carried.

### **Approval of Minutes**

Moved by Resident Member Bibby and seconded by Resident Member O'Hanlon that the minutes be approved as circulated. Motion carried.

### **Business Arising from the Minutes**

There was no business arising from the minutes.

### **Building and Development Activity Report**

Planner Poirier noted that Director LeMay informed her that the report will be circulated with the minutes; it was later sent to the committee in an email.

### **New Business**

#### **Restructured Windsor Land Use By-law**

Planner Poirier reviewed Director LeMay's report that was sent to the committee with the agenda.

Moved by Resident Member Richard and seconded by Resident Member Wilson that:

WAAC recommends that PAC/HAC accept the restructured Windsor Land Use By-law attached as Appendix A to the report entitled "Restructured Town of Windsor Land Use By-law" dated October 1, 2020 as an accurate representation of the contents of the September 21, 2005 LUB and as suitable for use in preparation of the Regional Land Use By-law.

Motion carried.

#### **File # 20-17 O'Brien Street, Windsor Rezoning (Sara Poirier)**

Ms. Poirier reviewed the document sent to the committee with the agenda. The committee discussed the rezoning application at length.

Moved by Resident Member Forand and seconded by Resident Member Richard that:

WAAC recommends that PAC recommend that Council give First Reading and hold a Public Hearing to consider amending the zoning map of the Windsor Land Use By-law to enable the lot located at 543 O'Brien Street, Windsor, PID 45055928 to be rezoned from the General Commercial (GC) Zone to the Highway Commercial (HC) Zone, as shown on Figure 2 and amending the text of the Windsor Land Use By-law to ensure adequate separation and buffering is provided for residential uses abutting commercial uses in commercial zones, in a manner substantively the same as Attachment A, all as

attached to the Windsor Area Advisory Committee report #20-17 dated October 1, 2020.

The majority voted in favour with Resident Members O'Hanlon and Forand opposed.

Motion carried.

The committee was largely against this application but wanted it to go ahead to determine public opinion.

### **Notices from Adjacent Municipal Units**

There were no notices.

### **Questions and Comments from Public**

There were no questions.

### **Adjournment**

Moved by Resident Member Richard and seconded by Resident Member Wilson that the meeting adjourn at 6:35pm. Motion carried.