



**WEST HANTS REGIONAL MUNICIPALITY
Windsor Area Advisory Committee (WAAC) Agenda
March 4, 2021 – 6:00p.m.
Sanford Council Chambers / 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

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

4.2 Update: File # 20-10 Heritage Property By-law (Madelyn LeMay)

5.0 Building and Development Activity Reports

6.0 New Business

6.1 Council intention regarding Area Advisory Committees

6.2 Review of Some MPS General Policies (Accessory Uses and Accessory Buildings, Administrative Policies, Home-Based Businesses)

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)
March 4, 2021 – 6:00p.m.
Sanford Council Chambers / Zoom**

PRESENT: Laurie Murley, Councillor (Chair)
Jamie O’Hanlon, Resident Member
Shelley Bibby, Resident Member (Vice-Chair)
John Wilson, Resident Member
Denise Forand, Resident Member
Melissa Richard, Resident Member

STAFF: Sara Poirier, Planner
Vanessa Lake, Planning Meeting Secretary
Madelyn LeMay, Director of Planning and Development
Mark Phillips, CAO

ABSENT: Debbie Cleveland-Foster, Resident Member

PUBLIC: There were no members of the public present.

Call to Order

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

Approval of Agenda and Additions

Resident Member Forand asked that one item be added to the agenda. Item 6.3, "Use of Distinct Zones" was added to the agenda. This item was not discussed during the meeting, but staff indicated that they are aware of the benefits that ensuring zoning reflects the diversity of areas and uses in the communities within the Region.

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

Approval of Minutes

Moved by Resident Member Sheehy-Richard and seconded by Resident Member Forand that the minutes be approved as circulated. Motion carried.

Business Arising from the Minutes

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

The appeal period for this rezoning ended on February 17th and there were no appeals. This item can be removed from the agenda.

Update: File #20-10 Heritage Property By-law (Madelyn LeMay)

This item will be left on the agenda until it receives Ministerial Approval.

Building and Development Activity Report

The report had not yet been generated and will be sent to the Committee with the minutes. Ms. LeMay noted that applications have increased by double in number and triple in value since this time last year.

New Business

Council Intention Regarding Area Advisory Committees

Madelyn noted that COTW has indicated it will recommend that Council disband Hantsport Area Advisory Committee and Windsor Area Advisory Committee.

CAO Mark Phillips noted that he recognizes that members are passionate, and the same level of intimacy will not be maintained, but he feels a strong level of engagement will be maintained through the traditional process required by the MGA. He is confident the public and residents will still be able to participate.

Members commented that: having only 3 residents voices is not sufficient to reflect the voices of residents in the former towns; if time is the constraint the area advisory committees could be combined into one committee, and that rural and town needs are different; the pulse of the community will not be heard; AACs should be maintained until the review of planning documents is complete, so that the secondary or community plans will represent the former towns – regional Council will take responsibility for this, but it isn't time yet.

The timing of disbanding the AACs was discussed. Madelyn said that COTW will formally consider the report of the CAO March 9, and the recommendations would be considered at Council March 23. The CAO indicated that notices would then be placed for resident members of PAC. Madelyn indicated that care needs to be taken to ensure that the AACs and this PAC/HAC are not disbanded before a new PAC/HAC is formed.

Review of Some General MPS Policies: Accessory Uses and Accessory Buildings, Administrative Policies, Home-Based Businesses)

Director LeMay and Planner Poirier presented some proposed changes to some general policies within the Municipal Planning Strategy. The topics covered included Accessory Uses and Accessory Buildings, Administrative Policies, and Home-Based Businesses. The Committee did not make any motions but indicated whether they agreed with the proposed policies or not. Overall, Committee found the proposed policies to be agreeable. Some topics of discussion included what uses would be allowed or prohibited, the number of employees, and the size and lighting of signs for businesses that are not Bed and Breakfasts. The material considered will be carried forward into the Windsor Secondary Plan section of the Regional Plan.

Notices from Adjacent Municipal Units

There were no notices.

Questions and Comments from Public

There were no questions.

Adjournment

Moved by Resident Member Sheehy-Richard and seconded by Resident Member O'Hanlon that the meeting adjourn at 8:27pm. Motion carried.

Members noted that if the meeting had been with PAC and its limited membership, tonight's discussion could not have happened at such a granular level.