

WINDSOR PLANNING ADVISORY COMMITTEE MEETING MINUTES

April 12, 2017

7:00 – 7:45 PM

Council Chambers

Town Hall

Present: Chair, Deputy Mayor Laurie Murley
Vice Chair, Councillor Shelley Bibby
Councillor Jim Ivey
Citizen Member Creelman MacArthur
Citizen Member Joanna Gould-Thorpe

Ex-Officio Planner Colin Simic
Chief Administrative Officer, Louis Coutinho

Staff: Planning Advisory Recording Secretary Janet Redden

Regrets: Councillor John Bregante
Citizen Member Bill Butler
Mayor Anna Allen

Public: None

1. CALL TO ORDER

Chair Murley called the meeting to order at 7:00 p.m. and welcomed the new citizen member Joanna Gould-Thorpe and Planner Colin Simic.

2. APPROVAL/ADDITIONS TO AGENDA – Chair Murley called for approval of the agenda. Councillor Bibby asked that an update on the O'Brien Street Development be added to 6. New Business.

**MOVED BY COUNCILLOR BIBBY AND SECONDED BY COUNCILLOR IVEY
THAT THE AGENDA BE APPROVED AS AMENDED. MOTION CARRIED.**

3. APPROVAL OF MINUTES –

Chair Murley requested approval of the Planning Advisory Committee Minutes of January 18, 2017.

**MOVED BY COUNCILLOR IVEY AND SECONDED BY CITIZEN MEMBER
GOULD-THORPE THAT THE PLANNING ADVISORY COMMITTEE MINUTES OF
JANUARY 18, 2017 BE APPROVED. MOTION CARRIED.**

4. BUILDING INSPECTOR AND DEVELOPMENT OFFICER REPORTS

a) Monthly Reports of January, February and March 2017

Members of the Committee were provided with a copy of the Building/Development Permits for the months of January, February and March 2017. Chair Murley requested a motion to receive these reports.

MOVED BY COUNCILLOR BIBBY AND SECONDED BY COUNCILLOR IVEY THAT THE REPORTS OF THE BUILDING INSPECTOR AND DEVELOPMENT OFFICER FOR THE MONTHS OF JANUARY, FEBRUARY AND MARCH BE RECEIVED AND PLACED ON FILE. MOTION CARRIED.

5. NEW BUSINESS

a) Regional Planning

Administrator Coutinho reported that he met with the CAO of the Municipality of West Hants, Directors of Planning for the Town of Wolfville and the Municipality of West Hants as well as Planner Simic to discuss taking a more regional approach to planning that goes beyond planning around borders. While Provincial statements of interest regarding agricultural land exist, it was suggested that, where the Town is surrounded by agricultural land, the Town should rather concentrate its efforts on the development of its land to create a service center. This matter will continue to be discussed and updates will be provided to the Committee.

Discussion followed regarding Bill 177 and how this creates incentives for development for the Town as a strong center as well as creating challenges in developing a regional plan.

It was stated that Halifax Regional Municipality is the only other area currently with a regional plan.

As the Town of Windsor is somewhat limited in land for growth, it was suggested that rather than growing out, perhaps the Town should be considering growing up. Incentives to do this could be created (for example, in the case where an existing business is interested in adding another storey to their existing building, there could be some incentive applied to doing so). The importance to enhance and increase density and use what land the Town has to its maximum efficiency was reiterated.

b) 2017 Nova Scotia Planning Conference

Members were encouraged to attend and were asked to contact the recording secretary if they are interested in attending.

6. BUSINESS ARISING FROM THE MINUTES

a) O'Brien Street Property

Members requested the owner of the property be contacted to ascertain the status of the property and whether there was still a plan for development on that site.

7. Updates/Recap -

a) MOU – Windsor Waterfront Redevelopment- Former Windsor Wear Factory Outlet

Planner Simic provided an update indicating a Memorandum of Understanding was signed between the Town and potential developer allowing the developer to start assessments and consult with stakeholders regarding potential development on the former Windsor Wear Factory Outlet site. A summary report will be produced and presented to the Committee. After feedback has been received, special interest groups (relating to housing and recreational uses) will be consulted.

b) Gerrish Street Development Agreement

Planner Simic reported the agreement has been signed and is in the hands of the solicitor for registration.

c) Amendments to Land Use Bylaw – Urban Agriculture

Planner Simic reported the matter is currently within the appeal period which expires April 18, after which, should no appeals be filed, amendments to the Land Use Bylaw permitting urban agriculture will be considered to be in effect.

8. ADJOURNMENT

AT 8:45 P.M. AND HAVING NO FURTHER MATTERS TO DISCUSS, IT WAS MOVED BY COUNCILLOR BIBBY AND SECONDED BY CITIZEN MEMBER GOULD-THORPE THAT THE MEETING ADJOURN. MOTION CARRIED.