

**WINDSOR PLANNING ADVISORY
COMMITTEE MEETING MINUTES
December 8, 2010**

PRESENT: Deputy Mayor Laurie Murley, Chair
Mayor Paul Beazley
Councillor John Bregante
Councillor Dave Seeley
Mrs. Laura Myers
Mr. Graham Murphy (7:03 p.m.)

STAFF: Jeanne Bourque, Planner
Velma Macumber, Adm. Assistant

REGRETS: Councillor Liz Galbraith
Ms. Shelley Bibby

Chair Murley called the meeting to order at 7:00 p.m.

APPROVAL OF MINUTES OF NOVEMBER 10, 2010

Moved By: Councillor Bregante
Seconded By: Councillor Seeley

THAT THE MINUTES OF NOVEMBER 10, 2010 BE APPROVED AS CIRCULATED NOTING ANY ERRORS OR OMISSIONS.

Question on motion

MOTION CARRIED.

Ms. Bourque noted that in the Minutes under Affordable Housing, the Task Force actually met on November 4th not October 14th.

BUSINESS ARISING FROM MINUTES

Update - Affordable Housing

Ms. Bourque advised that the Task Force is now meeting every two weeks and the last meeting was held on November 18th. Will Shatford of CoCo Renovations attended the meeting to speak about an Affordable Housing project in Amherst that was completed which created 11 affordable units.

Ms. Bourque advised that the next Task Force meeting will be held on December 16th at the West Hants Municipal Complex and the main item will be to participate in a "Web Forum" put on by CMHC. She invited PAC members to attend and will send out an invitation by email.

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Update - Derelict Buildings/Minimum Standards

Ms. Bourque advised that in regard to the Dangerous & Unsightly Committee handling issues, she spoke with Tim Leslie, Building Official. Mr. Leslie said he felt that the complaints system was working. Ms. Bourque noted that the Dangerous & Unsightly Committee has not met since March 2010.

Update - Subdivision By-law

Ms. Bourque advised that the two previous draft versions of the by-law dated November 2009 and January 2010 were circulated to the Committee.

The subject of the draft by-law will remain on the agenda as a reminder until it is known where the Town is heading with respect to planning services.

Update - Signage - Cocoa Pesto

Ms. Bourque advised that the Development Officer has been dealing with the property owners on the matter of signage, and a permit is required. The sign does meet the signage requirements under the LUB. Ms. Bourque noted that there are no requirements for materials or content.

The Committee agreed to discuss signage requirements in the future.

BUILDING INSPECTOR AND DEVELOPMENT OFFICER REPORT

Monthly Report of November 2010

Moved By: Mrs. Myers

Seconded By: Councillor Bregante

**THAT THE REPORT OF THE BUILDING INSPECTOR AND DEVELOPMENT OFFICER FOR
THE MONTH OF NOVEMBER 2010 BE RECEIVED AND PLACED ON FILE.**

Question on motion

MOTION CARRIED.

Ms. Bourque highlighted items in the building permit information.

NEW BUSINESS

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Application for Land Use By-law amendment - Randy Mullen of 3102673 Nova Scotia Limited - to add self-storage operations to the list of permitted uses in Highway Commercial (HC) zone

Ms. Bourque reviewed a staff report that dealt with an application from Randy Mullen of 3102673 to amend the Land Use By-law to add self storage operations to the list of permitted uses in the Highway Commercial (HC) zone.

Ms. Bourque advised that the amendment would apply to all existing and future HC uses in the Town. She advised that staff have interpreted the existing industrial use “warehousing operation” to include self storage operations. Ms. Bourque suggested this be clarified by expanding the definition of “warehouse”, and a new stand alone definition of “self storage operations” be added to the LUB as well.

There are no specific policies to allow Council to consider permitting the use by development or rezoning; however, staff believe the policy which specifies the permitted uses in the HC zone is broad enough to allow for an amendment to the list of permitted uses in the LUB.

Ms. Bourque reviewed the MPS and LUB considerations as set out in the staff report.

Policy 8.2.1 of the MPS allows Council to consider the addition of appropriate uses not currently contained in the list of permitted uses in the HC zone. Staff feel that self storage operations are in keeping with the nature of the permitted uses, such as building supply establishments, or automobile car washes. All commercial operations are required to meet lot setback requirements as outlined in the LUB.

Ms. Bourque advised that the proposal satisfied the policies and requirements of the MPS and LUB; therefore, planning staff recommend in favour of the application.

Moved By: Mr. Murphy
Seconded By: Mrs. Myers

TO RECOMMEND THAT COUNCIL APPROVE THE APPLICATION FROM 3102673 NOVA SCOTIA LIMITED, TO AMEND THE WINDSOR LAND USE BY-LAW TO ADD SELF STORAGE OPERATIONS TO LIST OF PERMITTED USES IN THE HIGHWAY COMMERCIAL ZONE.

Question on motion

MOTION CARRIED.

Moved By: Mr. Murphy
Seconded By: Mrs. Myers

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**TO RECOMMEND THAT COUNCIL AMEND THE WINDSOR LAND USE BY-LAW
DEFINITION OF "WAREHOUSE" TO INCLUDE THE USE "SELF STORAGE
OPERATIONS"; AND THAT A STAND ALONE DEFINITION OF "SELF STORAGE
OPERATIONS" BE ADDED TO THE WINDSOR LAND USE BY-LAW, AS SHOWN ON
EXHIBIT 4.**

Question on motion

MOTION CARRIED.

MISCELLANEOUS

No miscellaneous business was heard.

ADJOURNMENT

Moved By: Mr. Murphy

Seconded By: Councillor Seeley

THAT THE MEETING ADJOURN.

Question on motion

MOTION CARRIED.

The meeting adjourned at 7:26 p.m.

Chair