

**WINDSOR PLANNING ADVISORY  
COMMITTEE MEETING MINUTES  
February 10, 2010**

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**PRESENT:** Deputy Mayor Laurie Murley, Chair  
Mayor Paul Beazley  
Councillor John Bregante  
Mrs. Laura Myers  
Mr. Graham Murphy

**STAFF:** Lynn Davis, Director of Planning  
Velma Macumber, Administrative Assistant

**REGRETS:** Councillor Liz Galbraith, illness  
Councillor Dave Seeley  
Ms. Shelley Bibby  
Jeanne Bourque, illness

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

**APPROVAL OF MINUTES OF JANUARY 13, 2010**

Moved By: Councillor Bregante  
Seconded By: Mrs. Myers

**THAT THE MINUTES OF JANUARY 13, 2010 BE APPROVED AS CIRCULATED NOTING  
ANY ERRORS OR OMISSIONS.**

**Question on motion**

**MOTION CARRIED.**

**BUSINESS ARISING FROM MINUTES**

**Infrastructure Charges**

No new information.

**Town Centre Designation**

No new information.

**Affordable Housing**

The terms of reference are being drawn up for the affordable housing task force.

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**Derelict Buildings/Minimum Standards**

No new information.

**Subdivision By-law Review**

Ms. Davis advised that at the direction of the Committee at the last meeting, the matter is on hold until the Joint Planning Advisory Committee has an opportunity to meet.

**Proposed Development Agreement - 3165433 Nova Scotia Limited - Legal review of draft agreement**

Ms. Davis reviewed a staff report outlining the comments received from the Town's solicitor and changes needed to clarify the draft agreement. The wording changes do not change the overall intent.

Ms. Davis referred to Clause 18.0 Completion of Construction and suggested that perhaps the Committee may want to have some discussion on the matter of the deadline for completion.

The Committee agreed that ten years was too long for the completion of the construction and that building "B" should be completed in three years, while building "A" should be completed within six years of commencement of construction of building "B".

A brief discussion was held about whether there would be a sprinkler system in the buildings.

Ms. Davis advised that PAC has already approved a motion recommending that Council enter into a development agreement with 3165433 Nova Scotia Limited, and a Public Hearing has been scheduled for February 23, 2010. She advised that Planning Staff also suggest that PAC recommend a motion to Council to ensure that the agreement is signed within a reasonable time.

Moved By: Councillor Bregante

Seconded By: Mr. Murphy

**TO RECOMMEND TO COUNCIL THAT THE DEVELOPMENT AGREEMENT WITH 3165433 NOVA SCOTIA LIMITED BE SIGNED WITHIN 120 DAYS FROM THE DATE OF FINAL APPROVAL BY COUNCIL OR THE DATE THAT ANY APPEALS HAVE BEEN DISPOSED OF; OTHERWISE THIS APPROVAL WILL BE VOID AND OBLIGATIONS ARISING HEREUNDER SHALL BE AT AN END.**

**Question on motion**

**MOTION CARRIED.**

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**Joint Planning for Border Areas**

Ms. Davis advised that when she took the request to have a Joint Planning Advisory Committee meeting to West Hants PAC, they wanted more information about the Town's intention for the meeting. Ms. Davis stated she discussed with Chair Murley and the CAO whether the consultant's report of 2007 which talked about the border areas and issues could be released. The Chair and the CAO agreed to release the report. Ms. Davis advised that West Hants PAC has a meeting scheduled for February 18<sup>th</sup> where they will receive a copy of the consultant's report. West Hants PAC will be discussing then whether they have enough information to meet. She advised that apart from the report, West Hants PAC wanted to know if Windsor had a proposal to present or other reasons for requesting the meeting.

The Committee agreed that they would like the JPAC to meet as they are looking at their subdivision by-law and feel that the matter of the border areas needs to be addressed jointly. A consensus on the matter would ensure that any future development in the area would be uniform on both sides of the border. Joint planning would be beneficial to both Councils by helping address traffic, safety and servicing issues, and allowing for more development.

**BUILDING INSPECTOR AND DEVELOPMENT OFFICER REPORT**

**Monthly Report of January 2010**

Moved By: Mrs. Myers  
Seconded By: Councillor Bregante

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

**Question on motion**

**MOTION CARRIED.**

**Annual Report 2009**

Moved By: Councillor Bregante  
Seconded By: Mrs. Myers

**THAT THE 2009 ANNUAL REPORT OF THE BUILDING INSPECTOR AND DEVELOPMENT  
OFFICER BE RECEIVED AND PLACED ON FILE.**

**Question on motion**

**MOTION CARRIED.**

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The Committee discussed subdivision and how five percent fees are calculated for resubdivision of R2 lots. They discussed the idea of an administrative charge for resubdividing land and asked staff to come up with some options.

**MISCELLANEOUS**

No miscellaneous business was heard.

**ADJOURNMENT**

Moved By: Councillor Bregante  
Seconded By: Mr. Murphy

**THAT THE MEETING ADJOURN.**

**Question on motion**

**MOTION CARRIED.**

The meeting adjourned at 7:55 pm, and the Committee moved into the Heritage Advisory Committee meeting.

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Chair