

PRESENT: Councillor Laurie Murley, Chair
Mayor Paul Beazley
Councillor John Bregante
Councillor Liz Galbraith
Councillor Dave Seeley
Ms. Shelley Bibby (7:15 p.m.)
Mr. Graham Murphy

STAFF: Lynn Davis, Director of Planning
Louis Coutinho, CAO
Jeanne Bourque, Planner
Velma Macumber, Administrative Assistant

REGRETS: Mrs. Laura Myers

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

APPROVAL OF MINUTES OF FEBRUARY 11, 2009

Moved By: Councillor Bregante
Seconded By: Councillor Seeley

THAT THE MINUTES OF FEBRUARY 11, 2009 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

Ms. Bourque stated she was following up on a couple of questions from the last meeting. She confirmed that no new government funding has been available for housing cooperatives since 1993. The Cooperative Housing Federation of Canada is still maintaining and retrofitting the existing cooperative housing. Ms. Bourque advised she had sent some information to the Committee members from CMHC about a web forum on March 12, 2009 at 1:00 p.m. She said she would be participating and she recommended that Committee members also participate as it is geared for

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people who are interested in the beginning stages of affordable housing projects. She will be reporting on this at the next PAC meeting.

Ms. Bourque also provided information on the format for affordable housing committees. She said the committee format varies. Ms. Bourque advised that most of those committees where the municipal government leads are major cities such as Toronto, Calgary, Winnipeg and Fredericton. Those committees where the municipalities took a partnership role are usually smaller towns. Ms. Bourque gave some examples. She noted an interesting housing project in Bridgewater where the municipality is not involved in any way. It is a realtors and home centre group and they are building affordable modular homes. CMHC also funds through the Affordability and Choice Today Initiative (ACT). Ms. Bourque noted another project put on by CMHC is in Meadowlake, a small town of 5,000 people, in Saskatchewan, where they converted an empty school into twelve apartments. CMHC provided \$25,000 for each unit. There was no municipal funding put into the project, but the town donated the building along with in kind donations.

Ms. Bourque stated an Atlantic Senior Housing Conference is being held at Mount Saint Vincent on May 27 to May 29. She said she will be sending the information on this to Committee members.

Mr. Coutinho asked how many projects the Province funded. Ms. Bourque stated one major way that the province leads this is by putting out tenders for the ACT fund. She stated she had been checking the Provincial tender site and there has not been a tender call for many months. Ms. Bourque advised that she could look into this matter further if the Committee wished.

The Committee agreed that Ms. Bourque continue to research the matter.

Councillor Galbraith advised that Habitat for Humanity is having a grand opening on March 23rd at the Old Orchard Inn. They are looking for a site in Windsor. She said they will be doing a renovation project rather than new construction. They will be contacting real estate agents to see what is in the area, and will be looking at properties such as ones up for tax sale. Councillor Galbraith suggested letting the group know if anyone knows of a property available in Windsor.

Mr. Coutinho mentioned the Windsor Elms property. Councillor Galbraith advised that Habitat for Humanity is looking for a single unit dwelling that is about 1,200 sf.

Derelict Buildings/Minimum Standards

No new information.

Payzant/Burgess/Underwood Traffic flows

Mayor Beazley commented that the matter of the traffic flows will be discussed further at the Strategy and Policy Committee meeting on March 12th.

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Eco-friendly development

This item will also be discussed further at the Strategy and Policy Committee meeting on March 12th.

Wentworth Road development provisions

Ms. Davis noted that the public information session was cancelled because Council heard from a major commercial developer about some additional changes that Council would like investigated further. It was thought that it would be best to reschedule the public information session to deal with all the changes at once.

Ms. Davis advised she wanted to have some discussion so she could get direction from the Committee. Ms. Davis noted that the last staff report dealt mainly with changes in how the policies address development form and the appearance of the streetscape. However, what is being requested now is a change in process. The problem put to the Committee by the developer is that the development agreement process takes too long, there could be much uncertainty as public input is required with a public hearing, and then there is still an opportunity for an appeal to the Nova Scotia Utility and Review Board (NSURB). The developer suggested that development such as large format retail be considered by a site plan approval process. Ms. Davis stated this is as-of-right development and approval by the Development Officer, rather than by Council. Ms. Davis circulated excerpts from the Municipal Government Act (MGA) and information from Service Nova Scotia about site plans. Ms. Davis explained, as opposed to a development agreement where the developer negotiates with Council, under site plan approval the negotiations would be with the Development Officer. The LUB sets out certain provisions that can be dealt with by site plan approval such as landscaping, location of driveway accesses, fencing, screening of garbage, and location of walkways. The site plan approval cannot deal with land use. The use must be permitted in the zone. For example, large format retail would have to be a permitted use in the zone, subject to site plan approval. The development would not come to Council for approval. Ms. Davis noted that adjacent land owners must be notified and would have an opportunity to appeal to Council within fourteen days. Ms. Davis noted that the site plan approval process is much quicker than the development agreement process.

Chair Murley asked about rezoning property. Ms. Davis said there are a number of options. One could be that all the vacant land is given the new zone, or perhaps just the vacant Town-owned lands could be zoned this way to start. Alternatively, all the land currently zoned GC or HC could be given the new zone. There would also have to be some provisions in the MPS that would allow rezoning of other properties to the new zone. For example, under the current policies, the land that is zoned Fairground can be rezoned to HC or GC. The new policies would allow it to be rezoned to the new zone.

Ms. Davis explained the current policies. For Wentworth Road west of Payzant Drive, major development is considered by development agreement, as the Town Council of the day wanted to have some flexibility about what they would allow. There are a wide range of uses that can be considered by development agreement such as institutional, recreational, light industrial, general commercial, large format retail, and regional shopping centres. On Wentworth Road east of Payzant Drive, rezoning is permitted to GC and HC, and large format retail, shopping centres and mixed uses by development agreement.

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Ms. Davis asked the Committee what they felt about the idea and what types of uses would be appropriate for the zone. She suggested one possibility might be that a new zone be created with a combination of GC and HC uses, large format retail by site plan approval, but development agreements be retained for other types of uses such as regional shopping centres, multi-residential, institutional, etc. Ms. Davis referred to the list of permitted uses for HC and GC she had previously circulated.

Councillor Bregante asked how long would it take for a large format retail store to get their permit. Ms. Davis advised that there are negotiations between the developer and the Development Officer, and quite often, it depends on what the developer submits. The Development Officer reviews his side of things quickly. Councillor Bregante asked if it would be done in two or three months. Ms. Davis replied that the time would likely be less than two months, assuming the developer submitted everything needed. Once the Development Officer approves the site plan, it is sent to adjacent land owners, who have fourteen days to appeal.

Councillor Galbraith expressed concern about the size of large format retail stores and the effect on the downtown. She noted that controlling it by development agreement was easy, but she was unsure about site plans. Councillor Galbraith commented that what was defined as large format retail in HRM could be different from large format retail in Windsor. Ms. Davis explained that site plan approval is enforced the same as the LUB or a development agreement. The property owner has to sign an undertaking that they will comply. If they do not comply, it would be considered a violation that could lead to prosecution. Ms. Davis agreed that the definition of big box store varies from municipality to municipality. In Windsor, it applies to retail stores greater than 20,000 sf. of commercial floor area. The Atlantic Superstore with the Liquor Store together is more than 50,000 sf. Ms. Davis suggested the Committee consider limiting the size of large format retail that could be permitted by site plan approval. For example, large format retail less than 50,000 sf. could go through the site plan approval process and more than 50,000 sf. could be by development agreement.

Ms. Bibby referred to Councillor Bregante's question, and asked how long it would take to rewrite and create a new zone. Ms. Davis advised that her previous comment dealt with an approval where the new policy and zone were already in place. She advised that this requires a MPS amendment and it could be about six months.

Mr. Murphy commented he was not concerned about the square footage and the Committee should try to draw more development to Windsor.

Mayor Beazley agreed with Mr. Murphy. He stated he liked the idea if it were structured properly, however, not with industrial uses. Mayor Beazley commented he saw Wentworth Road as having diverse retail with services as well.

Councillor Galbraith stated she had not really thought about big box stores until she saw a documentary about "Walmart Nation." Councillor Bregante commented that Walmart was completely different from other big box stores.

Ms. Davis advised that the staff report would discuss issues and details. She suggested the Committee bear in mind that the current policy for development agreements requires that the developer has to submit a traffic impact study showing that the development would not require major infrastructure improvements that would be a financial burden to the Town. Council could refuse the development, or negotiate with the developer for the cost. Without a development agreement or rezoning process, there is no way to make a traffic study part of the approval.

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Mr. Coutinho commented that encouraging developers to come would be advantageous for the Town, and that site plan approvals are widely used. Ms. Davis agreed that the site plan approval process is appropriate in some areas. For instance, in the Cole Drive area, a zone could be created specifically for this type of development; such as a zone similar to one in Sackville, a shopping centre or big box zone. In smaller areas, it would uncommon to see site plan approvals for big box stores or similar major developments. It would more appropriate in an area where there were other big box stores or major developments.

Mayor Beazley said that the area from the old school site to the Ultramar was undeveloped. The other side of the street was almost all developed except the fairgrounds. The undeveloped land could have the special zoning for future development by site plan approval. Mayor Beazley suggested having site plan approval for the fairgrounds as well.

Ms. Davis suggested taking the new zone and applying to the areas that Mayor Beazley had talked about and leaving the other side of the street to allow for rezoning to the new zone in the future, and there could still be a requirement for a traffic impact study.

Councillor Bregante agreed that the Committee should be looking at the other side of the street and noted there are still a few small houses in that area. How long the houses will be there is unknown. Councillor Bregante surmised that development could still happen in the Shopping Centre zone. He suggested that the Committee look at all Wentworth Road from O'Brien Street to the Town limits, on both sides of the street.

Councillor Galbraith said she liked the contrast between the two sides of the street and that the small town feel would still be there. She expressed concern about Wentworth Road developing into something similar to New Minas and Bayers Lake. Councillor Galbraith felt that perhaps Centennial Drive could prosper from this.

Ms. Bibby asked about the area that was the former Hants Coop and the area surrounding the bowling alley. Ms. Davis advised that the Coop is not on Wentworth Road and the bowling alley is in the Light Industrial (LI-1) zone of the Windsor Industrial Park. Councillor Galbraith suggested that perhaps Centennial Drive could be connected to the Fort Edward Mall parking lot.

Chair Murley concluded that it was the consensus of the Committee to create a new zone to cover the area from the old school site to the Ultramar. The Committee agreed to go forward with a site plan approval process looking at the area from the old school site to the Ultramar.

Ms. Davis asked about the idea of limiting the size of a big box store that can be considered by site plan approval. Mayor Beazley said he would like to see a recommendation on this. Councillor Galbraith commented that this could be a contentious issue.

The Committee agreed that staff come back with a recommendation for the size of a big box store permitted by site plan approval for the next meeting.

The Committee reviewed the list of permitted uses in the HC and GC zones to see what uses they would permit in the new zone. The Committee agreed to delete farm equipment sales and services, funeral homes, kennels, manufactured home sales, recreational vehicle sales, service and rental establishments, recycling depots, and wholesaling and wholesale sales from the list.

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BUILDING INSPECTOR AND DEVELOPMENT OFFICER REPORT

Monthly Report of February 2009

Moved By: Ms. Bibby

Seconded By: Councillor Galbraith

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

Question on motion

MOTION CARRIED.

Councillor Bregante declared a conflict of interest as he had obtained a building permit. Ms. Davis explained that personal information linking the names and addresses of people taking out permits, is not public information as it falls under the Freedom of Information and Protection of Privacy Act (FOIPOP).

NEW BUSINESS

Payzant Drive

Mayor Beazley advised that he had mentioned last month that an application was received for a development on Payzant Drive. He said he was hoping to get more details from the public information session that was originally scheduled for this meeting. Mayor Beazley said it is a time sensitive project that the Committee has to really look at, and see where they want to go with it. It is not too far off what the Committee had already discussed previously at this meeting. The request is to rezone from Residential to General Commercial. However, a site plan approval process would work best. Mayor Beazley circulated a diagram showing the area of four lots on Payzant Drive that the rezoning would apply to. He referred to a letter submitted from the developer for the use of the lots.

Chair Murley asked Mayor Beazley if the developer had tenants for the proposed commercial uses. Mayor Beazley said he did not know as he had not seen any contracts, but one tenant would be the company that would be doing the development.

Mayor Beazley advised that the developer talked about starting the development in spring or summer, and their concern was that with the infrastructure program, they may not be able to secure an engineer. Mayor Beazley said the developer was in a hurry to see where the Committee wants to go with this. He stated what he would like to see is that it be considered similar to Wentworth Road, by site plan approval. Mayor Beazley said that the developers could be available to be in front of the Committee in two weeks' time. The developers can advise of their proposal and why they need it in a hurry. Mayor Beazley stated what the developers are proposing made sense to him. He noted that there may be some issues with respect to boundaries and the long cul-de-sac.

Ms. Davis advised that an application has been received and staff is dealing with it. She stated that a process has to be followed. It may take about six months to go through the process. Staff has started working on the file and requests for comments have been sent to the other departments. Once the

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staff report is ready, it will be coming to the Committee. Ms. Davis said she did not see any way to make that happen more quickly.

Chair Murley asked Mayor Beazley if the developer wanted to speak to the Committee because they wanted the process to be expedited, or because they did not want to go through the process. Mayor Beazley said the developers wanted to expedite the process for the reasons cited on the application. His understanding is that from the public information session, the Committee would gain information and that information would help further to create the report. Mayor Beazley suggested the Committee get the developers in and let the public ask their questions, then staff could use the information to go on with the report. He said he did not think the developers wanted the proposal approved immediately.

Ms. Bibby asked if the developers wanted the whole subdivision approved. Mayor Beazley said no, just the commercial area. It is zoned R-2 at this time and they are not quite sure of where they would like to take the rest of the property. He surmised that the developers will probably tell the Committee in two weeks time. It could be anything from R-2 to R-4. Mayor Beazley said the developers need the Committee's assurances before they sink money into surveying and getting a site engineer to decide the building capacity of the land. Mayor Beazley stated he thought they did not need the whole process to be completed, but the Committee would want to get all the public stuff out of the way, so the developer could get reasonable assurances from the Committee and the public.

Chair Murley asked about the Committee having the meeting in two weeks' time just for public consultation. She said that staff may not have the staff report ready. Mayor Beazley said he realized that, and that the meeting was just to get information.

Ms. Davis asked for clarification about whether this was going to be a public information session that the Committee advertises to ask the public to come in. Mayor Beazley said he did not think so. Ms. Davis stated this is something that typically takes place when there is a staff report that the public can review. She said at this point, she would not know what to present to the public nor could she pull together a public information session in two weeks' time as it has to be advertised, and a staff report would not be ready.

Chair Murley asked Ms. Davis if this could be a special PAC meeting allowing the developers to speak to the Committee and the public would be encouraged to come, but it would not be a public information meeting. She asked if there was any value in having a special meeting when there would be no staff report ready. Mayor Beazley said whatever way speeds the time line. Ms. Davis advised that the special meeting will not make the time line go any quicker, because once the staff report was done and staff would be coming forward with a proposal on how to deal with the application, then there will still have to be another public consultation meeting. Mayor Beazley asked how many public consultations are required in the process. Ms. Davis replied one public information meeting is required, but the public has to be given some information about the proposal. Mayor Beazley stated it did not bother him if it was not a formal public meeting. He asked about the process for the public information session on Wentworth Road that was supposed to be held tonight. Ms. Davis advised for that meeting, there were two staff reports that were going to be presented to the public, so the public could be informed ahead of time, and be able to read over the information and give comments. If the public does not know enough about the proposal to formulate an opinion, how useful would the information be.

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Mayor Beazley stated that based on the Committee discussion at this meeting, if they decided this was something they would like to do, he would like to include it in the Wentworth Road site plan approval process. Mayor Beazley stated he preferred not to do two processes, and do both simultaneously at a public meeting. Whether it was in two weeks time from now, whether there was a public meeting or not, or in front of PAC, he just wanted to get it moving along.

Mr. Coutinho stated that the property is zoned R-2, so including it in the new zone would be challenging, and perhaps it would have to be dealt with in two steps. Mr. Coutinho asked the Mayor if he was looking for an opportunity for the developers to present their application to expedite it. Mayor Beazley stated it would not matter either way if the property was zoned GC or by site plan approval.

Ms. Davis advised that what the Committee was dealing with on Wentworth Road was about special provisions that only apply to land fronting on Wentworth Road. This property does not front on Wentworth Road. Secondly, with respect to treating this the same as what the Committee had just discussed for Wentworth Road, she would have a problem with this property, as this change would enable uses such as large format retail by site plan approval on Payzant Drive. This is something that can create a lot of traffic and Payzant Drive has had some major traffic issues. Ms. Davis said staff is dealing with the application in the normal fashion, and she had hoped to have something for this meeting. However, she also has been dealing with the Wentworth Road amendments, so getting it done this month has not been possible. Ms. Davis stated that anyone can ask the Chair if they can attend a PAC meeting and speak to the Committee. PAC is a public meeting, the same as all others. The developers could have come tonight if they had made a request to the Chair. Ms. Davis stated that if the Committee wanted to have the developers attend a special meeting, they could. However, she did not see how this would help the Committee speed things up or help staff get the report done any quicker.

Councillor Galbraith stated the only similarity she saw was the proximity. She advised that the request was a simple rezoning, whereas Wentworth Road was a complete change in direction. Ms. Davis advised the request is not quite that simple. Councillor Galbraith asked if the dates could be booked now to expedite matters, and get an idea of when the staff report would be ready, in a five-day period or whatever, they could hold a public information meeting. Councillor Galbraith stated she had no problem with the Committee putting the report out to the public before the developers make their presentation. She said the Committee did not need to make a decision that day. If the staff report was available a little early that would be great, and she realized that when advertising for public meetings, people who live around the area would want to know.

Mr. Coutinho stated in staff's defence, he has directed what things are a priority. The Wentworth Road project was one priority. He stated he hears what the Committee is saying to staff, but at the end of the day, they will try to get to it as quickly as possible. Mr. Coutinho advised that staff was involved in many things, and that there was also West Hants to deal with, and staff was under a great amount of pressure to get things done. He said he wanted the Committee to note this.

Ms. Davis advised that with respect to priorities, staff has another application as well as the Brison plan amendment and rezoning, and that application came in before the Brison application. The Planning Department's procedure is to follow through with applications in the order they are received. Ms. Davis stated the other application has priority over the Brison application as it came in first.

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Mr. Murphy asked if it could be done all at once, a public meeting, a staff report, and Council could vote on it. Ms. Davis stated there is a plan amendment as well, and it is PAC that holds a public information meeting to get public input before making a recommendation to Council. Once it gets to Council, there has to be a public hearing, and then Council would decide, and they could not change this.

Chair Murley advised that they could advertise for a special Council meeting.

Ms. Davis advised that a public hearing would have to be held also, and two ads are published fourteen days ahead of the public hearing.

Ms. Bibby asked about the extenuating circumstances and who decides whether the time constraints are justified. She said she would like more information. Mayor Beazley stated he wanted her to hear what the developers want. Ms. Bibby asked if the information could be emailed to the Committee. She stated if the developer was asking for special consideration, she would expect that the developer give the Committee some by providing more information for them to consider. Mayor Beazley advised that the developers want to come before the Committee. He stated if the developers want it in a hurry, they have to convince the Committee. If the Committee decides it is a priority, then it could be passed on to the Council, and then Council could decide who gets the priority. Mayor Beazley stated he felt, just because the other application came first, did not mean it should get priority. So, in light of discussion, he would think that the Committee could set some priorities. He advised that what the developers have on their application is time sensitive and there are reasons why they want to do it, so the Committee should let them come before them. The developers can be here in two weeks. Alternatively, if the Committee agrees at this meeting that this is something they want staff to give priority, and not have the developers in is all right with him as well. However, the idea of having the developers in was to get our approval on whether it was a good or bad idea. Then after that meeting, does the Committee want staff to make it a priority or not. Whether it was a public information meeting or PAC meeting, it does not matter to him, he wants to ensure the Committee agrees one way or another as a group. Does the Committee put it in the regular queue, or include it with Wentworth Road changes, or give it higher priority, low priority? Mayor Beazley stated there were a couple of things that the Committee can agree on. There is definitely a need for commercial for the Town. He stated it was reasonable and high density residential is needed in that area. Mayor Beazley stated he did not want to wait another month for a PAC meeting.

Ms. Davis said in terms of speeding up the process, it could not be done. Staff needs more time to prepare the staff report. However, once there is a staff report, if PAC wanted to have special meetings, this was something PAC could do. However, the staff report has to be done somehow. In terms of moving this application up the queue ahead of someone else, doing such a thing is unfair to other applicants. Staff treats everyone the same way. No one gets special priority or moved up the queue. Everyone should expect to be treated in the same manner and dealt with fairly.

Chair Murley asked Ms. Davis if the staff report would be ready in the next couple of weeks. Ms. Davis stated, not unless the Committee does not want her working on the Wentworth Road amendments, the JPAC Operating Budget, and the work for West Hants too.

Mr. Coutinho advised that Council could always delay the budget so staff can reach the time line. He stated at the end of the day, it was all about priorities, and the budget is a priority.

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Councillor Galbraith questioned if there was anything else that could be done to speed up the process such as hiring temporary staff or excusing staff from meetings.

Chair Murley asked the Committee if they wanted to have a special meeting even without a staff report.

Ms. Davis suggested that if the Committee heard from this developer, it would not be fair not to give the other developer the same chance to speak about his time line and his process. Chair Murley agreed.

Mr. Murphy stated it would not hurt to get them in, whether it was one or two, because there could be other things that need to be heard. The staff report would advise on what can be legally and what the Committee should do. He agreed to have a special meeting to hear from both developers, and then the Committee can base the priority on what the real time lines are for them and what they feel is legitimate, then if someone gets moved up the priority list for obvious reasons, then maybe this is what the Committee has to do. Chair Murley commented it could get the Committee in trouble. Mr. Murphy stated it would be based on legitimate priorities, not just someone who wants to start today and not next week.

Councillor Bregante stated he recognized there has been much pressure on staff. There are many projects, not just the Wentworth Road area, but the waterfront and the downtown area. He noted that Council has met often over the last week and Ms. Davis has been there as well all week. Councillor Bregante questioned how Ms. Davis was getting any work done, and he agreed with what she had been saying. For instance, when he puts in an application for a building project, it goes through the queue, and he does not feel that the Committee should put one up over another application. Councillor Bregante stated the Committee should wait until the staff report comes in. He said he was in favour of development, especially commercial development. It may be a good project for the community, probably both projects would be good for the community, but the Committee needs to allow staff time to do their job. He recommended waiting for the staff report, and if staff says the staff reports can be ready by the end of March, to bring in both developers in to present their applications. Perhaps changes would have to be made to the staff report, then advertise for the public information meeting. Councillor Bregante stated he thought that giving staff time to do their jobs was important, so the Committee can make informed decisions without repercussions. If the NSURB received an appeal later, developments would be tied up even further.

Mayor Beazley stated he would like the developers to come to the Committee before Ms. Davis takes the time to prepare the report.

Ms. Bibby advised that she would like to have some idea of what the proposal is about before the developers come to a meeting so she can have questions ready. She realized there is a public perception issue and Councillor Bregante brought up a good point. Ms. Bibby stated she would like Ms. Davis' opinion about having a public meeting before the staff report is ready.

Ms. Davis stated, as she had said previously, anyone can come and ask the Chair to make a presentation. As always, when the staff report is presented, the developer has the opportunity to comment. However, if the Committee wants to hear from a developer before the report is ready, they would not hear the other side of it.

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Councillor Seeley stated he appreciated Ms. Davis' comments and he agreed with much of what she was saying, but he did not think that it was what the Mayor was getting at. He commented that getting the developer to come to a meeting was just so the Committee could get some feeling about the proposal. Councillor Seeley said he had no problem with giving the Committee a heads up and it would not be bypassing any process.

Chair Murley asked about whether other developer should come too. Councillor Seeley said he had no problem with that either or how many meetings he would have to attend. If the Committee can accommodate business coming to the Town, whether it is local business or outside business, he had no problem with extra meetings. Councillor Seeley stated with this situation, he did not feel it was skirting any procedure, but at least the developer or both developers would come to give the initial presentation and the Committee could ask them questions.

Councillor Galbraith asked for information about the other developer. Ms. Davis advised the application is for a development agreement in the Town Centre for mixed use development involving commercial on the ground floor and four residential units above on two floors.

Councillor Galbraith asked why did the developer for the Payzant Drive application did not get his application in sooner. Mayor Beazley advised there had been discussion back and forth, but not on paper. He stated he advised the developer to put the proposal on paper.

Councillor Galbraith stated she did not like the idea of two developers coming before the Committee simultaneously offering information on two different projects. She felt that it may confuse the Committee and make them compare and contrast the two proposals. It was unfair to either, the developers and/or the Committee. She said she would like to have the staff report before meeting with the developer. Councillor Galbraith asked if the only reason the Committee wanted to go through this so quickly was because of the perceived urgency or whether it was real, and if that was reason enough.

Mayor Beazley stated he did not believe it was a perceived urgency. He advised if the Committee had the developer in, they would find out and make up their own minds. Mayor Beazley said it was not up to him, but the Committee.

Councillor Galbraith questioned if the other developer had the same urgency. Mayor Beazley said nothing was expressed to him and he expects nothing was expressed in writing.

Ms. Bourque said she has dealt with three developers here who have been quite pleased with the time line as compared with other municipalities. Ms. Bourque stated the developer may not be comfortable coming in before the staff report is done, and she would leave that up to him.

Chair Murley advised that three Committee members, Graham, Paul and Dave, were in favour of a meeting to allow both developers to come and speak. She noted that Ms. Bibby was interested if she had a synopsis so she could prepare questions. Chair Murley stated that the synopsis may not be possible. She asked Ms. Bibby if she was still interested. Ms. Bibby said yes. Chair Murley noted that Councillor Galbraith and Councillor Bregante wanted to see the staff report before the meeting. Councillor Bregante said if the majority of the Committee did not want to wait for the report, then he would go with their wishes. However, the Committee needed to be fair to all concerned as well as staff.

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Councillor Galbraith stated what the developer has to say to her is irrelevant until she sees the staff report because they could glamourize their proposal. She said she would thank them for coming and wait for the report to hear from the people who did not have a personal stake in it. Councillor Galbraith said she would ask her questions after she sees the staff report.

Chair Murley stated she would also like to see the staff report before the meeting. However, four Committee members have said they would like to go forward with the meeting with developers.

Councillor Galbraith asked if the ultimate objective of having both developers attend, with or without the staff report, was to see which developer's project was better and jump the queue? Chair Murley said she was in favour of development on Payzant Drive, but noted the developer had just recently submitted an application. Mayor Beazley stated it would give the Committee an opportunity to voice their concerns about the cul-de-sac, and the developer could find out more information from the Committee and staff as well.

Councillor Galbraith voiced concerns about the project being completed on time. Chair Murley stated that was what the Committee would consider at the time. Mayor Beazley stated the Committee needs, as a collective whole, to feel comfortable with it.

Chair Murley stated she believed the Committee has come to a consensus that PAC would like to see both developers.

Councillor Seeley noted that one developer may not want to come. Chair Murley stated the opportunity is there if the developer wishes to come.

Councillor Galbraith advised that if the developer does not come, then he would have to know that if he does not come, he may get bumped off the queue. She questioned if the ultimate objective was to see what proposal the Committee liked best and to give that developer special treatment. Chair Murley stated she would not be comfortable with it, but four of the Committee members want to go forward. She stated she would like to hear from the developer, but what she hears is not going to affect her decision. Chair Murley stated she just wanted to hear more and ask questions.

Mayor Beazley asked the Committee if they wanted to hear from the other developer or are they just having him in to be fair. He said if the Committee wants both to come, then to bring them in so the Committee can learn more. Mayor Beazley stated it was not the intent to bring them in and drop one down the queue.

Ms. Bibby agreed with Chair Murley and Mayor Beazley that the intent of the meeting was not to supercede the procedure that was in place. She stated that what she hears from the developer is not going to change her decision either way. Ms. Bibby said she agreed with Mayor Beazley when he said that the Committee as a whole decides.

Councillor Galbraith cautioned that the Committee could hear some great ideas but later when they get the staff report, it may show that it was not a good idea.

Mayor Beazley stated concerns should be brought up at the time of the meeting especially about the cul-de-sac.

**WINDSOR PLANNING ADVISORY
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Ms. Bibby commented that there needs to be some due respect to the Committee as well. They would not be jumping into a decision, as most of them have been on the Committee for a long time. The Committee cannot start bringing in every developer and making decisions, and there has to be a screening process. Ms. Bibby stated this was an unusual process to go through. She said she was willing to try it, but hopefully this would not happen with everyone that comes in with an idea, and whether the Committee would get any results is unknown.

Chair Murley suggested that the developers be contacted.

The Committee agreed to schedule a special meeting for Wednesday, March 25, 2009 at 7:00 p.m.

MISCELLANEOUS

NS Planning Directors Spring Conference

Ms. Davis updated the Committee about the upcoming Nova Scotia Planning Directors Spring Conference on May 14-15, 2009 at the Lord Nelson in Halifax. The topic is about downtown and main streets. Ms. Davis said that this is timely given what the Town has been dealing with in the downtown and Wentworth Road. Brochures are not available yet.

Infrastructure

Mayor Beazley said an announcement will be made on March 16th at 11:00 a.m. with respect to infrastructure for the Town at the Super 8 Hotel. He invited all Committee members to attend.

ADJOURNMENT

Moved By: Councillor Galbraith
Seconded By: Councillor Bregante

THAT THE MEETING ADJOURN.

Question on motion

MOTION CARRIED.

The meeting adjourned at 9:25 p.m.

Chair