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Cc: [Will Hong](#); [Alexander Dunphy](#); [Mark Phillips](#); [Deanna Snair](#); [Vanessa Lake](#); [Derek Robertson](#)
Subject: April 9 PACHAC-Cancelled
Date: Wednesday, April 1, 2026 9:51:18 AM
Attachments: [2026-03-31 B & D Report.pdf](#)
[2026-04 PACHAC File Updates.pdf](#)

Good morning, Committee Members,

Please be advised that the next PAC/HAC meeting on April 9th, 2026 will be cancelled. Planning staff have no agenda items at this time as we are working through a number of Development Agreement applications, Land Use By-law amendments, and the Plan Review that are not ready for PAC/HAC consideration. We also have not received any additional agenda items from the committee.

For information, there will be a Public Information Meeting on April 9th at 6:00pm for an application to rezone PID 45430253 New Ross Road, Leminster from General Resource (GR) to Resource Industrial (M-1) to allow a used car dealership in conjunction with a single-unit dwelling. You are welcome to attend but not required.

As an update, I have attached the regular file updates to this email and further the March activity report. If there are any questions on the updates prior to the next meeting, please let one of us in Planning and Development know.

The next PAC/HAC Meeting is scheduled for May 14, 2026 at 6:00pm.

Have a great long weekend and Happy Easter if you celebrate.

Kari



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ACTIVITY REPORT

For Month of March 2026-03-31

Type	Mar 2025			Mar 2026		
	Permits	Units	Value of Construction	Permits	Units	Value of Construction
Single Family	26	15	4,987,500	22	21	3,843,511
Duplex/Semi	0	0	0	0	0	0
Apartments	0	0	0	0	0	0
Other Residential	0	0	0	0	0	0
Commercial	3	0	140,000	0	0	0
Industrial	0	0	0	1	0	16,000
Inst & Gov	1	0	82,500,000	0	0	0
Agriculture	1	0	35,000	0	0	0
Other	0	0	0	0	0	0
Total	31	15	87,662,500	23	21	3,859,511
Year To Date	75	40	93,203,962	81	61	15,514,849
Demolition	0	0		3	1	
Sign Permits	0			2		
Sub Applications	5	8 (Lots Requested)		4	8 (Lots Requested)	

9.0 File Updates

Staff Review

9.1 File #24-22 Development Agreement: 411 King Street, Windsor Phase 2 (Alex Dunphy)

This is a development agreement application for Phase 2 of the residential development at 411 King Street, Windsor. The first phase is already approved and is for 18 stacked townhouse units on the site of the old Baptist church. The second phase is a 7-storey, 60-unit apartment building on the land behind the church. The Public Information Meeting was held on November 6, 2024. Alex is processing feedback from inquires and working with the developer to address that feedback before he brings this file forward to the PAC/HAC.

9.2 File #25-23 Development Agreement: PID 45003266, Three Mile Plains (Alex Dunphy)

This is a development agreement application to permit 150 dwelling units across three multi-unit buildings on the south part of the lot. The Public Information Meeting was held on October 8, 2025, with 25 members of public in attendance. Several comments were made about stormwater, flooding, infrastructure capacity and traffic impact. Staff are processing the feedback from the public and working with the developer on the draft development agreement to address the concerns raised from public correspondence.

9.3 File #25-27 Development Agreement: 185 Panuke Rd, Three Mile Plains (Will Hong)

This is a development agreement application to permit a self-storage facility in conjunction with an existing single-unit dwelling on the subject property. The Public Information Meeting for this application was held on March 12, 2026. Four members of the public were in attendance, with three giving comments. The public comment period was open until March 26, 2026. Will is working with the applicant to address feedback.

9.4 File #26-03 Amendments to Planning Documents: Building Permits Prior to Final Subdivision Approval (Derek Robertson)

This is an amendment proposed by staff, based on conversations with local developers, to allow building and development permits to be issued prior to final subdivision approval, for developments that have already received tentative subdivision approval. The amendments would be general in nature and apply to the whole region. The Public Information Meeting for this amendment was held on March 19, 2026. There were no members of the public present at this meeting. The comment period is open until April 2, 2026. Derek will draft the amendments following the comment period and bring them to PAC/HAC for recommendation at a later date.

First Readings / Public Hearings

9.5 File #25-26 Rezoning: 439 Clifton Avenue, Windsor (Alex Dunphy)

This is an application to rezone a portion of the subject property from Low-Density Residential (R-1) to Medium Density Residential (R-2) with the intent to subdivide and construct a 6-unit building on the newly subdivided lot. The Public Information Meeting was held on January 8, 2026, at 6:00pm, and PAC/HAC voted in favour of this application on February 12, 2026. First Reading was held on February 24, 2026, and the Public Hearing and Second Reading were held on March 24, 2026, where Council voted to approve the rezoning. A notice of approval will be published in the paper on April 3, 2026, initiating the 14-day appeal period.

9.6 File #25-24 LUB Amendments: PID 45242112, 2037 Highway 1, Falmouth (Will Hong)

This is an application to rezone the subject property from General Commercial (GC) to Highway Commercial (HC) and amend the text of the West Hants Land Use By-law to permit a dog grooming and boarding business within the existing structure. PAC/HAC considered this application on January 8, 2026, and recommended in favour with amendments to make the WHLUB amendments specific to this PID, and for written permission to be required from all dwellings within 300ft. Staff presented both staff's revised recommendation and PAC's motion to Council for consideration. Council held First Reading on January 27, 2026, where they approved this application in accordance with staff's recommendation. The Public Hearing was held on February 24, 2026, where Council voted in favour of the application, with the amendment to remove the requirement for written permission. The Notice of Approval was published in the paper on March 6, 2026, initiating the 14-day appeal period. No appeals were received and this item may now be removed from the agenda.

9.7 File #25-07/11/12 Development Agreement and Rezoning: PIDs 45055241, 45190386, and 45366457 Wentworth Road/Cole Drive, Windsor (Alex Dunphy and Will Hong)

This is an application containing multiple requests. It is being considered in three parts: a development agreement, a rezoning, and a redesignation. The development agreement is to permit a large-format retail store and several smaller retail stores on PIDs 45439098, 45190386 and 4505528 off Cole Drive, Windsor. The development agreement also includes land transfers and easements for both the applicant and the municipality. The rezoning and redesignation set the foundation for future residential development by the applicant. The Public Information Meeting was held on March 5, 2025, and staff did not receive any comments during the public comment period. PAC/HAC voted in favour of this application on November 13, 2025. Council held First Reading on November 25, 2025, and the Public Hearing and Second Reading were held

on January 27, 2026. Council voted in favour of this application, and a notice of approval will be placed in the paper on February 6, 2026, initiating the 14-day appeal period for the development agreement portion. No appeals were received, and the development agreement may now be signed. The redesignation and rezoning portion were approved by the Department of Municipal Affairs on March 27, 2026, and the notice of approval will be published in the paper on April 10, 2026. This item may now be removed from the agenda.

Appeals

9.8 File #25-20 Rezoning: PID 45285103, Old Walton Rd, Upper Burlington (Will Hong)

This is an application to rezone PID 45285103, Old Walton Rd, Upper Burlington, from Open Space (OS) to Institutional (I) and amend the text of the West Hants Land Use By-law (WHLUB) to allow day care centres as a permitted use within the Institutional (I) Zone. This application was submitted by CAO Mark Phillips on behalf of Council. The property currently belongs to the Municipality. The intent is to donate the property to the Hants Shore Childcare Association so they may establish a daycare centre. The Public Information Meeting was held on September 3, 2025, and PAC/HAC voted in favour of this application on October 9, 2025. First Reading was held on October 28, 2025, and the Public Hearing and Second Reading were held on November 25, 2025. Council voted in favour of this application and a notice of approval was placed in the paper on December 5, 2025, initiating the 14-day appeal period. An appeal has been received, and staff are working with the municipal solicitor and the Nova Scotia Regulatory and Appeals Board (NSRAB) on the appeal process. The appeal is expected to be held in Spring 2026.

9.9 File #25-18 Development Agreement: Bear Lake Wind Farm Revised (Kari Fougere)

This is a development agreement application to permit 7 wind turbines in the Vaughan/Upper Vaughan area. This application was previously submitted under previous MPS policy and withdrawn; the applicants have resubmitted a new, revised, application to be considered under new MPS Policy. The Public Information Meeting was held on May 21, 2025, and several members of the public were in attendance. All comments received at the meeting and during the comment period were included in the staff report. PAC/HAC considered this item on July 10, 2025, where the majority voted in favour of this application. The Committee made a separate motion with additional items for Council to consider. First Reading was held on July 22, 2025, and Public Hearing and Second Reading were held on September 23, 2025. Council did not vote in favour of this application. The applicant has appealed Council's decision and staff are working with a lawyer and the Nova Scotia Regulatory and Appeals Board (NSRAB) on the appeal process. The Appeal Hearing was held on January 28, 2026. Staff are awaiting the Board's decision.