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Cc: [Will Hong](#); [Alexander Dunphy](#); [Sara Poirier](#); [Deanna Snair](#); [Mark Phillips](#); [Vanessa Lake](#); [Derek Robertson](#)
Subject: July 9th, 2026 PAC/HAC Meeting Cancelled
Date: Monday, June 29, 2026 4:24:54 PM
Attachments: [image012042.png](#)

Good afternoon, Committee Members,

Please be advised that after consultation with Chair Michel Bourgeois the PAC/HAC meeting on July 9th, 2026 will be cancelled-this is due to no items needing recommendation at this time and no topics being brought forward from the Committee.

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For information, there will be a Public Information Meeting (PIM) held on July 9th at 6:00pm for two applications:

- a development agreement amendment application for 132 Wentworth Rd, Windsor, PID 45059631, to amend the agreement to allow for subdivision, combining buildings E and D, adjusting setbacks and updating the site plan, and
- a development agreement application for 368 Nesbitt Street, Windsor, PID 45056447, to permit a 19-storey mixed-use development consisting of ground-floor commercial space and multi-unit residential.

There is also a PIM scheduled for July 7th, 2026 for two additional development agreement applications:

- a development agreement application for 19 Victoria St/240 King St, Windsor, PID 45059987, to permit a 4-storey, mixed-use development with 39 residential units and ground-floor commercial space, and
- a development agreement application for 172, 184, and 194 King Street, Windsor (PIDs 45057817, 45057825 and 45057833), to permit the conversion of the existing buildings to a place of worship and associated institutional uses.

While not mandatory, the Committee is welcome to attend.

As we are not at the end of the month yet, Vanessa Lake will be sending the regular file updates along with the June activity report later this week. 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 September 10th, 2026 at 6:00pm.

Hope you all have a great summer.

Kari



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File Updates

Staff Review

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.

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.

File #26-04 Rezoning: PID 45430253 New Ross Road, Leminster (Will Hong)

This is an application to rezone the subject property from General Resource (GR) to Resource Industrial (M-1) to permit a used car dealership in conjunction with a single-unit dwelling. The Public Information Meeting for this application was held on April 9, 2026. There were 8 members of the public in attendance. The comment period was open until April 23, 2026. Staff worked with the property owner to review the concerns raised from public correspondence and explored options to convert this application from rezoning to a development agreement to address site-specific concerns. This application is currently on hold pending Council's adoption of new planning documents as part of the Plan Review, as the proposed new documents include a policy that would allow Council to consider converting a rezoning application to a Development Agreement application.

Plan Review (Kari Fougere)

Planning staff have been working with consultants from WSP to update and consolidate the current Windsor, West Hants, and Hantsport planning documents into a comprehensive set for the entire region. This project has been ongoing for several years and included consultation with

both the public and private stakeholders. At the May 14, 2026, PAC/HAC meeting, staff presented an information report to the Committee to give an overview of the progress and to receive feedback. At the June 11, 2026, PAC/HAC meeting, staff brought a recommendation report to the Committee to approve the draft documents. The Committee did not feel comfortable making a recommendation without a more in-depth review and defeated staff's motion. The Committee made their own motion to Council to request more time to review the documents and for staff to hold a workshop. At the June 23, 2026, Council meeting, Council went with the PAC/HAC's recommendation and passed a motion directing staff to proceed with the workshop.

First Readings / Public Hearings

File #26-07 Rezoning: 5398 Highway 14, Currys Corner (Will Hong)

This is an application to rezone a portion of the subject lot from Institutional (I) to Low-Density Residential (R-1) to facilitate the subdivision process for future residential use. The Church intends to sell the subdivided portion to help fund their operations. The Public Information Meeting was held on May 20, 2026, where staff received questions about permitted density and building types, past flooding events, and household livestock. The comment period was open until noon on June 3, 2026, and only one person reached out for more information. Council held First Reading on June 24, 2026, and the Public Hearing and Second Reading are anticipated to be held on July 28, 2026.

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

This application was directed by the CAO based on conversations with local developers. The amendments would 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 and are intended to improve construction timelines for subdivisions on new streets. The Public Information Meeting was held on March 19, 2026, and no public feedback was received. The PAC/HAC voted in favour of this application on May 14, 2026, and Council held First Reading on May 26, 2026. Public Hearing and Second Reading were held on June 23, 2026. A Notice of Approval for the Building Code Act By-law is set to be published on July 3, 2026. The amendments to the MPS/LUB have been sent to the Department of Municipal Affairs for review.

ACTIVITY REPORT

For Month of June 2026-06-30

	<i>Jun 2025</i>			<i>Jun 2026</i>		
Type	Permits	Units	Value of Construction	Permits	Units	Value of Construction
Single Family	49	24	9,132,054	38	12	4,903,174
Duplex/Semi	0	0	0	0	0	0
Apartments	0	0	0	0	0	0
Other Residential	0	0	0	0	0	0
Commercial	2	0	175,000	5	0	300,001
Industrial	0	0	0	1	0	20,000
Inst & Gov	3	0	47,100	0	0	0
Agriculture	1	1	230,000	2	0	74,200
Other	0	0	0	0	0	0
Total	55	25	9,584,154	46	12	5,297,375
Year To Date	217	121	115,080,068	208	94	29,726,383
Demolition	1	0		1	0	
Sign Permits	0			1		
Sub Applications	6	9 (Lots Requested)		9	13 (Lots Requested)	