



MUNICIPALITY OF THE DISTRICT OF WEST HANTS
Planning Advisory Committee
April 16, 2015 6:30 p.m.
Sanford Council Chambers

PRESENT: Councillor Shirley Pineo, Chair
Deputy Warden Gary Cochrane
Councillor Mike Campbell
Councillor Randy Matheson
Councillor Victor Swinamer
Councillor Tom Brown
Ms. Tanya Leopold, Citizen Member
Mr. John Smith, Citizen Member (6:45 pm.)

STAFF: Karen Dempsey, Director of Planning
Velma Macumber, Admin. Assistant

REGRETS: Councillor Jennifer Daniels
Warden Richard Dauphinee, on municipal business
Jeanne Bourque

ABSENT: Councillor Reed Allen

PUBLIC: Two members of the public were in attendance

Chair Pineo called the meeting to order at 6:30 p.m. She advised that Councillor Daniels had sent her regrets. Warden Dauphinee had said that he may be late or may not be able to attend the meeting as he was representing the Municipality at the opening of the new Lawton's Medical Centre. No regrets were received from Councillor Allen.

APPROVAL OF AGENDA & ADDITIONS

The following items were added to the agenda under Miscellaneous:

- NS Planning Directors Association 2015 Annual Spring Conference
- Clarification of Councillor Campbell's resignation

Moved by Councillor Campbell and Councillor Swinamer that the agenda be approved as amended.

Motion carried.



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APPROVAL OF MINUTES OF MARCH 19, 2015

Moved by Deputy Warden Cochrane and Councillor Campbell that the minutes of March 19, 2015 be approved as circulated noting any errors or omissions.

Motion carried.

BUSINESS ARISING FROM MINUTES

Update - Forest Lakes Country Club Resort – amendments to Master Plan Development Agreement

Ms. Dempsey advised that planning staff are still waiting for NS Environment's approval. Planning and Public Works staff are meeting with Environment in Bedford on April 17th to discuss processes. Terra Firma Development Corporation will also be attending that meeting.

Ms. Dempsey advised that she is preparing a draft agreement for the municipal solicitor to review once she gets Environment's comments.

BUILDING AND DEVELOPMENT ACTIVITY REPORT

Monthly Report of March 2015

Moved by Councillor Campbell and Councillor Brown that the Building and Development Activity Report for the month of March 2015 be received.

Motion carried.

NEW BUSINESS

Falmouth Growth Centre Zoning Map – Housekeeping correction

Ms. Dempsey reviewed a staff report with respect to a zoning map error pertaining to several properties located within the Falmouth Growth Centre. The property zoning was changed during the Plan Review process in conjunction with the adoption of the new MPS and LUB in 2008. This inaccuracy came to light when planning staff received a query from a Falmouth property owner who wanted to



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expand his existing agricultural use. The zoning map change in 2008 was intended to apply only to those properties no longer in agricultural use. The past and present uses of these properties range from forestry uses, orchards, forage crops and livestock pasturing. It appears from mapping found in the plan review files that the change to R-1 was done in error, and that the error was never noted by staff, PAC, Council or the property owners until recently. Therefore, in the interests of protecting agricultural land and correcting a zoning map error staff brought this proposed correction to PAC for consideration.

Moved by Councillor Campbell and Councillor Swinamer that the staff report prepared by Jeanne Bourque, Planner, dated April 16, 2015 re Falmouth Growth Centre Zoning Map – housekeeping correction, be received.

Motion carried.

Councillor Campbell commented he was pleased and thought that rezoning the properties back to the original zoning was an excellent idea.

Councillor Swinamer asked about the process for changing the zoning on the properties, and if it was just a matter of changing the mapping. Ms. Dempsey stated that the process is the same as the last housekeeping amendments, the matter must go to First Reading, a Public Hearing and Second Reading. Notice of the Public Hearing must be published in the local newspaper 14 days prior to the Public Hearing. If Council approves the amendments, then a Notice of Approval must also be published in the local newspaper, indicating that anyone with sufficient grounds may appeal Council's decision to the UARB within a 14 day appeal period. If no appeals are received by the Nova Scotia Utility and Review Board, then the amendments become effective.

It was noted that the Municipality would be absorbing the costs of advertising.

Moved by Councillor Matheson and Councillor Swinamer to recommend that Council correct Schedule A: Zoning Map and Schedule A: GC-1 to restore agricultural zoning to an area of the Falmouth Growth Centre as shown in Exhibit 3 attached to the staff report of April 16, 2015.

Motion carried.



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MISCELLANEOUS

**NS Planning Directors Association 2015 Annual Spring Conference –
“Planning for One Nova Scotia” - May 28-29, 2015**

Chair Pineo advised that the NS Planning Directors Association Annual Spring Conference is coming up in late May.

Ms. Dempsey advised that this year’s conference is called “Planning for One Nova Scotia.” The conference is divided into three subthemes 1. Welcoming Newcomers 2. Challenging Traditional Assumptions and 3. New approaches to planning and community design.

It was noted that PAC usually sends two Committee members to the conference. Chair Pineo suggested to Committee members that they contact planning staff if interested in attending in order to get registered.

Moved by Councillor Campbell and Councillor Brown to recommend that Council approve two Planning Advisory Committee Members to attend the NS Planning Directors 2015 Annual Spring Conference on May 28-29, 2015.

Motion carried.

Clarification of Campbell Campbell’s resignation

Councillor Campbell stated he wanted to clarify why he was leaving Council prior to the expiration of his Council term. He explained that he and his wife were planning to move sometime in the future to an area outside of West Hants. The opportunity came up earlier than expected and they are now moving on May 1st.

NOTICES FROM ADJACENT MUNICIPAL UNITS

No notices were received.

QUESTIONS & COMMENTS FROM PUBLIC

No questions or comments were heard from members of the public who were present.



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ADJOURNMENT

Moved by Councillor Campbell and Councillor Swinamer that the meeting adjourn.

Motion carried.

The meeting adjourned at 6:53 p.m.

Chair