



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

PRESENT: Councillor Shirley Pineo, Chair
Councillor Jennifer Daniels, Vice Chair
Warden Richard Dauphinee
Deputy Warden Gary Cochrane
Councillor Randy Matheson
Councillor Reed Allen
Councillor Robbie Zwicker
Councillor Victor Swinamer
Councillor Tom Brown
Ms. Tanya Leopold, Citizen Member

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

REGRETS: Jeanne Bourque, Planner

ABSENT: Mr. John Smith, Citizen Member

Chair Pineo called the meeting to order. She welcomed Councillor Zwicker and introduced Ms. Leopold, a citizen member on the Committee.

Warden Dauphinee surmised that John Smith, the other citizen member, was not at this meeting probably due to a recent family emergency.

APPROVAL OF AGENDA & ADDITIONS

Moved by Warden Dauphinee and Councillor Zwicker that the agenda be approved as circulated.

Motion carried.

APPROVAL OF MINUTES OF JUNE 18, 2015

Moved by Warden Dauphinee and Councillor Swinamer that the minutes of June 18, 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 updated the Committee that Forest Lakes Country Club Resort received NSE approval for Residential Phase 1B. She noted that the amendments to the development agreement were non-substantive in nature therefore a public hearing was not a mandatory requirement of the MGA. However, if Council wishes to hold a public hearing they can, in accordance with Clause 17.3 of the Master Plan Development Agreement. The proposed development agreement amendments will be considered at the August 2015 Council meeting.

Falmouth Growth Centre Zoning Map – Housekeeping correction

No appeals were received by the Nova Scotia Utility & Review Board with respect to the LUB amendments, and they are now effective. The map revisions have been made changing the zoning of four properties from R-1 (Single Unit Residential) back to an agricultural zone, AR-3 (Agriculture Priority Three).

Proposed Development Agreement – Quick As A Wink Theatre Society

Chair Pineo advised that she made the motion to approve the development agreement for Quick As A Wink Theatre Society in error at the July 14, Council meeting. A public hearing is required by the Municipal Government Act before Council can approve a new development agreement. The public hearing for this development agreement has not yet been held.

Discussion was held about the process to rescind a motion and to reconsider it again at Council. PAC was advised that the July 14 motions have to be rescinded prior to the public hearing on this matter. Council's rules of order require that notice must be given prior to rescinding the motion. Notice of this motion to rescind will occur at the July 28, COW meeting.

A Public Hearing on the proposed development agreement is scheduled for the Council meeting on August 11, 2015.

Update – Municipal Heritage Property – “Greenwood”

The Municipal Heritage Property plaque has been ordered and staff are waiting for it to arrive in order to set a date for the plaque unveiling. Mrs. Perry will be contacted once the plaque has been received.

Ms. Dempsey noted the fact that Hantsport has a federal heritage property, the train station, and the first federally designated Heritage property now located in West Hants.

BUILDING AND DEVELOPMENT ACTIVITY REPORT

Monthly Report of June 2015

Moved by Warden Dauphinee and Councillor Brown that the Building and Development Activity Report for the month of June 2015 be received.

Motion carried.

Discussion was held about the commercial permits that were issued during June. Councillor Daniels asked what type of projects fell under the permits issued for institutional uses. Staff will look into this and get back to her.

NEW BUSINESS

Establishing an Area Advisory Committee for Hantsport

Ms. Dempsey advised that the transition committee involved in the Hantsport dissolution process advised the residents of Hantsport and the NS Utility & Review Board that one of the advantages to joining the Municipality of West Hants was that it could establish an area advisory committee for the planning area of the former town. Hantsport has been involved in land use planning since the late 1970's. It had a Council appointed PAC as well as a Municipal Planning Strategy, Land Use By-Law and Subdivision By-law.

Ms. Dempsey advised that there are a variety of municipalities in Nova Scotia that have area advisory committees. The proposed area advisory committee is purely advisory in nature and would be mainly comprised of citizen members and one councillor. This gives an opportunity to the residents of the community of Hantsport to advise their municipal representatives on the preparation and amendment of their existing planning documents and on planning matters in general that pertain to their community.

Ms. Dempsey referred to the "Policy Establishing Hantsport Area Advisory Committee" attached to her July 16 staff report. She advised that the Committee would consist of a maximum of eight members and a minimum of four members. The non-Council members would be appointed to the Committee for a term of two years, while the Council member would sit on the Committee for four years. Ms. Dempsey referred to the "Hantsport Area Advisory Committee Terms of Reference",

also attached to the staff report which lays out the Committee's membership, appointment, mandate, communications, responsibilities, code of conduct, etc.

The Hantsport Area Advisory Committee (HAAC) would make recommendations to PAC and in turn PAC, if they were in agreement with the recommendations, would recommend to Council. Ms. Dempsey asked the Committee if the procedure for appointing the HAAC citizen members should be similar to the process used for determining PAC citizen members, such as advertising, interviews, etc.

Councillor Daniels felt the idea for the HAAC was very positive. She asked if the citizen members would have to be from Hantsport itself or could it include residents from outlying areas. Ms. Dempsey stated that the selection of citizen members should come from the community of Hantsport, as this is the planning area that the planning documents pertain to.

Councillor Daniels asked if Hantsport would have a designation similar to those in West Hants for example, Growth Centre, Village, Hamlets, etc. Ms. Dempsey advised that the Hantsport planning documents are still binding, and becoming part of West Hants does not diminish the validity of those documents. She advised that Hantsport is unique in that it has had its own planning documents since 1977, and because they were an incorporated town for 120 years. This makes them a very distinct community different from the other rural communities of West Hants.

Councillor Zwicker suggested residents from the outlying communities be included in the selection of citizen members for the HAAC, as many of those residents feel they are part of Hantsport.

Warden Dauphinee commented he supported the idea of the HAAC, but wondered if this would become part of the West Hants Plan Review. He suggested that Hantsport planning documents be part of the Plan Review as Hantsport is now part of West Hants.

Ms. Dempsey stated that West Hants is slated to begin its Plan Review in 2016. She stated she personally felt that including Hantsport planning documents at this time was premature, and that she would like the HAAC to be well established first to see how it works. If there is no interest by the residents in participating on the committee, it then would be a good indicator that perhaps the documents should be combined. Ms. Dempsey felt that this would give an opportunity for Hantsport residents to recognize that they have their own distinct planning documents.

Warden Dauphinee suggested that Hantsport planning documents be reviewed at the same time as the West Hants planning documents. Ms. Dempsey advised that

the Hantsport planning documents were adopted in 2010, and their MPS states the Plan Review be scheduled every seven years; which would be 2017.

Councillor Matheson agreed with Warden Dauphinee's comments. He suggested as part of the transition process, that the Hantsport planning documents be reviewed as soon as possible.

Councillor Daniels and Ms. Leopold agreed with Ms. Dempsey with respect to the waiting until the HAAC has been established for a while before undertaking the review of the Hantsport planning documents. They agreed that it would be more demanding for staff to try to complete a plan review of both Hantsport and West Hants planning documents. Chair Pineo reminded the Committee about the time and efforts that went into the last plan review. She noted that at the last plan review, there were two rounds of community meetings before the planning documents were adopted. Chair Pineo also noted that when going through the 2016 Plan Review, it will still be expected that Committee members attend those upcoming plan review community meetings as well as their other municipal meetings.

Debate continued about the process of the Plan Review and if the Hantsport planning documents would be incorporated into the West Hants planning documents. It was agreed that more discussion is needed with respect to the 2016 Plan Review.

Moved by Warden Dauphinee and Councillor Daniels to recommend that Council in accordance with Sections 201 and 202 of the Municipal Government Act, adopt the "Policy Establishing Hantsport Area Advisory Committee" and the Hantsport Area Advisory Committee Terms of Reference in order to create an area advisory committee for the former Town of Hantsport and to enable the residents of Hantsport to advise the Planning Advisory Committee on planning matters that affect the community of Hantsport.

Motion carried.

MISCELLANEOUS

No miscellaneous business to be heard.

NOTICES FROM ADJACENT MUNICIPAL UNITS

Municipality of Kings

Moved by Councillor Swinamer and Warden Dauphinee to receive the notice from Cindy L. Benedict, Planning Support Clerk, Planning Services, Municipality of the County of Kings, dated July 8, 2015, regarding a Notice of Public Hearing – proposed rezoning and text amendments.

Motion carried.

Ms. Dempsey advised that the proposed LUB amendments relate to the presentation given by Glooscap First Nation to COW in the spring. These amendments would allow the development of a commercial service centre at the interchange 8A off of Highway 101 in Kings County.

QUESTIONS & COMMENTS FROM PUBLIC

No members of the public were present.

ADJOURNMENT

Moved by Warden Dauphinee and Councillor Swinamer that the meeting adjourn.

Motion carried.

The meeting adjourned at 7:38 p.m.

Chair