



MUNICIPALITY OF THE DISTRICT OF WEST HANTS
Planning Advisory Committee
August 20, 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 (6:43 pm)
Councillor Reed Allen
Councillor Victor Swinamer
Councillor Tom Brown
Mr. John Smith, Citizen Member

STAFF: Jeanne Bourque, Planner
Doug MacInnis, Development Officer
Velma Macumber, Admin. Assistant

REGRETS: Karen Dempsey, Director of Planning, vacation
Councillor Robbie Zwicker, vacation
Ms. Tanya Leopold, Citizen Member

Chair Pineo called the meeting to order.

APPROVAL OF AGENDA & ADDITIONS

The following items were added to the agenda under Miscellaneous:

- Land in St. Croix
- Ellershouse Wind Farm

Moved by Warden Dauphinee and Councillor Brown that the agenda be approved as amended.

Motion carried.

APPROVAL OF MINUTES OF JULY 16, 2015

Moved by Warden Dauphinee and Councillor Swinamer that the minutes of July 16, 2015 be approved as circulated noting any errors or omissions.

Motion carried.

BUSINESS ARISING FROM MINUTES

Ms. Bourque welcomed Doug MacInnis, Development Officer, to the meeting. She advised that Mr. MacInnis was Acting Director of Planning while Ms. Dempsey is on vacation.

Update – Master Plan Development Agreement Amendments - Forest Lakes Country Club Resort & Development Agreement – Quick As A Wink Theatre Society

Ms. Bourque advised that Council approved the non-substantive amendments to the Forest Lakes Country Club Resort Development Agreement and the Quick As A Wink Development Agreement on August 11, 2015. Notices of Approval were published in the August 20, 2015 edition of the Hants Journal and the appeal periods expire on September 3, 2015.

Update – Municipal Heritage Property – “Greenwood”

Ms. Bourque advised that the property owner of “Greenwood” was contacted and now staff is waiting for a response with respect to a date for the plaque unveiling.

Update – Hantsport Area Advisory Committee

Ms. Bourque advised that Council approved the Policy for Establishing the Hantsport Area Advisory Committee (HAAC) on August 11, 2015. She advised that staff is working on an invitation to community citizens to serve on the HAAC that would be published in the Hants Journal, and circulated as posters, likely in mid September.

Ms. Bourque advised that amendments to the Hantsport planning documents approved by the Hantsport Town Council have been inserted into the documents. The up-to-date documents have been posted to the Hantsport and West Hants websites.

Chair Pineo advised that she received an inquiry from a resident about renting a building for commercial purposes in the Recreation Open Space zone in Hantsport. Ms. Bourque advised that staff needs more detail with respect to what type of commercial use is proposed. Some commercial uses may be permitted as an accessory use in the Recreation Open Space zone.

BUILDING AND DEVELOPMENT ACTIVITY REPORT

Monthly Report of July 2015

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

Motion carried.

NEW BUSINESS

Presentation – Doug Corkum – proposed subdivision in Prime Agriculture (P/Ag) Zone

Mr. Corkum was not in attendance at this meeting to give a presentation.

MISCELLANEOUS

Clarification of Future Streets Map

Ms. Bourque clarified the intent of the Future Streets Conceptual Plan which is part of the West Hants and Windsor Subdivision By-laws. She advised that West Hants and Windsor Councils approved the amendments to their respective Subdivision By-laws in the spring of 2014 to include the Future Streets Conceptual Plan and supporting text. This plan was developed co-operatively with input from the Town of Windsor, Municipality of West Hants, the municipal Planning Departments, the Public Works Departments, Nova Scotia Transportation and Infrastructure Renewal, and the professional engineering firm of Griffen Transportation Group Inc.

Since the adoption of this plan by both municipal units, planning staff in both the Town of Windsor and the Municipality of West Hants now have a degree of control as to where future streets are – or are not – built in the area covered by the plan. All proposed streets must be in general conformity to the Future Streets Conceptual Plan. This will assist in more cohesive long term development in the Garlands Crossing area of the county and the adjacent Payzant Drive/Wentworth Road area of the Town. Prior to this, neither municipal unit was able to direct developers as to preferred locations for streets. Many of these future streets and street connections will only become possible over the long term.

Chair Pineo asked about the second access for the mini home park. Ms. Bourque advised that the most recent development agreement for the mini home park identifies the necessity for a future emergency access for the mini home park. This requirement is initiated by either the issuance of a building permit for the 150th

dwelling, or a building permit for the second maintenance shed, or an occupancy permit for any portion of the Community Use/Local Commercial Building. The gated emergency access from Irven Drive to the Avon View High School property was considered by all emergency responders as well as NSTIR to be adequate to serve the dwelling units being proposed in the Garlands Crossing area. PAC also discussed street layouts that do not form part of the Future Streets Conceptual Plan.

The Planning Advisory Committee agreed that a Joint Border Development Committee meeting is necessary to discuss practical details such as cost sharing for requiring a developer to oversize infrastructure, development charges, and collection of taxes from development in the border area.

Land in St. Croix

Councillor Brown advised that he received an inquiry from a resident about the possibility of renting land in the Open Space Zone in order to place a mobile on the property.

It was suggested to Councillor Brown that the resident write the Municipality with respect to this request.

Ellershouse Wind Farm

Councillor Brown asked about the Ellershouse Wind Farm development and how many wind turbines were permitted.

Ms. Bourque advised that the development agreement allows up to seven wind turbines to be placed on the property. Currently there are four turbines being placed on the property, and construction dates for the next three turbines will be determined by the developer

NOTICES FROM ADJACENT MUNICIPAL UNITS

No notices were received.

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 7:37 p.m.

Chair