



**MUNICIPALITY OF THE DISTRICT OF WEST HANTS**  
**Planning Advisory Committee**  
**October 15, 2015 6:30 p.m.**  
**Sanford Council Chambers**

**PRESENT:** Councillor Shirley Pineo, Chair  
Councillor Jennifer Daniels, Vice Chair  
Deputy Warden Gary Cochrane  
Warden Richard Dauphinee  
Councillor Randy Matheson  
Councillor Robbie Zwicker  
Councillor Tom Brown  
Mr. John Smith, Citizen Member  
Ms. Tanya Leopold, Citizen Member

**STAFF:** Karen Dempsey, Director of Planning  
Jeanne Bourque, Planner  
Doug MacInnis, Development Officer  
Velma Macumber, Admin. Assistant

**REGRETS:** Councillor Reed Allen  
Councillor Paul Morton

**GUESTS:** Doug Corkum, Sainte-Famille Winery Ltd

Chair Pineo called the meeting to order at 6:30 p.m.

**APPROVAL OF AGENDA & ADDITIONS**

The following item was added under Business Arising from Minutes:

- Update – MPS and LUB amendments – fire station

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

**Motion carried.**

**APPROVAL OF MINUTES OF SEPTEMBER 17, 2015**

**Moved by Councillor Brown and Deputy Warden Cochrane Zwicker that the Public Information Meeting minutes of September 17, 2015 be approved as circulated noting any errors or omissions.**

**Motion carried.**

**Moved by Deputy Warden Cochrane and Councillor Zwicker that the PAC minutes of September 17, 2015 be approved as circulated noting any errors or omissions.**

**Motion carried.**

Ms. Leopold noted that there had been an omission of a question she asked with respect to the location of the fire station, and Mr. Hamer had responded to her question.

Staff will research the minutes further.

## **BUSINESS ARISING FROM MINUTES**

### **Update – Master Plan Development Agreement Amendments - Forest Lakes Country Club Resort**

Ms. Dempsey advised that she had hoped that she would have a staff report for this meeting with respect to a new proposal from Terra Firma Development Corporation for Eagle's Paradise, unfortunately due to other high priority matters, this was not possible. Ms. Dempsey advised that she has been meeting monthly with the developer, and this would not be holding them up. Staff is waiting for the developer to create the Phase 1B condominium lot in order to execute the development agreement and record it.

### **Update – Development Agreement - Quick As A Wink Theatre Society**

Ms. Bourque stated that there may be a need to extend the 120 day deadline for signing the development agreement as there have been delays with respect to the lot survey and consolidation. Ms. Bourque advised that a motion will be brought to Council to extend the 120 day requirement.

### **Update – Municipal Heritage Property – “Greenwood”**

Ms. Bourque advised that she was in contact with Mrs. Perry and it is hoped to have the municipal heritage plaque installed shortly.

## **Update – Hantsport Area Advisory Committee**

Ms. Bourque advised that an ad has been submitted to the Hants Journal to be published next week inviting Hantsport residents to sit on the Committee. She advised that Staff is also preparing a website write-up and posters will be distributed in various stores in Hantsport.

Chair Pineo asked about the number of citizen members that will be sitting on the Committee. Ms. Bourque advised that the Committee may have up to a maximum of seven citizen members and one Councillor. Chair Pineo expressed concern on the potential for a tie vote. Ms. Bourque advised that staff will keep this concern in mind during the recruitment process.

## **Update – MPS and LUB Amendments – to allow a Fire Station at 22 Tonge Hill, Garlands Crossing**

Ms. Dempsey advised that the MPS and LUB amendments to allow a fire station at 22 Tonge Hill were approved at the October 13, 2015 Council meeting following the Public Hearing. She noted that at the Public Hearing, one member of the public spoke against the proposal. Ms. Dempsey also noted that the amendments do require approval from Municipal Affairs before they can become effective. Staff is waiting for a response from the Province within the next couple of days, and if approval is given, a Notice of Approval will be sent to the Chronicle Herald for publication. The amendments will be effective on the date of the publication. After that time, the Developer Officer would be able to issue a change of use permit to allow the fire station at 22 Tonge Hill.

## **BUILDING AND DEVELOPMENT ACTIVITY REPORT**

### **Monthly Report of September 2015**

**Moved by Warden Dauphinee and Councillor Zwicker that the Building and Development Activity Report for the month of September 2015 be received.**

**Motion carried.**

Ms. Dempsey apologized for the additional information that was circulated in the meeting packages that was not required.

Discussion was held with respect to various large construction projects throughout West Hants.

## **NEW BUSINESS**

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

Mr. Corkum advised that he had been approached by a person interested in buying his farmland but not his house. He stated that he had discussed this request with Planning staff, and was told that staff could not support his request for subdivision. Planning policies clearly prohibit the creation of new lots under 25 acres in size in the Prime Agriculture zone. Mr. Corkum asked to come before the Committee to see if his request to subdivide the house from the farmlands would be supported.

Ms. Dempsey advised that she understands that the property has the most restrictive agricultural zoning in West Hants. This is partially because it has the best soils, but the restrictive zoning primarily came from requests dating back to the 1970's through until present day from the farming community to protect the area. She noted that conflicts often arise between non-farm residential and agricultural uses, and policies are in place to mitigate those conflicts. West Hants Municipal Planning Strategy policies restrict subdivision of farmland in all agriculture zones, and Mr. Corkum's property does not meet the subdivision requirements of the Prime Agriculture zone. Staff have reviewed this and find that there is no way to grant his request without fundamentally changing policies that protect agricultural lands in West Hants. Ms. Dempsey advised that Mr. Corkum could apply for an MPS amendment, but Staff could not support his application.

The Committee agreed that even though they empathized with Mr. Corkum's situation, Staff was following long-standing policies that have been put in place by Council and the agricultural community. The intent of the MPS policies is to protect agricultural land from fragmentation and to ensure long-term sustainability and the ability to feed future generations. The Committee expressed concerns about setting a precedent if they relaxed the restrictions in the Prime Agriculture (P/Ag) Zone for one property until it could be determined what effect any change has on the overall section of policies. Staff also contacted Nova Scotia Municipal Affairs about a proposed change to the agricultural policies for this area, and how this would be viewed in light of the *Provincial Statement of Interest Regarding Agricultural Land*, which municipalities are required to follow under the Municipal Government Act (MGA). It was asked if the Minister of Municipal Affairs would consider approving an MPS amendment that would decrease protection of farmlands, and provincial staff indicated that while they could not give a definitive answer, it would likely not be recommended for approval.

The Committee agreed this issue could be addressed in the Plan Review scheduled to begin in 2016, As has been done in the reviews since 1979, this process provides an opportunity for public consultation with the farming community, and careful deliberation of the effect of Planning policies. The Committee recognized that none of this helps Mr. Corkum at this time.

Mr. Corkum thanked the Chair for the opportunity to speak and left the meeting at 7:55 p.m.

**Moved by Warden Dauphinee and Councillor Brown to receive the correspondence from Doug Corkum and Sainte-Famille Wines Limited.**

**Motion carried.**

## **MISCELLANEOUS**

No miscellaneous business was heard.

## **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 Brown that the meeting adjourn.**

**Motion carried.**

The meeting adjourned at 8:56 p.m.

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**Chair**