



MUNICIPALITY OF THE DISTRICT OF WEST HANTS
Planning Advisory Committee
November 19, 2015 6:47 p.m.
Sanford Council Chambers

PRESENT: Councillor Shirley Pineo, Chair
Deputy Warden Gary Cochrane
Warden Richard Dauphinee
Councillor Randy Matheson
Councillor Reed Allen
Councillor Robbie Zwicker
Councillor Paul Morton
Councillor Tom Brown
Mr. John Smith, Citizen Member

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

REGRETS: Councillor Jennifer Daniels, Vice Chair, South West Hants Meeting
Ms. Tanya Leopold, Citizen Member

GUESTS: Donald Marr, Terra Firma Development Corporation
Paul Benner, Terra Firma Development Corporation

PUBLIC: Two members of the public were present

Chair Pineo called the meeting to order at 6:47 p.m. She advised that Councillor Daniels had sent regrets that she would not be attending tonight's meeting as she was attending the South West Hants meeting. Ms. Leopold also sent regrets that she would not be attending as she was out of the Province.

APPROVAL OF AGENDA & ADDITIONS

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

Motion carried.

APPROVAL OF MINUTES OF OCTOBER 15, 2015

Moved by Warden Dauphinee and Deputy Warden Cochrane that the Planning Advisory Committee meeting minutes of October 15, 2015 be approved as circulated noting any errors or omissions.

Motion carried.

Chair Pineo noted that "Zwicker" should be omitted from the motion under the Approval of the Minutes of September 17, 2015.

Ms. Dempsey advised that at the last PAC meeting with respect to the Approval of the Minutes of September 17, 2015, Ms. Leopold inquired about an omission of a question she asked about the location of the fire station. Staff listened to the recording of the meeting and could not find the reference. Ms. Dempsey advised that Ms. Leopold was welcome to come and listen to the recording if she wished and that Bourinot's Rules of Order states that "The minutes should accurately record the actions taken and decisions made by the meeting in regard to the items of business considered. They should not attempt to be a verbatim account of the meeting...".

BUSINESS ARISING FROM MINUTES

Update – Forest Lakes Country Club Resort

Ms. Dempsey advised that Council approved Phase 1B, and staff is waiting on the creation of the condominium lot. The development agreement will be finalized once this has been completed.

Update – Development Agreement - Quick As A Wink Theatre Society

Ms. Bourque stated that the process for subdivision and consolidation of the subject property is underway; once this process is complete the development agreement will be signed.

Update – Hantsport Area Advisory Committee

Ms. Dempsey advised that Council approved the Policy for Establishing the Hantsport Area Advisory Committee (HAAC) in August 2015. Interviews for citizen members to sit on the HAAC are almost completed, and it is expected that early in 2016 the HAAC will be having their first meeting.

Update – MPS and LUB Amendments – Fire Station

Ms. Dempsey advised that the MPS and LUB amendments to allow a fire station at 22 Tonge Hill were approved by Municipal Affairs. A development permit was issued to allow the change of use, and all legalities have been signed off.

Warden Dauphinee commented that the new fire station was doing quite well and gaining new members; and morale is high.

Ms. Dempsey commented that there were eight call outs and the fire station met the response times very well.

BUILDING AND DEVELOPMENT ACTIVITY REPORT

Monthly Report of October 2015

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

Motion carried.

NEW BUSINESS

Terra Firma Development Corp. – Eagle’s Paradise Amending Agreement

Ms. Dempsey advised that an application was received from Terra Firma Development Corporation Ltd for non-substantive amendments to the existing Master Plan Development Agreement. The purpose of the amendments is to enable the next phase, Eagle’s Paradise, of the resort development to begin. This phase includes fifteen (15) bare land condominium lots that will contain a total of sixty-seven (67) dwelling units. Ten of these dwelling units will be single unit dwellings with lakefront and eight four unit dwellings, along with five, five unit dwellings.

Moved by Warden Dauphinee and Councillor Matheson to receive the Staff Report prepared by Karen Dempsey, Director of Planning, dated November 19, 2015 with respect to Forest Lakes Country Club Resort Non-Substantive Amendments to Master Plan Development Agreement – Phase Eagle’s Paradise.

Motion carried.

Ms. Dempsey referred to Map "A" and the Project Development Plan showing the location of the residential phase of Eagle's Paradise in relation to the overall development and noted that this phase is located on the southwest side of Cochran Lake and encompasses ~ 22 acres of land. Ms. Dempsey reviewed the background information in the staff report with respect to the Master Plan Development Agreement (MPDA) for Forest Lakes Country Club (FLCC) which was approved by Council on July 12, 2011. The agreement provided for a resort community around a Jack Nicklaus golf course which included a mix of residential, commercial, recreation and tourist-oriented uses. A condominium form of ownership is envisioned for much of the resort, comprised eventually of approximately 1,880 to 2,700 dwelling units at full build out to be phased in over a period of 15 to 20 years.

Ms. Dempsey noted that substantive amendments to the MPDA were approved by Council on November 13, 2012, and non-substantive amendments were approved by Council on August 12, 2014 and August 11, 2015. The MPDA applies to an area approximately 1,700 acres in size, comprising more than 30 parcels of land on the south side of Highway 1 in Ardoise. The municipal boundary with East Hants represents much of the eastern boundary, while Highway 101 forms most of the southern boundary.

Ms. Dempsey reviewed the relevant policies of the MPS applying to this amending agreement and then the relevant clauses of the MPDA that also apply to this phase of the development. She noted that not all external agencies have provided comments as yet on this phase of the development. She advised 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 MPDA.

Mr. Smith expressed concern with respect to the loss of trees along the lake shore. Ms. Dempsey advised that the developer will be following a Forest Management Plan which identifies three tree stand types and stipulates how cutting is conducted depending on the age and quality of the trees. Mr. Smith asked about the provision of potable water. Ms. Dempsey advised that the developer had provided a water balance study to show what sources of water are to be used for the whole development. A water balance study for this phase of the development was completed by WSP engineers indicating sustainable yields of ~33,000L/day from two deep water wells proposed as the source for a central water supply for Eagle's Paradise. In terms of the number of lakes used in the development, Cochran Lake is the main one, and there may be a couple of man-made lakes created in the future.

Ms. Dempsey noted that Nova Scotia Environment approval is needed to determine whether the development is serviced or capable of being serviced by a private central water supply and treatment plant. NSE approval has already been given for the waste water treatment plant and central sewer system proposed.

Discussion was held regarding the operation of the helipad for emergency services for the development.

Ms. Dempsey asked the Committee about their wishes for a public hearing. Warden Dauphinee felt a public hearing was unnecessary as the amendments were not anything different than what was already in the MPDA. He noted that the Municipality had not received any complaints and work is ongoing in the development which means to him that the public is agreeable to what is happening there.

Ms. Dempsey advised that the draft amending development has to be sent to the municipal solicitor for comments before it can go to Council for approval as well as staff is waiting for the NS Environment Approval for the water servicing plan.

Chair Pineo asked for further questions or comments.

Mr. Marr commented that he would like to address the concern about tree stands in front of the lake by saying that the natural character and beauty of the site is something that the developer wants to embrace. The developer wants to have a buffer of trees between the lake and the dwellings and this philosophy is something that is being applied to the whole development.

Chair Pineo asked Mr. Marr for an update with respect to the progress of the Forest Lakes Country Club Resort development.

Mr. Marr stated that the development is behind schedule but is moving forward; contractors are working steadily. He noted that Council and NSE have approved Phase 1B, creating 62 additional lots and the infrastructure has been installed.

Mr. Marr gave updates with respect to the following:

- Some preliminary work has started with respect to Eagle's Paradise.
- An approved building permit was received for the construction of two 4 unit dwellings and the foundations have been poured.
- A good response was received internationally and locally with respect to home sales orders to be filled during the construction season of 2016.

- The developer is waiting for NSE approval for the 12 unit dwelling off of Turtle Way. Hopefully, they will receive the approval soon so the foundation can be poured.
- NSE approval was given for the creation of four golf holes, and construction has begun on them.
- Because of the positive response from the public to buy, people are anxious to move into something within 60 to 90 days. The developer is trying to meet those demands early in 2016 by building spec homes which can be sold during the construction season.
- The developer is committed to complete the nine holes of the golf course in 2016 as well.

Chair Pineo took a moment to introduce Councillors Zwicker and Morton to Mr. Marr. Mr. Marr also introduced Paul Benner, Project Director.

Deputy Warden Cochrane commented that he had a tour of a completed single unit dwelling as well as the duplex and felt they were beautifully designed. He also toured the boathouse near the lakefront of Cochran Lake. Deputy Warden Cochrane stated he was quite impressed with the construction of the buildings around existing large trees. Warden Dauphinee agreed with Deputy Warden Cochrane's comments.

Chair Pineo stated she was impressed that the developer used the natural materials found on site to build the roads, and create the equestrian trails. She asked if the other amenities mentioned in the original discussions, such as the equestrian centre, swimming pool, hiking trails, etc. were still being offered. Mr. Marr advised that they have not modified any of the recreational facilities nor the ambitions for them as well. He said it was important that the amenities be sustainable. He also stated that it was the developer's intention not to own and operate all the facilities. It was hoped that some entrepreneurs would come on board as well in keeping with the Forest Lakes Country Club Resort philosophy.

Chair Pineo asked the Committee if they had any further questions. No further questions were heard. Chair Pineo stated it was consensus of the Committee that a public hearing was not required at this time.

Moved by Councillor Matheson and Warden Dauphinee to recommend that Council approve the application of Terra Firma Development Corporation Limited, (TFDC) for non-substantive amendments to the Forest Lakes Country Club Resort Master Plan Development Agreement, to enable the Eagle's Paradise residential phase of this development as specified in the amending agreement application and plans dated 13 August, 2015 pending

legal review of a draft Amending Agreement and approval by NS Environment.

Motion carried.

MISCELLANEOUS

No miscellaneous business was heard.

NOTICES FROM ADJACENT MUNICIPAL UNITS

No notices were received.

QUESTIONS & COMMENTS FROM PUBLIC

Bill Preston, from Hantsport, stated he felt the Forest Lakes Country Club Resort development was very exciting. He asked if any consideration was given with respect to the protection of the lake from any adverse effects from the development.

Ms. Dempsey advised that NSE Approval was the integral part of the Master Plan Development Agreement process, even before the agreement was in place. Approvals had to be obtained with respect to a water balance study, a forest management study which included considerations for wetland, wildlife habitat, etc.

Mr. Preston asked about the use of motorized boats and the potential for pollution. Mr. Marr advised that Cochran Lake is the centerpiece of the development and the preservation of that lake was important to the developer.

Warden Dauphinee noted that the development has been ongoing for approximately seven years and recommended Mr. Preston visit the site.

Chair Pineo suggested to Mr. Preston to visit the Municipality's website and review the staff reports under the Planning Section for more information on the resort development.

ADJOURNMENT

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

Motion carried.

The meeting adjourned at 7:50 p.m.

Chair