



**MUNICIPALITY OF THE DISTRICT OF WEST HANTS
Planning Advisory Committee
November 17, 2016, 6:00 p.m.
Sanford Council Chambers**

- PRESENT:** Councillor Rupert Jannasch
Councillor Kathy Monroe
Councillor David Keith
Councillor Tanya Leopold
Councillor Debbie Francis
Councillor Randy Hussey
Councillor Jennifer Daniels
Councillor Paul Morton
Councillor Abraham Zebian
Councillor Robbie Zwicker
Mr. John Smith, Citizen Member
- STAFF:** Karen Dempsey, Director of Planning
Jeanne Bourque, Planner
Doug MacInnis, Development Officer
Velma Macumber, Admin. Assistant
- PUBLIC:** Four members of the public were present

Ms. Dempsey called the meeting to order at 6:59 p.m.

MPS amendment – rezoning lands in Mineral Resource Zone – Supplementary Staff Report

Moved and Seconded that the Proposed Municipal Planning Strategy Amendment go to Council for First Reading. This amendment would enable rezoning lands currently zoned Mineral Resource to be rezoned, as contained in the Planning Staff Report of September 15, 2016.

Motion carried.

NOMINATION & ELECTION OF CHAIR AND VICE CHAIR

Ms. Dempsey called for nominations for the position of Chair of the West Hants Planning Advisory Committee.

Councillor Hussey nominated Councillors Leopold and Daniels for the Chair position.

Ms. Dempsey called for further nominations, and asked Councillor Daniels if she accepted the nomination for the position of Chair. Councillor Daniels accepted the nomination.

Ms. Dempsey asked Councillor Leopold if she accepted the nomination. Councillor Leopold declined the nomination. Ms. Dempsey called for nominations three times and no other nominations were made.

Ms. Dempsey declared Councillor Daniels as Chair.

Chair Daniels asked for nominations for the position of Vice Chair.

Councillor Hussey nominated Councillor Leopold.

Chair Daniels called for further nominations, and asked Councillor Leopold if she accepted the nomination for the position of Vice Chair. Councillor Leopold accepted the nomination. Hearing no further nominations, Chair Daniels declared Councillor Leopold as Vice Chair.

APPROVAL OF AGENDA & ADDITIONS

Moved and Seconded that the agenda be approved as circulated.

Motion carried.

PLANNING 101

Ms. Dempsey briefly explained that the Municipal Government Act (MGA) allows municipalities to control the development of land by means of municipal planning strategies, land use by-laws, and subdivision by-laws. Parts 8 and 9 of the MGA are the main sections devoted to planning and subdivision. She advised that the Municipal Planning Strategy (MPS) is a statement of Council's policies for growth and development of the Municipality. It consists of policies, text, and maps. The Land Use By-law (LUB) and the Subdivision By-law provide the regulations required to implement the policies of the MPS. The LUB establishes zones and the permitted uses for each zone, and standards for development which are based on the policies in the MPS. The Subdivision By-law sets out requirements for subdividing and consolidating land.

APPROVAL OF PLANNING ADVISORY MEETING MINUTES OF SEPTEMBER 15, 2016

Moved and Seconded that the Planning Advisory Committee meeting minutes of September 15, 2016 be approved as circulated noting any errors or omissions.

Motion carried.

HANTSPORT AREA ADVISORY COMMITTEE UPDATE FROM CHAIR

Councillor Zwicker advised that HAAC did not meet in October, but will be meeting on November 23, 2016.

BUSINESS ARISING FROM MINUTES

Update - Forest Lakes Country Club Resort

Ms. Dempsey advised that Council had approved two additional non-substantive amendments to the Master Plan Development Agreement. The developer is close to getting these two amending agreements signed.

Update – MPS and LUB Amendments – Multiple Unit Dwellings

Ms. Bourque advised that the process of approving MPS and LUB amendments to allow multiple unit dwellings in the Hamlets and Resource areas has been completed.

This matter can now be taken off the agenda.

Update – Hlub amendments – existing two unit dwellings

Ms. Bourque advised that Hantsport Land Use By-law amendments that made all existing (as of 2010) two unit dwellings in the Residential Single Unit (R-1) zone conforming uses are now in effect.

This matter can now be taken off the agenda.

BUILDING AND DEVELOPMENT ACTIVITY REPORTS

Monthly Reports of September and October 2016

Moved and Seconded that the Building and Development Activity Reports for the months of September and October 2016 be received.

Motion carried.

Ms. Dempsey noted that the 2016's year to date totals for the number of permits issued and the estimated value of construction was up compared to 2015's.

NEW BUSINESS

Preliminary Staff Report – to amend Development Agreement for The Crossing Land Lease Community, Garlands Crossing

Ms. Bourque explained that the Planning Department received an application from Mitchell Brison of Brison Developments to amend the existing development agreement on The Crossing Land Lease Community. The amendments requested would enable the addition of two-unit mini homes, increase the number of dwelling units permitted as-of-right, and make minor text amendments.

The main purpose of the Preliminary Staff Report was to provide PAC members with the background information from the original development agreement and 2014 amending agreement, and request that the application be sent to the next step of the review process.

Councillor Monroe asked about the requirement to have the second access built. Ms. Bourque advised that there are no changes proposed - the emergency access on Irven Drive is required to be complete when the 150th building permit for a dwelling unit is applied for, or a permit for the second maintenance shed is sought.

Ms. Bourque advised that a Public Information Session may be held at the next regular PAC and property owners within 300 ft. of the subject property and the residents within The Crossing notified. A full staff report and draft development agreement will be made available prior to the session, through the website and hard copies at the Planning Office.

Discussion was held with respect to the area being developed off Edward Drive. Ms. Bourque advised that that area is not part of the development agreement.

Discussion was held with respect to snow plowing of Underwood Road and what might be done to encourage Nova Scotia Transportation and Infrastructure Renewal (TIR) to plow the road earlier due to the number of seniors residing in The Crossing. Staff will take the matter back to the Municipal Engineer and the CAO for discussion.

Moved and Seconded that a Public Information Session be held to review the application for amendments to The Crossing Development Agreement, pending completion of a draft development agreement and a full staff report.

Motion carried.

MISCELLANEOUS

No miscellaneous business was heard.

NOTICE FROM ADJACENT MUNICIPAL UNIT

Municipality of Chester

Moved and Seconded to receive the Public Hearing Notice from Pamela Myra, Municipal Clerk, Municipality of Chester, dated October 12, 2016 re Municipal Planning Strategy and Land Use By-law amendments to require development agreements to develop new parks or open spaces that give public access to inland waterways, and Notice of Public Hearing from Laura Mosher, MCIP, Supervisor, Planning and Development Services, Municipality of the County of Kings, dated November 7, 2016 re Land Use By-law Amendments – Light Industrial Commercial (M1) Zone.

Motion carried.

QUESTIONS & COMMENTS FROM PUBLIC

Bill Preston noted Councillor Hussey's concern about The Crossing and recalled a similar incident where he lived in Halifax where his street was the last street to get plowed.

ADJOURNMENT

Moved and Seconded that the meeting adjourn.

Motion carried.

The meeting adjourned at 8:05 p.m.

Chair