



MUNICIPALITY OF THE DISTRICT OF WEST HANTS
Planning Advisory Committee
Public Information Session
January 21, 2016 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 Paul Morton
Councillor Robbie Zwicker
Councillor Greg Miller
Councillor Tom Brown
Mr. John Smith, Citizen Member
Ms. Tanya Leopold, Citizen Member

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

GUESTS: James & Michelle Maynard
Jane Davis, Hantsport Area Advisory Committee
Donald Hussey, Hantsport Area Advisory Committee
Greg Pace, Hantsport Area Advisory Committee
Bill Preston, Hantsport Area Advisory Committee
Philip Zamora, Hantsport Area Advisory Committee

PUBLIC: No members of the public were present

Chair Pineo called the public information session to order at 6:30 p.m. She welcomed the HAAC members and asked PAC members to introduce themselves. Chair Pineo advised that the purpose of the session was to hear comments and questions from community members in regards to the proposed development agreement to allow an auto repair shop at 741 McKay Road in McKay Section.

Ms. Bourque advised that the Maynards propose to establish a home based auto repair shop mainly using an existing two-bay garage located behind their home. The Land Use By-law allows home based businesses in any zone, but auto repair shops are not listed in the definition of home based business. An auto repair shop

is considered as a Resource Industrial use; however, Council can consider this use in the AR-2 zone by development agreement.

Ms. Bourque stated that the key point for the proposal was the development site. She noted that while the development agreement would be registered on the entire property, it may restrict the business development activities to a particular area. In this case, specifying a development site serves two purposes. First, it restricts the size of the business, which helps to minimize the impact of the business on adjacent residential use. Second, it ensures that only a limited portion of the property which is in close proximity to existing non-farm buildings is used for the business, preserving the remaining agricultural lands for potential agricultural uses.

No members of the public were present, so Chair Pineo adjourned the public information session at 6:39 p.m.

Chair