



MUNICIPALITY OF THE DISTRICT OF WEST HANTS
Planning Advisory Committee
March 17, 2016 6:35 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 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

REGRETS: Councillor Reed Allen

GUESTS: Jonathan Lucas

PUBLIC: Six members of the public were present

Chair Pineo called the PAC meeting to order at 6:35 p.m. after the public information session regarding the application from Jonathan Lucas.

Approval of Agenda & Additions

Moved and Seconded that the agenda be approved as circulated.

Motion carried.

Approval of Minutes of February 18, 2016

Moved and Seconded that the Planning Advisory Committee meeting minutes of February 18, 2016 be approved as circulated noting any errors or omissions.

Motion carried.

Hantsport Area Advisory Committee

Ms. Dempsey gave a brief update to the Committee with respect to the HAAC meeting held on March 9, 2016 at the Hantsport Office. She advised that that meeting was very positive. The HAAC completed their review of the terms of reference. They also completed the Asset Mapping exercise with respect to the social assets of Hantsport such as their community organizations.

Ms. Dempsey asked the Committee for feedback concerning the best way for HAAC to report back to PAC, once Councillor Zwicker shared his comments about the meeting.

Councillor Zwicker agreed with Ms. Dempsey that it was a very positive meeting. He felt that the Asset Mapping was an important process to work through. Councillor Zwicker suggested that he would give a verbal information report to PAC, unless there was a recommendation coming forward, and then it would have to be a formal written report.

The Committee agreed to verbal information reports unless a recommendation was coming forward from HAAC, which would require it to be a formal written report.

Business Arising from Minutes

Update - Forest Lakes Country Club Resort

Ms. Dempsey advised that the special Council meeting will be held on March 22, 2016 at 5:00 p.m. to deal with the Eagle's Paradise Phase of Forest Lakes Country Club Resort. A package was circulated which included the recommendation report, the staff report dated November 2015, as well as the draft development agreement.

Update - Development Agreement - Quick as a Wink Theatre Society

Ms. Bourque advised that the proposal is in the final stages of subdivision, once this process is completed the development agreement will be executed.

Update - Development Agreement - James & Michelle Maynard

Ms. Bourque advised that the agrologist study has been received and the development site has been reduced to 200 x 400 feet, and the agrologist has advised that the proposed development has no impact on the agricultural part of the property. The revised draft development agreement and supplementary report will be going to Public Hearing at the April 2016 Council meeting.

Update - Multiple unit dwellings in Hamlets

Ms. Dempsey advised that staff have not had the opportunity to adequately prepare a report for this meeting however they will do this when time permits.

Warden Dauphinee questioned the possible use of the Quarry Hall in St. Croix for residential purposes. Ms. Bourque advised that Council cannot consider multiple unit dwellings in hamlets at this time, only one and two unit dwellings. Also, that particular property is currently zoned Rural Commercial, which has different uses permitted as-of-right.

Building and Development Activity Report

Monthly Report of February 2016

Moved and Seconded that the Building and Development Activity Report for the month of February 2016 be received.

Motion carried.

The Committee briefly discussed the increase of permits issued and estimated value of construction in February's report over last year's. It was noted that subdivision numbers have increased as well.

New Business

Proposed Development Agreement - Jonathan Lucas, to allow a Recreation Commercial Use at 50 Lynch Road, Newport Corner (PID 45021391)

Ms. Bourque clarified again that the commercial dog kennel is a permitted agricultural use in the Agricultural Priority Three (AR-3) Zone. It can be built with a simple building permit application through the planning department, with no other

input required. It is only the recreational trails facility portion of the proposal that must be addressed through the development agreement process.

Ms. Bourque briefly reviewed the staff report.

Mr. Smith asked about the disposal of dog waste. Mr. Lucas advised that the matter is collected daily and taken to the landfill.

Councillor Daniels asked about limiting the night time runs. Ms. Bourque advised that Mr. Lucas was agreeable to the number of the night time runs as he surmised that the weather would only enable about five runs per year.

Councillor Daniels questioned if five parking spaces were adequate for the business. Ms. Bourque advised that the draft development agreement requires the minimum of five parking spaces, Mr. Lucas would be able to provide more spaces if they were required as the property is large enough.

Councillor Brown asked how many dogs would be housed at the commercial kennel. Ms. Bourque advised that the development agreement is placing a limit on the number, up to 40 dogs. If the kennel was simply being built as-of-right, West Hants has no upper limit on the number of dogs that may be housed in a commercial kennel.

Deputy Warden Cochrane commented that although he does support the operation; he is concerned about the dogs barking disturbing the neighbourhood. He stated that he had received numerous complaints in the past from various residents about the nuisance of dogs barking. He asked that this be noted in the minutes.

Warden Dauphinee commented that the new commercial venture is welcomed in the Municipality and wished Mr. Lucas the best of luck.

Moved and Seconded to recommend that Council approve the application of Jonathan Lucas to enter into a Development Agreement to allow a Recreation Commercial use, specifically a dog sledding, skiing and biking facility, at 50 Lynch Road, Newport Corner, West Hants (PID 45021391).

Motion carried.

Moved and Seconded to recommend that Council require that the Development Agreement with Jonathan Lucas be signed within 120 days from the date of final approval by Council or the date that any appeals

have been disposed of; otherwise, this approval will be void and obligations arising hereunder shall be at an end.

Motion carried.

Miscellaneous

Planning 101 Workshop HAAC – April meeting

Ms. Dempsey advised that staff is hosting a Planning 101 Workshop at the HAAC meeting on April 13, 2016 at 11:00 a.m. in the Hantsport Office. She invited Committee members to attend.

Notices from adjacent municipal units

Municipality of the District of Chester

Moved and Seconded to receive the notice from William DeGrace, MCIP, LPP, Senior Planner, Municipality of the District of Chester, dated March 7, 2016, re: Public Hearing Notice - proposed amendments to the Chester Municipal Planning Strategy and Land Use By-law.

Motion carried.

Adjournment

Moved and Seconded that the meeting adjourn.

Motion carried.

The meeting adjourned at 7:15 p.m.

Chair