



**MUNICIPALITY OF THE DISTRICT OF WEST HANTS**  
**Planning Advisory Committee**  
**Public Information Session**  
**March 17, 2016 6:00 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 (6:30 p.m.)  
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 public information session to order at 6:00 p.m. and reviewed the fire evacuation procedures. She advised that Councillor Allen had sent regrets he would not be attending this meeting as he was on vacation, and Councillor Zwicker had said that he would be late coming to the meeting.

Chair Pineo said that the purpose of the session was to hear comments and questions from the public in regards to the proposed development agreement for a Recreation Commercial Use at 50 Lynch Road, Newport Corner. She said that the Planner would review the staff report on the proposal.

Ms. Bourque explained that Mr. Lucas wishes to establish a recreation commercial use on his property at 50 Lynch Road, specifically a year-round dog sledding, skiing and biking operation. His dogs are mainly Alaskan Huskies. A kennel is considered an agricultural use and is permitted as-of-right on the portion of his property that is

zoned Agricultural Priority Three (AR-3). Planning staff are proposing a development agreement that permits the dog sledding, skiing and biking facility in conjunction with the commercial kennel. The West Hants Land use By-law requires that a commercial kennel is properly ventilated and soundproofed to a sound transmission class of at least 50 decibels as prescribed in the National Building Code. Ms. Bourque gave examples of sound transmissions of 60 and 70 decibels, which are regular speaking tones.

Ms. Bourque presented an overview of photos depicting the property and the approximate location for the kennel operations. Ms. Bourque invited Mr. Lucas to speak on this proposal.

Mr. Lucas advised that he had lived in Yukon where he became interested in dog sledding, biking, and skiing (sometimes referred to as skijoring), as well as dog training and breeding. He moved back to Nova Scotia and now wishes to establish a recreation commercial business on his property that combines all of these skills and interests. He said that there are a number of trails on his property which are in need of repair; however one trail he found would be an excellent training trail. Mr. Lucas advised that the business is the base for meeting the dogs; understanding care and hygiene; getting familiar with equipment and specialist clothing; experiencing camping with dogs in winter and summer; short private trail rides to experience running with dogs and to become acquainted with dog behavior, commands, and use of equipment etc. He also would like to create an agility park with a course for the dogs.

Betty Patton, Newport Corner, expressed concern with respect to people wandering off the trails onto to her property. She asked if there would be fencing. Mr. Lucas advised that it would be a fixed trail so people would not wander away from it.

Donna Adams, Newport Corner, also expressed concern with people wandering onto her property. She suggested fencing around the perimeter of the property. Ms. Adams advised that water sometimes runs down the hill onto her property and she wondered if any oil, gas, etc. leaking from ATVs, motorbikes, would also run down the hill onto her property. Mr. Lucas assured that he owns only two ATVs and they would only be used on the far side of the property well away from the creek.

Ms. Adams stated she likes dogs, but questioned the noise levels from barking dogs as they have a quiet neighbourhood. She also inquired about the possibility of garbage blowing around from people littering. Ms. Bourque advised that the development agreement includes a maintenance clause that states that the property and surrounding buildings and any portion are to be kept clean and in good repair. This includes driveways, fences, lawns, etc.

Ken Redden asked about the possibility of the brook and wells becoming contaminated from runoff. Ms. Bourque advised that Nova Scotia Environment has control over waterways and Mr. Lucas will have to meet their requirements.

Greg Patton expressed concern with respect to the wildlife being disturbed from the use of the trail, affecting his ability to go hunting. Ms. Bourque advised that the dogs are harnessed and it is a very controlled environment. She asked Mr. Lucas to speak on this. Mr. Lucas advised that the dogs are trained to ignore wildlife and to not veer off the trail.

Chair Pineo asked the public if there were any further comments or questions. No further comments or questions were heard.

The public information session adjourned at 6:35 p.m.

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**Chair**