



**MUNICIPALITY OF THE DISTRICT OF WEST HANTS**  
**Planning Advisory Committee**  
**April 21, 2016 6:00 p.m.**  
**Sanford Council Chambers**

**PRESENT:** Councillor Shirley Pineo, Chair  
Councillor Jennifer Daniels, Vice Chair  
Warden Richard Dauphinee  
Councillor Randy Matheson  
Councillor Reed Allen  
Councillor Paul Morton  
Councillor Robbie Zwicker  
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:** Deputy Warden Gary Cochrane  
Councillor Greg Miller

**GUESTS:** Mark Van Zeumeren, Sustainable Blue Fish Farm

**PUBLIC:** One member of the public was present

Chair Pineo called the PAC meeting to order at 6:00 p.m. and reviewed the fire evacuation procedures. Warden Dauphinee advised that Deputy Warden Cochrane had another meeting to attend this evening. It was noted that no regrets were received from Councillor Miller.

**APPROVAL OF AGENDA & ADDITIONS**

**Moved and Seconded that the agenda be approved as circulated.**

**Motion carried.**

**APPROVAL OF PLANNING ADVISORY AND PUBLIC INFORMATION SESSION  
MINUTES OF MARCH 17, 2016**

**Moved and Seconded that the Planning Advisory and Public Information Session minutes of March 17, 2016 be approved as circulated noting any errors or omissions.**

**Motion carried.**

## **HANTSPORT AREA ADVISORY COMMITTEE**

Ms. Dempsey advised that at the HAAC monthly meeting on April 13<sup>th</sup>, staff put on a Planning 101 workshop.

Councillor Zwicker commented that HAAC is continuing to become familiarized with their responsibilities.

Chair Pineo advised she and Ms. Dempsey conducted an interview to replace a member of HAAC who had to resign due to being enrolled in university full time. Ms. Dempsey advised that a recommendation will be coming from the Chair to Council on May 10<sup>th</sup> to appoint the person they interviewed.

## **BUSINESS ARISING FROM MINUTES**

### **Update - Forest Lakes Country Club Resort**

Ms. Dempsey advised that Council approved the amending agreement for Eagle's Paradise Phase of Forest Lakes Country Club Resort on March 22, 2016. This amending agreement as well as the Phase 1B amending agreement is before the developers for signing.

### **Update - Development Agreement - Quick as a Wink Theatre Society**

Ms. Bourque advised that the Quick as a Wink Theatre Society Development Agreement has been registered, and now the developer is able to apply for building and development permits. She suggested this item be removed from the agenda.

### **Update - Development Agreement - James & Michelle Maynard**

Ms. Bourque advised that Council approved the development agreement with the Maynards following the Public Hearing held on April 12, 2016. A Notice of Approval was published in the Hants Journal with the appeal period expiring on May 5, 2016. If there are no appeals received by NSUARB, the applicants will be able to sign the development agreement on May 6<sup>th</sup>.

### **Update - Multiple unit dwellings in Hamlets**

Ms. Dempsey advised that the report on amendments for multiple unit dwellings in Hamlets is in the works.

Warden Dauphinee asked if the amendments would be done before the next Plan Review. Ms. Bourque advised that it is hoped to have a staff report for the May PAC meeting. However, the amendments still have to follow the public consultation process, and be sent to the Provincial Director of Planning for ministerial review.

### **Update - Development Agreement – Jonathan Lucas**

Ms. Bourque advised that the draft development agreement will be going to Public Hearing at the May 10, 2016 Council meeting. She advised that the draft was revised in response to the public information session. A definition of “dog mushing” was added on page 2, and section 3.3 prohibits ATV racing. Ms. Bourque advised that the municipal solicitor had reviewed it and no issues were found.

## **BUILDING AND DEVELOPMENT ACTIVITY REPORT**

### **Monthly Report of March 2016**

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

**Motion carried.**

The Committee discussed the increase of permits issued and estimated value of construction in March’s report over last year’s. It was noted that the subdivision numbers for March had increased as well.

The Committee also discussed the topic of Underwood Drive in the Town of Windsor not being a through street into Garlands Crossing. The development agreement for The Crossing requires that, at minimum, an emergency access at the end of Irven Drive must be constructed once 150 building permits have been issued, or an occupancy permit is applied for the community building. The developer may choose to open it sooner, with approval from all parties.

## **NEW BUSINESS**

### **Sustainable Blue Fish Farm – Housekeeping correction and amendment**

Ms. Bourque presented Sustainable Blue's promotional video of their land based closed containment fish farm located in Centre Burlington.

**Moved and Seconded that the Staff Report prepared by Jeanne Bourque, Planner, dated April 21, 2016 regarding West Hants Land Use By-law housekeeping correction to Schedule A: Zoning Map re: PID 45360153 and text amendments be received.**

**Motion carried.**

Ms. Bourque advised that Mark Van Zeumeren of Sustainable Blue Fish Farm inquired about building a private road that would enable subdivision of the property. While researching this inquiry, staff became aware that the property was rezoned from General Use (GU) to Agricultural Priority Two (AR-2) in error during the Plan Review in 2008. Planning staff decided to bring this proposed zoning correction, as well as minor LUB text amendments, to PAC for discussion and recommendation.

Ms. Bourque gave some background information with respect to the housekeeping correction. She advised that in 2007, the first building permit was issued for a commercial business on Red Bank Road. This was for a land based closed containment system in which salmon are raised from eggs to market product. Construction continued over the years 2007 and 2008, and at the time of the first application, the property was zoned GU, and located in Area 2. The GU zone permitted a wide variety of activities, including commercial uses. When the commercial facility was first established in the GU zone, it was a legal and conforming use. However, during the plan review when staff was reviewing the agricultural soils in West Hants and placing agricultural zoning on lands that were mostly class 2 and 3 soils, that is when the zoning change had taken place. The property has mostly class 3 soils, and by changing the GU zoning to AR-2, made the existing permitted use a legal non-conforming use.

Councillor Daniels expressed concern with respect to changing the definition of resource, asking if the proposed text changes would open potential for mineral resource uses on the property in the future. Ms. Bourque advised that the proposed text amendments would not have any impact on potential for mineral resource uses on this or any other property.

Councillor Daniels asked if it would be more appropriate to develop a more encompassing definition of renewable resources. Ms. Bourque advised that this topic will be investigated in more detail during the plan review.

**Moved and Seconded to recommend that Council correct Schedule A: Zoning Map of the West Hants Land Use By-law to rezone PID 45360153 from Agricultural Priority Two to General Resource as shown in Exhibit 1; and approve Land Use By-law text amendments as shown in Exhibit 2; with both Exhibits being attached to the Staff Report of April 21, 2016.**

**Motion carried.**

Ms. Bourque advised that 1<sup>st</sup> Reading of the amendments is tentatively slated to be held at the May 10 2016 Council meeting.

### **Resignation of HAAC member**

### **Appointment of new HAAC member**

Ms. Dempsey advised that the new HAAC member will be Bertina Evers who formerly sat on the Hantsport Planning Advisory Committee.

## **MISCELLANEOUS**

### **NSPDA Spring Conference – May 18-20, 2016 “Planning Beyond Zoning” (May PAC meeting date change)**

#### **HAAC attendance at NSPDA Spring Conference**

Ms. Dempsey stated the upcoming conference’s theme was going to be quite interesting and was geared towards exploring land use planning beyond zoning.

Ms. Dempsey noted that PAC usually approves the attendance of two PAC members to the conference. As this conference falls on the same day as the regularly scheduled PAC meeting, she asked that the meeting be rescheduled so that staff and PAC members would be able to attend the conference. The next PAC meeting is changed to Thursday, May 26, 2016 at 6:00 p.m.

Chair Pineo stated that she usually attends the conference, so she was going to put her name forward again. Discussion was held about the possibility of more than

two members wanting to attend, as well as offering the opportunity to attend to HAAC members.

**Moved and Seconded to recommend that Council approve three Planning Advisory Committee Members to attend the NS Planning Directors 2016 Annual Spring Conference on May 18-20, 2016, and this number will include HAAC members as well.**

**Motion carried.**

Any members who wish to attend the conference are advised to contact staff as soon as possible. Ms. Dempsey advised that she will discuss this matter with the CAO to finalize what funding is available.

## **NOTICES FROM ADJACENT MUNICIPAL UNITS**

### **Municipality of Kings & Town of Windsor**

**Moved and Seconded to receive the notices from Cindy L. Benedict, Planning Support Clerk, Planning Services, Municipality of the County of Kings, dated April 6, 2016, regarding a Notice of Public Hearing re proposed rezoning and text amendments, and from Louis Coutinho CAO, Town of Windsor, dated March 23, 2016, regarding a Public Participation Meeting re proposed Town of Windsor Municipal Planning Strategy and Land Use By-law amendments.**

**Motion carried.**

Councillor Matheson inquired about the Town of Windsor's MPS and LUB amendments. Ms. Bourque advised that the amendments are about allowing residential uses on the ground level on a section of Gerrish Street in the Town Centre Zone.

## **QUESTIONS & COMMENTS FROM PUBLIC**

Bill Preston from Hantsport, stated he found the discussion about Sustainable Blue Fish Farm interesting.

Mr. Preston advised that he lives on a dead-end street in Hantsport which veers off on one side to another dead-end street. Mr. Preston asked if there were requirements in place for barriers or signage. It was suggested he contact the

Public Works Director, Mr. Sherrard, at the Hantsport Office to see if the matter can be addressed.

## **ADJOURNMENT**

**Moved and Seconded that the meeting adjourn.**

**Motion carried.**

The meeting adjourned at 7:15 p.m.

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**Chair**