



MUNICIPALITY OF THE DISTRICT OF WEST HANTS
Planning Advisory Committee
May 26, 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 Robbie Zwicker (6:33 p.m.)
Councillor Greg Miller
Councillor Randy Matheson
Councillor Tom Brown
Mr. John Smith, Citizen Member
- STAFF:** Karen Dempsey, Director of Planning
Jeanne Bourque, Planner
Velma Macumber, Admin. Assistant
- REGRETS:** Councillor Paul Morton
Councillor Reed Allen
Ms. Tanya Leopold, Citizen Member
- PUBLIC:** One member of the public was in attendance

Chair Pineo called the PAC meeting to order at 6:00 p.m. and advised that regrets were received from Councillors Morton and Allen and Ms. Leopold. Chair Pineo reviewed the fire evacuation procedures.

PUBLIC INFORMATION SESSION

No sessions were scheduled.

APPROVAL OF AGENDA & ADDITIONS

The following item was added under Miscellaneous:

- **JPAC Information Item**

Moved and Seconded that the agenda be approved as amended.

Motion carried.

APPROVAL OF PLANNING ADVISORY MINUTES OF APRIL 21, 2016

Moved and Seconded that the Planning Advisory Committee meeting minutes of April 21, 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 was held on May 11, 2016. At that meeting, discussion was held about the Committee's focus and priorities for this year.

BUSINESS ARISING FROM MINUTES

Update - Forest Lakes Country Club Resort

Ms. Dempsey advised that staff have been meeting with Terra Firma Development Corporation representatives on a monthly basis to keep up-to-date on the progress of the development. Ms. Dempsey advised that the two amending agreements are still pending the creation of the condominium lots. With respect to progress on the development, construction will soon begin on a 12 unit building off of Eagle View Drive, and the infrastructure is near completion for the Eagle's Paradise Phase. The first of the multiple unit dwellings on Paradise Drive are near completion, and two building permits were issued for single unit dwellings off of Highland Avenue.

Ms. Dempsey advised that the developers are hosting a large event on June 19 2016, and they asked that she relay an invitation to PAC members to attend. She advised that an irrigation pond has been constructed around the ninth hole of the golf course, and MMP Construction will be starting on the course within the next couple of weeks.

Ms. Dempsey advised that the next phase the developers envision for the future will be coming in by the end of this year, but construction will not begin until next year for 89 single unit dwellings.

Discussion was held about the proposed event and suggestion was made to invite HAAC members as well. Ms. Dempsey will check to see if this is an open invitation.

Update - Development Agreement - James & Michelle Maynard

Ms. Bourque advised that the appeal period expired on May 5, 2016, and no appeals were received by NSUARB. Ms. Bourque advised that she contacted the applicants with respect to the 120 days signing deadline.

Update - Development Agreement – Jonathan Lucas

Ms. Bourque advised the Notice of Approval was published in the Valley Journal Advertiser on May 16th. The appeal period expires on May 30th, and after that she will contact Mr. Lucas to come in and sign the development agreement.

Update – LUB Amendment – Sustainable Blue Fish Farming

Ms. Bourque advised the Public Hearing for the LUB amendment is scheduled for June 14, 2016.

Update - NSPDA Spring Conference – May 18-20, 2016

Ms. Bourque and Ms. Dempsey shared their experience of the conference. Ms. Bourque spoke on a workshop geared towards rural housing needs; Ms. Dempsey spoke on a session having to do with coastline properties. Ms. Dempsey also attended a session about a project called Recreation for Mental Health.

Mr. Preston, a HAAC member, who was in the audience, was asked to speak on his conference experience. Mr. Preston expressed his appreciation for the opportunity given to him by the Committee to attend the conference. He advised that he attended the session about downtown revitalizations which he found very interesting.

BUILDING AND DEVELOPMENT ACTIVITY REPORT

Monthly Report of April 2016

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

Motion carried.

A request was made that staff investigate opportunities to make good news public, such as the increased building and development permit numbers found in the Building and Development Activity Report.

NEW BUSINESS

Staff Report – Multiple unit dwellings in Hamlets

Ms. Bourque advised that at the January 21, 2016 PAC meeting, staff was directed to prepare a report with respect to allowing multiple unit dwellings in general in West Hants.

Ms. Bourque reviewed background information with respect to what the MPS policies state about multiple unit dwellings. She advised that the MPS currently has policies

for Council to consider multiple unit dwellings by development agreement or rezoning but only in the two Growth Centres. Specific requirements are different for each Growth Centre.

Ms. Bourque advised that there are no policies in the MPS to allow Council to consider multiple unit dwellings outside the Growth Centres either by development agreement or rezoning. In order to give Council the authority to consider multiple unit dwellings outside the Growth Centres, amendments must be made to the MPS.

Ms. Bourque advised that there are three proposed text amendments and they are as follows:

1. The first is to add the phrase "stand-alone multiple units" to the policies outlining what kind of dwelling units may be considered by development agreement in the Village, Hamlet and General Resource designations.
2. The second is to add the word "multiple" to the phrase "single and two unit dwellings", which states what kind of dwellings can be considered by development agreement in the policies referring to grouped dwellings in the Village, Hamlet and General Resource designations.
3. The third amendment would change the minimum number of units in these policies from "six" to "three". All of the current policy requirements would still have to be met.

Ms. Bourque advised that LUB text amendments are needed as well to Section 6.1 Developments to be Considered By Development Agreement in order to carry out the intent of the MPS. The proposed MPS and LUB amendments would permit multiple unit dwellings to be considered by development agreement in limited cases provided the proposal can meet the requirements of the MPS.

Moved and Seconded that Staff Report prepared by Jeanne Bourque, Planner, dated May 26, 2016 re MPS and LUB amendments to permit multiple unit dwellings in the Village, Hamlet and Resource designations of West Hants by development agreement, be received.

Motion carried.

The Committee discussed in length the proposed amendments and how they should proceed with them.

The Committee made the following motion:

Moved and Seconded that staff be directed to proceed with a public information meeting on the draft amendments as set out in the staff report.

Motion carried.

Heritage Grant Application & Guidelines

Ms. Dempsey advised that the draft Heritage Grant Application and Guidelines were circulated to the Committee for information purposes. An amount has been approved in the 2016-2017 budget for distribution to eligible property owners, and staff will notify them of the grant and provide them with the application forms. All applications will come before the Heritage Advisory Committee for review and approval.

MISCELLANEOUS

JPAC Information Item

Ms. Bourque gave some background information with respect to when the Joint Planning Advisory Committee (JPAC) was formed, and that it dissolved on March 31, 2011. Ms. Bourque advised that she was bringing this matter to PAC for information purposes. She received an inquiry from someone who attended the NSPDA conference as to why the JPAC dissolved. Ms. Bourque advised that she contacted the former Director of Planning, Ms. Lynn Davis, to see if her letter of resignation from the JPAC could be released. Ms. Davis confirmed that her resignation letter could be released as it was received by West Hants Council, and a copy had also been sent to the Town of Windsor. Ms. Davis also advised that if anyone else wanted further information with respect to this issue that they could contact her.

NOTICES FROM ADJACENT MUNICIPAL UNITS

No notices were received.

QUESTIONS & COMMENTS FROM PUBLIC

No questions or comments were heard from the public.

ADJOURNMENT

Moved and Seconded that the meeting adjourn.

Motion carried.

The meeting adjourned at 7:31 p.m.

Chair