



**MUNICIPALITY OF THE DISTRICT OF WEST HANTS  
Planning Advisory Committee  
September 15, 2016, 6:00 p.m.  
Sanford Council Chambers**

- PRESENT:** Councillor Shirley Pineo, Chair  
Warden Richard Dauphinee  
Deputy Warden Gary Cochrane  
Councillor Randy Matheson  
Councillor Tom Brown  
Councillor Robbie Zwicker  
Councillor Paul Morton  
Councillor Greg Miller  
Ms. Tanya Leopold, Citizen Member  
Mr. John Smith, Citizen Member
- STAFF:** Karen Dempsey, Director of Planning  
Jeanne Bourque, Planner  
Velma Macumber, Admin. Assistant
- REGRETS:** Warden Richard Dauphinee  
Councillor Jennifer Daniels, Vice Chair  
Councillor Reed Allen
- PUBLIC:** No members of the public were in attendance

Chair Pineo called the meeting to order at 6:00 p.m. She advised that regrets were sent from Warden Dauphinee, Councillors Daniels and Allen that they would not be attending tonight's meeting.

**PUBLIC INFORMATION SESSION**

No public information session was scheduled.

**APPROVAL OF AGENDA & ADDITIONS**

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

**Motion carried.**

## **APPROVAL OF PLANNING ADVISORY MEETING MINUTES OF July 21, 2016**

**Moved and Seconded that the Planning Advisory Committee meeting minutes of July 21, 2016 be approved as circulated noting any errors or omissions.**

**Motion carried.**

## **HANTSPORT AREA ADVISORY COMMITTEE UPDATE FROM CHAIR**

Councillor Zwicker advised that HAAC met on September 14<sup>th</sup> and discussed the Hantsport Plan Review, the draft Terms of Reference, two unit dwellings, and the difference between mini homes and tiny homes. The HAAC will be meeting again on November 23, 2016.

PAC briefly discussed the matter of tiny homes and questioned if there was any way to accommodate them in the future in Hantsport. Staff responded that all single unit dwellings are permitted in the R-1 zone, regardless of size, as long as they meet all setbacks. Only one dwelling unit is permitted per lot.

## **BUSINESS ARISING FROM MINUTES**

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

Ms. Dempsey stated that there was no news to report, but the developer is close to signing the amending agreement.

### **Update – MPS and LUB Amendments – Multiple Unit Dwellings**

Ms. Bourque advised that final approval was received from Municipal Affairs. The Notice of Approval will be published in the local paper, and the amendments to the Municipal Planning Strategy to allow Council to consider permitting multiple unit dwellings in select areas of the Municipality by development agreement will become effective on the date of the publication.

### **Update – Re Infrastructure Charges**

Ms. Bourque reported that she met with the CAO, the Directors of Public Works and Finance to discuss the matter of infrastructure charges and what the next steps would be. Ms. Bourque advised that Staff will be preparing an inventory of developable land in the serviced areas of the Municipality as requested by the CAO. She advised that she will be speaking with John Woodworth, from the Municipality of East Hants,

to discuss how East Hants proceeded with infrastructure charges for new development, and their progress to date.

Ms. Bourque advised that Mr. Sherrard, Municipal Engineer, will be meeting with Gerry Isenor to review different scenarios to see how development charges can be applied.

The Committee discussed the concept of applying the infrastructure charges or lot development fees at the building permit application stage, rather than at the subdivision stage. In this way all new construction will be responsible for "paying their way" on existing amenities, regardless of when the lots were created.

A great deal more discussion and information sharing with Councillors will take place before this concept moves forward.

### **Update – HLUB amendments – existing two unit dwellings**

Ms. Bourque advised that Council approved the Hantsport Land Use By-law amendments on September 13, 2016. The Notice of Approval will be published in the Valley Journal Advertiser on September 19<sup>th</sup> with a 14-day appeal period. After that time, if the Utility and Review Board does not receive any appeals, the amendments that will make all existing (as of 2010) two unit dwellings in the R-1 zone conforming uses, will become effective.

## **BUILDING AND DEVELOPMENT ACTIVITY REPORTS**

### **Monthly Reports of July and August 2016**

**Moved and Seconded that the Building and Development Activity Reports for the months of July and August 2016 be received.**

**Motion carried.**

## **NEW BUSINESS**

### **Staff Report – MPS Amendment - rezoning land currently zoned Mineral Resource (MR)**

Ms. Bourque reviewed a staff report with respect to enabling Council to consider rezoning lands in the Mineral Resource (MR) zone to allow for commercial or industrial uses. She advised that Staff received an inquiry from a resident who was interested in starting up an auto repair shop on their property that contains a house and garage. The property is zoned MR. Staff noted that there were no policies in the

MPS that would allow Council to consider either a development agreement or rezoning of any land now zoned MR in the Municipality to provide for any uses not permitted in the zone.

Ms. Bourque presented a map outlining the areas in West Hants that are zoned MR, which are located in Millers Creek, Wentworth Creek, and McKay Section. She advised that Staff are proposing adding a new MPS Policy 9.2.7. that would allow Council to consider a rezoning application that could accommodate commercial and industrial uses permitted in the Rural Commercial (RC) or Resource Industrial (M-1) zones. Any applications for rezoning under the new policy would be referred back to the existing criteria in Policy 9.1.6. that already permits Council to rezone lands back to General Resource (GR).

Ms. Bourque advised that an application for rezoning can only be submitted by the landowner, or the application must have written authorized by the landowner. She noted that under the previous planning documents, prior to 2008 for Area One, residents were able to apply for non-resource commercial and industrial developments in the Mineral Resource and General Use Zones. The wording was taken out of the 2008 MPS.

Ms. Bourque asked the Committee for direction on whether to proceed with a public participation meeting. If the Committee wishes to proceed, a notice of the meeting will be published in the local paper. After receiving public input, PAC can choose whether to proceed with amendments.

A brief discussion was held about the areas zoned MR, and if residential properties are located in those areas.

**Moved and Seconded to direct Staff to proceed with a public participation meeting on the draft MPS amendment as contained in the Staff Report of September 15, 2016.**

**Motion carried.**

## **MISCELLANEOUS**

No miscellaneous business was heard.

## **NOTICES FROM ADJACENT MUNICIPAL UNITS**

### **Town of Windsor**

**Moved and Seconded to receive the Public Hearing Notice from Town of Windsor Planning Staff dated August 31, 2016 re Proposed Development Agreement – Alphonse Developments Ltd., 261-263 Gerrish Street, Windsor.**

**Motion carried.**

### **Municipality of Kings**

**Moved and Seconded to receive the Public Hearing Notice from Laura Mosher, MCIP, Supervisor, Planning and Development Services, Municipality of the County of Kings dated September 7, 2016 re Land Use By-law text amendments to the Community Facilities (CF) Zone.**

**Motion carried.**

## **QUESTIONS & COMMENTS FROM PUBLIC**

No members of the public were present.

## **ADJOURNMENT**

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

**Motion carried.**

The meeting adjourned at 6:35 p.m.

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Chair