



MUNICIPALITY OF THE DISTRICT OF WEST HANTS
Planning Advisory Committee
April 20, 2017, 6:00 p.m.
Sanford Council Chambers

- PRESENT:** Councillor Jennifer Daniels, Chair
Deputy Warden Paul Morton
Councillor Rupert Jannasch
Councillor Kathy Monroe
Councillor Tanya Leopold (6:20 p.m.)
Councillor Debbie Francis
Mr. Matt Smith, Citizen Member
- STAFF:** Madelyn LeMay, Director of Planning & Development
Jeanne Bourque, Planner
Velma Macumber, Admin. Assistant
- REGRETS:** Warden Abraham Zebian
Councillor David Keith
Councillor Randy Hussey
Councillor Robbie Zwicker
Mr. John Smith, Citizen Member
- PUBLIC:** Bill Preston, HAAC member

Chair Daniels called the meeting to order at 6:00 p.m. and reviewed fire evacuation procedures.

Public Information Session – Rezoning 289 Falmouth Back Road from Single Unit Residential (R-1) to Two Unit Residential (R-2)

Chair Daniels introduced the Public Information Session.

Ms. Bourque explained the proposed Land Use By-law amendments with respect to rezoning 289 Falmouth Back Road from Single Unit Residential (R-1) to Two Unit Residential (R-2).

No questions or comments were raised by the public who were in attendance.

Chair Daniels closed the Public Information Session.

APPROVAL OF AGENDA & ADDITIONS

MOVED and SECONDED that the agenda be approved as circulated.

Motion carried.

APPROVAL OF PLANNING ADVISORY MEETING MINUTES OF MARCH 16, 2017

MOVED and SECONDED that the Planning Advisory Committee meeting minutes of March 16, 2017 be approved as circulated noting any errors or omissions.

Motion carried.

HANTSPORT AREA ADVISORY COMMITTEE UPDATE FROM CHAIR

The Hantsport Area Advisory Committee Chair was not present to give an update.

BUSINESS ARISING FROM MINUTES

Update – MPS Amendment – Transportation Map

Waiting for approval from Service Nova Scotia.

Update - Development Agreement - "Ellershouse Landing"

The development agreement for Ellershouse Landing has been registered. This item can now be removed from the agenda.

Hantsport Municipal Planning Strategy Amendment – Enabling Rezoning Single Unit Residential (R-1) to Two Unit Residential (R-2)

First Reading will be held on April 11, 2017, and the Public Hearing is scheduled for May 9, 2017.

Update – Alternative Resource Energy Authority – Ellershouse Wind Farm Expansion

The development agreement is in the process of being signed.

Update – Household Livestock – lot requirement

Ms. Bourque advised that the HAAC has asked that amendments to allow household livestock such as chickens and beekeeping be considered in the Hantsport planning documents as well. Staff has begun background research on this file.

BUILDING AND DEVELOPMENT ACTIVITY REPORTS

(a) Monthly Reports – March 2017

(b) 2016 Annual Report

Members of the Committee noted how detailed the report was and thanked staff for putting it together.

The Committee briefly discussed the 2016 Annual Report and what could be done to increase commercial development. Discussion was held with respect to a commercial property which some PAC members felt was unsightly. In response to a question from a PAC member, Ms. LeMay noted that she will provide information regarding expiry times for development and building permits and information regarding when a building is considered unsightly at the next PAC meeting.

NEW BUSINESS

Rezoning Application – Debbi Bowes, 289 Falmouth Back Road, Falmouth, to rezone from Single Unit Residential (R-1) to Two Unit Residential (R-2)

Ms. Bourque asked if the Committee if they had any questions. No questions were raised.

MOVED and SECONDED that PAC recommend that Council give First Reading and hold a Public Hearing to consider amending the Zoning Map of the West Hants Land Use By-law from Single Unit Residential (R-1) Zone to Two Unit Residential (R-2) Zone for 289 Falmouth Back Road (PID 45036712), as outlined in the Planning Staff Report to the Planning Advisory Committee dated April 20, 2017.

Motion carried.

MISCELLANEOUS

LUB Amendment to permit Self Storage Operations in the Joint Industrial Type Three (LI-3) Zone (Windsor-West Hants Joint Industrial Park)

Ms. Bourque advised that she received a couple of inquiries with respect to allowing self storage operations at the end of Cole Drive, in the Joint Industrial Park. She advised that she reviewed the Joint Industrial Type Three (LI-3) Zone permitted uses and determined that self storage operations were not permitted as-of-right.

Ms. Bourque asked the Committee for direction on whether to proceed with a staff report on the amendments to allow self storage operations, or to wait until the Plan Review. These amendments would be considered housekeeping amendments.

The Committee discussed the matter and decided to wait until the Plan Review to consider the amendments.

MOVED and SECONDED that the matter of amendments to allow self storage operations in Joint Industrial Type Three (LI-3) Zone be deferred until the Plan Review.

Motion carried.

NS Planning Directors Association Spring Conference - May 17-19, 2017

Ms. Bourque advised that the NSPDA Spring Conference on May 17-19 is entitled "Take It to the Streets" and it takes place at the Lord Nelson in Halifax. She noted that there are two spots available if anyone on PAC would like to attend. The HAAC members who expressed interest previously in attending the are not able to attend.

MOVED and SECONDED to recommend that Council approve two Planning Advisory Committee Members to attend the NS Planning Directors 2017 Annual Spring Conference on May 17-19, 2017.

Motion carried.

NS Development Officers Association Spring Conference – May 10-12, 2017

Ms. LeMay advised that the NS Development Officers Association Spring Conference is being held on May 10-12, 2017. She asked Committee members to let her know if they would like to attend. Ms. LeMay advised that she send out the complete program to the Committee once she receives it.

Ms. Bourque advised that Mr. Bruce McDow of Cottage Country developments will be attending the conference and she will be attending as well and sitting on a panel with Mr. McDow to speak about bare land condominium development.

Municipal Heritage Properties Grant Program

Ms. Bourque advised that copies of correspondence were circulated to the Committee for information purposes in the event they receive inquiries from residents. The correspondence had been mailed to municipal heritage property owners, which included a memorandum and a copy of an email from Kevin Barrett, Coordinator for the Heritage Property Program.

A brief discussion was held about provincial funding and what is eligible for funding.

Ms. LeMay advised that the matter of municipal heritage properties will be put on the next regular meeting's agenda.

Ms. Bourque stated she would distribute a list of municipal heritage properties to the Committee for information.

Ms. LeMay suggested that Committee members visit the Historic Places in Canada Website, <http://www.historicplaces.ca>, to find more information on various provincial and municipal registered heritage properties.

NOTICES FROM ADJACENT MUNICIPAL UNITS

No notices were received.

QUESTIONS AND COMMENTS FROM PUBLIC

Mr. Preston commented that he attended the NS Planning Directors Association Conference in 2016, and felt that it was an excellent program. He stated he was amazed with the number of knowledgeable individuals who presented at the conference.

ADJOURNMENT

Councillor Francis advised that Councillor Keith had sent her a message stating that he was unable to attend this meeting as he was unwell.

MOVED and SECONDED that the meeting adjourn.

Motion carried.

The meeting adjourned at 7:03 p.m.

Chair