



MUNICIPALITY OF THE DISTRICT OF WEST HANTS
Planning/Heritage Advisory Committee
June 15, 2017, 6:00 p.m.
Sanford Council Chambers

- PRESENT:** Councillor Jennifer Daniels, Chair
Councillor Tanya Leopold
Warden Abraham Zebian
Deputy Warden Paul Morton
Councillor Robbie Zwicker
Councillor Rupert Jannasch
Councillor Kathy Monroe
Councillor Debbie Francis
Mr. Matt Smith, Citizen Member
Mr. John Smith, Citizen Member
- STAFF:** Madelyn LeMay, Director of Planning & Development
Jeanne Bourque, Planner
Velma Macumber, Admin. Assistant
- REGRETS:** Councillor David Keith
Councillor Randy Hussey
- GUESTS:** Bruce McDow, Falls Lake Resort Inc.
- PUBLIC:** Five members of the public were present

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

PUBLIC INFORMATION MEETING – DEVELOPMENT AGREEMENT AMENDMENT – FALLS LAKE RESORT INC.

Chair Daniels introduced the Public Information Meeting.

Ms. Bourque gave an overview of the planning application that deals with a development agreement amendment for Falls Lake Resort Inc. The purpose of the amendment is to reduce the number of required dry hydrants from three to two.

Ms. Bourque asked the members of the public if there were any comments or questions with respect to the application. None were heard.

The Public Information Meeting closed at 6:07 p.m.

APPROVAL OF AGENDA & ADDITIONS

Moved and Seconded that the agenda be approved as circulated.

Motion carried.

APPROVAL OF PLANNING ADVISORY MEETING MINUTES OF MAY 18, 2017

MOVED and SECONDED that the Planning Advisory Committee meeting minutes of May 18, 2017 be approved as circulated noting any errors or omissions.

Motion carried.

HANTSPORT AREA ADVISORY COMMITTEE UPDATE FROM CHAIR

Councillor Zwicker advised that the HAAC met on June 14, 2017. A recommendation was made for text amendments to the Hantsport Land Use By-law to limit the height of buildings and limit the number of units with a multi-unit dwelling in the Residential Multiple (R-3) Zone.

Ms. LeMay referred to a Staff Report dealing with the amendments and a suggested recommendation for PAC.

The following recommendation was made:

MOVED and SECONDED that PAC hold a public information meeting regarding amending the general provisions of the Hantsport Land Use By-law by clarifying the definition of "height", establishing a maximum number of units within a building in the Residential Multiple (R-3) Zone, adding regulations regarding the maximum height of buildings, and providing exemptions from the maximum height of buildings as shown in Appendix A of the planning staff report to the Hantsport Area Advisory Committee dated June 14, 2016 and as amended by the Hantsport Area Advisory Committee on June 14, 2017.

Motion carried.

BUSINESS ARISING FROM MINUTES

Update – HMPS Amendment to enable rezoning Single Unit Residential (R-1) to Two Unit Residential (R-2)

The amendments were returned from Service Nova Scotia and Ministerial Approval was not required. The Notice of Approval will be published in the Valley Journal Advertiser and they are effective on the date of publication.

Update - HLUB Amendment to rezone 7 Jubilee Lane, Hantsport, from Single Unit Residential (R-1) Zone to Two Unit Residential (R-2)

This matter will be dealt with Under New Business.

Update – Alternative Resource Energy Authority – Ellershouse Wind Farm Expansion

The development agreement has been signed and executed, and sent to the Land Registration Office for registration.

Update – Household Livestock – lot requirement

This item can only be considered following applications from members of the public. Timing of the report cannot be determined as it depends on applications received.

Update – LUB Amendment – to rezone 289 Falmouth Back Road, Falmouth, from the Single Unit Residential (R-1) Zone to the Two Unit Residential (R-2) Zone.

The Public Hearing and Second Reading was held at the June 13, 2017 Council meeting. The Notice of Approval will be published in the June 19th edition of the Valley Journal Advertiser with a fourteen-day appeal period beginning that date.

Update - Public Participation Policies for Planning

On July 13, 2017, Council approved the policies recommended by PAC.

Update – Municipal Heritage Property – “Greenwood”- Unveiling Ceremony

Council agreed on June 13, 2017 that there will be a simple ceremony at the July Council meeting, as to give the best public coverage of the designation.

Alteration Guidelines for Municipally Registered Heritage Properties

The alteration guidelines were considered and approved by Council on June 13, 2017. Council also approved the list recommended by HAC.

Heritage Permit for 376 Falmouth Dyke Road, Falmouth

The Heritage Permit was considered by Council on June 13th, and it agreed that no permit was required. A letter was sent to the property owner on June 14th.

Heritage Grant Request for 376 Falmouth Dyke Road, Falmouth

Council approved the grant request on June 13th, and a letter was sent to the property owner on June 14th.

BUILDING AND DEVELOPMENT ACTIVITY REPORT

(a) Monthly Report – May 2017

No questions or comments were heard with respect to the Building and Development Activity Report.

NEW BUSINESS

HMPS Amendment to enable rezoning Single Unit Residential (R-1) to Two Unit Residential (R-2)

Ms. LeMay advised this was covered previously in the meeting.

Application – Development Agreement Amendment – Falls Lake Resort Inc.

Ms. Bourque reviewed the staff report with respect to the application for an amendment to the original Development Agreement for Falls Lake Resort Inc. that was approved by Council in 2009. Ms. Bourque advised that the developer has requested that the number of dry hydrants required be reduced from three to two. She noted that this is considered as a non-substantive amendment as per Section 15.0 of the Development Agreement, and no public hearing is required. Staff had reviewed the application considering the Municipal Planning Strategy policies and Land Use By-law regulations. Ms. Bourque advised Staff felt that the proposed amendments reasonably carry out the intent of the MPS and do not conflict with the LUB. Staff therefore recommend that the draft development agreement be sent to First Reading at Council.

Ms. Bourque asked the Committee for questions or comments.

Councillor Morton expressed that he felt there was not enough information. He asked that REMO and Department of Natural Resources be contacted for their comments.

Ms. Bourque noted the Fire Chief Johnson also sits on REMO, has reviewed the information provided by the developer and felt that the two dry hydrants were adequate.

Councillor Monroe asked if there were any other concerns received by the public.

Ms. Bourque advised that written comments were received from one member of the public, but many of the concerns were not relevant to this application.

Councillor Leopold asked why the developer wanted to reduce the number of dry hydrants. Ms. Bourque asked Mr. McDow for comments.

Mr. McDow explained that part of the original development agreement being approved was to have approval from the former Fire Chief. The location of the third hydrant was not viable, but it was agreed upon for the purpose of the development agreement.

Chair Daniels expressed concern with the area being a highly forested and at a high risk of fire. She said she would feel more comfortable making a decision if she had more information.

Ms. Bourque noted that in the original development agreement the third dry hydrant was to be installed prior to the issuance of a development permit for the 85th dwelling unit. To date, there are under 40 dwelling units constructed since 2009.

The Committee reviewed and discussed the access points on a map showing the location of two existing dry hydrants.

Councillor Monroe stated she had no problem making a decision based on the information they had.

Warden Zebian stated he wanted to have more information first before making a decision.

The following motion was made:

MOVED and SECONDED to direct Staff to obtain information from Department of Natural Resources and REMO with respect to risk assessment for the Falls Lake Resort Inc. area.

Motion carried.

Councillor Zwicker and Matt Smith voted "Nay".

Ms. Bourque asked the Committee that once Staff receives the information, if they would like it to go the next PAC meeting or Council. The Committee asked that it go to Council.

NOTICES FROM ADJACENT MUNICIPAL UNITS

No notices were received.

QUESTIONS AND COMMENTS FROM PUBLIC

No questions or comments were heard from the public who were present.

Matt Smith invited Committee members to visit the Avondale Trail System which is now complete.

Ms. Bourque advised the Committee that it was her last PAC meeting as she was retiring. Chair Daniels stated that on behalf of the Committee, that Ms. Bourque would be missed. Chair Daniels also thanked Ms. Bourque for her service and stated that she was a wonderful asset to the Municipality, and wished her all the best. Ms. Bourque thanked the Committee members for their kindness and support.

ADJOURNMENT

MOVED and SECONDED that the meeting adjourn.

Motion carried.

The meeting adjourned at 7:00 p.m.

Chair