



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

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

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

Ms. LeMay introduced Saira Shah, the new Planner, to the Committee. Ms. Shah started her employment with the Municipality on July 10, 2017.

**PUBLIC INFORMATION MEETING – HANTSPORT LAND USE BY-LAW AMENDMENTS  
– MULTIPLE RESIDENTIAL (R-3) ZONE**

Chair Daniels introduced the Public Information Meeting.

Ms. LeMay gave a summary of the amendments as outlined in the staff report to PAC dated July 20, 2017. HAAC at its last meeting proposed additional amendments with respect to townhouses and apartment buildings. In review of the HMPS, the reduction of townhouses to four (4) from the proposed eight (8) is limiting but can be considered as it reasonably carries out the intent of the goals, objectives, and policies of the HMPS. HAAC also recommended removing apartment buildings from the list

of permitted uses in the Residential Multiple (R3) Zone. However, Policy RP-5 of the HMPS, identifies apartment buildings as a use which will be permitted in the Residential Multiple (R-3) Zone. The proposed amendment to remove the ability to have apartment buildings in that zone does not carry out the intent of the HMPS, and therefore an amendment to the HMPS would be required.

After discussion on the amendments, HAAC agreed to the following:

- Clarify the definition of height;
- Limit the height of all main buildings to 10.67 m (35 ft.), except in the Industrial (M) Zone;
- Add an exemption from height limitations for structures such as spires and water towers;
- Limit the number of townhouses to four (4) on any lot; and
- Limit the number of apartments in one building to twenty (20).

Ms. LeMay asked the members of the public if they had questions or comments. Mr. Preston asked why an amendment to the Hantsport Municipal Planning Strategy to remove the ability to allow apartments in Hantsport could not be made at this meeting. Ms. LeMay advised that a change to the HMPS would require a complete review of the policies contained in the HMPS.

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

#### **APPROVAL OF AGENDA & ADDITIONS**

The following item was added under Miscellaneous:

- Planning Tours

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

**Motion carried.**

#### **APPROVAL OF PLANNING ADVISORY MEETING MINUTES OF JUNE 15, 2017**

**MOVED and SECONDED that the Planning Advisory Committee meeting minutes of June 15, 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 July 12, 2017. He stated that the HAAC asked staff to continue with the follow up on Bill 177.

A recommendation was made to PAC to hold a public information meeting on the proposed 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.

## **BUSINESS ARISING FROM MINUTES**

### **Update – Alternative Resource Energy Authority – Ellershouse Wind Farm Expansion**

The development agreement has been registered and now this item can be removed from the agenda.

### **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 appeal period lapsed on July 4<sup>th</sup> with no appeals filed. This item can be removed from the agenda.

### **Hantsport Land Use By-law Amendments – Multiple Residential (R-3) Zone – Supplementary Staff Report**

Ms. LeMay advised that the Supplementary Staff Report that was reviewed during the public information meeting contains a recommendation for PAC.

**MOVED and SECONDED that PAC recommends that Council give First Reading and hold a Public Hearing to consider amending the Hantsport Land Use By-Law to:**

- clarify the definition of height;
- limit the height of all main buildings to 10.67 m (35 ft.), except in the Industrial (M) Zone;
- add an exemption from height limitations for structures such as spires and water towers;
- limit the number of townhouses to four (4) on any lot; and
- limit the number of apartments in one building to twenty (20),

**all as described in Appendix A of the supplementary report to the Planning Advisory Committee dated July 11, 2017.**

**Motion carried.**

A brief discussion was held with respect to limiting the height of main buildings such as apartment buildings to 35 ft. and if it would be appropriate change.

## **Development Agreement – Falls Lake Resort Inc.**

Ms. LeMay advised that the non-substantive amendment was approved by Council on July 11<sup>th</sup> and the agreement is in the process of being recorded.

## **BUILDING AND DEVELOPMENT ACTIVITY REPORT**

### **(a) Monthly Report – June 2017**

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

### **(b) Notice of Term Assistant Building Official**

Ms. LeMay advised that Erin Schurman-Kolb started her employment last week, and she is working with the Senior Building Official/Municipal Fire Inspector.

## **NEW BUSINESS**

### **Supplementary Staff Report - HLUB Amendment to rezone 7 Jubilee Lane, Hantsport, from Single Unit Residential (R-1) Zone to Two Unit Residential (R-2)**

Ms. LeMay advised that although the report was circulated to PAC for the June 15, 2017 agenda, the item was not considered at the meeting. She spoke with Ms. McQueen, about this and she expressed no concern.

**MOVED and SECONDED that PAC recommend that Council give First Reading and hold a Public Hearing to consider amending the Zoning Map of the Hantsport Land Use By-Law from the Single Unit Residential (R-1) Zone to the Two Unit Residential (R-2) Zone for 7 Jubilee Lane, PID #45192721 as outlined in the planning staff report to the Planning Advisory Committee dated January 11, 2017.**

**Motion carried.**

### **Hantsport and Area Historical Society: recommendation Report from HAAC; Hantsport Land Use By-law Amendment to add museums to the uses permitted in the Commercial (C) Zone.**

Ms. LeMay advised that an application had been received from the Hantsport and Area Historical Society to amend the Hantsport Land Use By-law (HLUB) to allow a museum to be located at 50 Main Street in Hantsport. Ms. LeMay noted that a museum is not listed as a permitted use within the Commercial (C) Zone of the HLUB.

The Hantsport Area Advisory Committee reviewed a staff report on June 12, 2007 and a recommendation was made to PAC.

Ms. LeMay advised that the proposed text amendment had been considered within the context of both the specific and general policies of the HMPS and is consistent with the intent, objectives, and policies of the HMPS.

**MOVED and SECONDED that PAC hold a Public Information Meeting regarding amending the Commercial (C) Zone of the Hantsport Land Use By-law by adding "museums" to the list of permitted uses as shown in Appendix A of the planning staff report to the Hantsport Area Advisory Committee dated July 12, 2017.**

**Motion carried.**

**Mohamad Ramadan: staff report; Map Amendment; to amend 1989 Wentworth Road, Hamlet of Newport Station (PID # 45062270) from the Rural Residential (R-4) Zone to the Hamlet Industrial (M-2) Zone and Text Amendment to allow Aquaculture and aquaponic industries in the Hamlet Industrial (M-2) Zone.**

Ms. LeMay gave a PowerPoint presentation with respect to an application that was received June 7, 2017 from Mohamed Ramadan of CaNile Consultants Ltd. to allow the development of several uses within the former Newport Station School. The long-term intended uses include:

- indoor farming (aquaponics)
- agricultural processing (packaging the product)
- agricultural small manufacturing (potential fruits and vegetables sorting, drying, and packing)
- aquaponics accessory (support) uses
- small scale agricultural uses accessory to the aquaponics development
- 3 dwellings

Ms. LeMay reviewed the proposal location and surrounding uses. She advised that property is located within the Newport Station Hamlet. Part 7 of the MPS contains the overall intention for designated Hamlets in West Hants and Policy 7.2 indicates the intention to provide for some commercial and industrial development within a Hamlet. However, the subject property is zoned Rural Residential (R-4) and the requested uses are not permitted uses in the Rural Residential (R-4) Zone.

The amendments would be two-fold, with the first amendment changing the property zoning to Hamlet Industrial (M-2) on the zoning map. Policy 7.2.2 of the MPS states " It shall be the policy of Council to establish a Hamlet Industrial (M-2) zone which will permit local and resource-based industrial uses and residential uses in conjunction with an industrial use."

The second amendment would be a text amendment to the Land Use By-law to add aquaponics as a permitted use in the Hamlet Industrial (M-2) Zone.

Ms. LeMay noted that the applicants have requested the ability to have three (3) dwelling units on the lot in the future. However, only one (1) residential unit is

permitted in conjunction with a permitted industrial use. The request for two (2) additional units should be considered separately from this proposal, as it would be better addressed during the Plan Review. It was noted that this type of amendment would impact other properties zoned Hamlet Industrial (M-2) Zone in West Hants.

The Committee briefly discussed the definition of aquaponics, and the location of the driveway access.

**MOVED and SECONDED that PAC recommend that Council give First Reading and hold a public hearing to consider amending the West Hants Land Use By-Law to add aquaponics industries as a permitted use in the Hamlet Industrial (M-2) Zone as shown in Appendix A of this report, and to consider amending the zoning of the lot located at 1989 Wentworth Road, Hamlet of Newport Station; PID # 45403946 from the Rural Residential (R4) Zone to the Hamlet Industrial (M-2) Zone on the Zoning Map of the West Hants Land Use By-Law, as shown in Figure 2, and as outlined in the planning staff report to the Planning Advisory Committee dated July 20, 2017.**

**Motion carried.**

The Committee expressed enthusiasm about the potential of the new development.

## **NOTICES FROM ADJACENT MUNICIPAL UNITS**

### **Town of Windsor**

Ms. LeMay advised that a Notice of Public Hearing was received from the Town of Windsor about a development agreement proposal for the private Montessori School in the Town. She noted that the proposal does not affect West Hants. Ms. LeMay asked the Committee if it was necessary to bring all notices to the Committee if they do not affect West Hants. The Committee agreed it was not necessary to bring all notices to the Committee unless they directly affect West Hants.

## **MISCELLANEOUS**

### **Planning Tours**

Ms. LeMay advised that a planning tour was held on July 17<sup>th</sup> with several members of Council taking part at different times. Mr. John Smith, PAC Citizen Member, provided a tour of the Windsor Elms facility; Kelley Burry provided a tour of the Alternative Health Care Practice and Country Inn at 1212 Woodville Road in Ashdale. She advised that she tried on several occasions to arrange a tour of the Scotian Windfields wind turbine development for July 19<sup>th</sup>, but was unable to make contact with anyone.

Committee members who attended the tours gave a positive summary of their experiences when visiting the Windsor Elms facility and the Alternative Health Care Practice and Country Inn.

Ms. LeMay commented that she hopes to arrange another tour sometime this fall.

## **QUESTIONS AND COMMENTS FROM PUBLIC**

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

Councillor Monroe commented that she went to Moncton and heard a presentation with respect to the removal of a local causeway.

Matt Smith invited Committee members to attend the Newport Landing Wharf Days in Avondale on August 5<sup>th</sup>.

Warden Zebian invited Committee members to attend the Hantsport Music Festival this weekend.

## **ADJOURNMENT**

**MOVED and SECONDED that the meeting adjourn.**

**Motion carried.**

The meeting adjourned at 7:01 p.m.

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Chair