



**MUNICIPALITY OF THE DISTRICT OF WEST HANTS  
Planning/Heritage Advisory Committee  
September 21, 2017, 6:00 p.m.  
Sanford Council Chambers**

- PRESENT:** Councillor Tanya Leopold, Vice Chair  
Warden Abraham Zebian  
Councillor David Keith  
Councillor Rupert Jannasch  
Deputy Warden Paul Morton  
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:** Councillor Jennifer Daniels, Chair  
Councillor Robbie Zwicker
- ABSENT:** Councillor Randy Hussey
- PUBLIC:** Six members of the public were present

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

**PUBLIC INFORMATION MEETING – HANTSPORT LAND USE BY-LAW AMENDMENT:  
ADDITION OF MUSEUMS TO THE COMMERCIAL (C) ZONE**

Vice Chair Leopold introduced the Public Information Meeting.

Ms. LeMay gave a brief presentation regarding the amendments adding “museums” to the permitted uses in the Commercial (C) Zone. The Society wishes to locate the museum at 50 Main Street in Hantsport. A museum could be considered as an institutional use, but the range of institutional uses would allow extremely large developments in the commercial core as-of-right.

There are no policies that prevent museums from being listed as a permitted use within the Commercial (C) zone.

Vice Chair Leopold asked the members of the public who were present if they had any comments or questions. None were heard.

The Public Information Meeting closed at 6:09 p.m.

**PUBLIC INFORMATION MEETING – WEST HANTS LAND USE BY-LAW: TEXT AMENDMENT TO ALLOW AQUAPONIC INDUSTRIES IN THE HAMLET INDUSTRIAL (M-2) ZONE; AND MAP AMENDMENT TO AMEND 1989 WENTWORTH ROAD, HAMLET OF NEWPORT STATION; PID # 45403946 FROM THE RURAL RESIDENTIAL (R4) ZONE TO THE HAMLET INDUSTRIAL (M-2) ZONE**

Ms. LeMay gave a PowerPoint presentation with respect to the amendments to add aquaponic industries to the list of permitted uses in the Hamlet Industrial (M-2) Zone, and to rezone 1989 Wentworth Road, Newport Station from Rural Residential (R-4) to Hamlet Industrial (M-2) Zone.

Ms. LeMay reviewed background information and the surrounding uses around the subject property.

Policy 7.2.2 of the Municipal Planning Strategy 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." Aquaponics can be considered a resource-based industrial use.

Ms. LeMay concluded her presentation by stating that proposed text and map amendments meet the general criteria for amendment and is consistent with the intent, objectives & policies of MPS, and that it is reasonable to include "aquaponics" as a permitted use within the Hamlet Industrial (M-2) Zone and to amend the zoning of the subject lot from Rural Residential (R4) to Hamlet Industrial (M-2) Zone.

Vice Chair Leopold asked the members of the public if they had any comments or questions about the proposed amendments. No comments or questions were heard.

The Public Information meeting closed at 6:19 p.m.

The regular PAC meeting resumed at 6:19 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 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**

Ms. LeMay advised that Councillor Zwicker sent regrets he would not be attending this meeting as he was on vacation. She advised that at the HAAC meeting on September 13<sup>th</sup>, updates on applications were provided.

## **BUSINESS ARISING FROM MINUTES**

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

Ms. LeMay advised that First Reading of the amendments was held at the September 12<sup>th</sup> Council meeting. The Public Hearing and Second Reading will be held at the October 10<sup>th</sup> Council meeting.

### **Update: Development Agreement Amendment – Forest Lakes Resort Inc.**

Ms. LeMay advised that the application for Cochrane's Landing remains incomplete. Two additional applications have been received and they are also incomplete. The materials received have been reviewed and comments provided to the Engineering Firm representing the developer. She noted that staff meet with Andrew Alcorn regularly.

### **Update: Hantsport Land Use By-law Amendment to Rezone 7 Jubilee Road from Single Unit Residential (R1) to Two Unit Residential (R2)**

Ms. LeMay advised that First Reading of the amendment was also held at the September 12<sup>th</sup> Council meeting. The Public Hearing and Second Reading will be held at the October 10<sup>th</sup> Council meeting.

## **BUILDING AND DEVELOPMENT ACTIVITY REPORT**

### **(a) Monthly Reports – July and August 2017**

It was noted on the July Report, under Commercial that the \$10.5 million estimated value of construction was for a development permit for three wind turbines.

## **NEW BUSINESS**

### **(a) Recommendation to Council: Hantsport Land Use By-law Amendment: Addition of Museums to the Commercial (C) Zone**

Ms. LeMay presented the Committee with a Supplementary report containing a recommendation.

The following motion was made:

**Moved and Seconded that Council gives First Reading and will hold a Public Hearing to consider amending the Commercial (C) zone of the Hantsport Land Use By-law by adding “museums” to the list of permitted uses.**

**Motion carried.**

### **(b) Supplementary Staff Report - West Hants Land Use By-law: Text Amendment to allow aquaponic industries in the Hamlet Industrial (M-2) Zone; and Map Amendment to amend 1989 Wentworth Road, Hamlet of Newport Station; PID # 45403946 from the Rural Residential (R4) Zone to the Hamlet Industrial (M-2) Zone**

Ms. LeMay briefly reviewed a supplementary staff report with respect to amendments for 1989 Wentworth Road, Newport Station.

Ms. LeMay advised that the amendments would be two-fold, with the first amendment changing the property zoning to Hamlet Industrial (M-2) on the zoning map. 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 following motion was made:

**That Council gives First Reading and will 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, 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.**

**Motion carried.**

**(c) Recommendation to PAC - Ted Harvey Application for a Development Agreement to permit a Distillery at 329 Falmouth Dyke Road, Falmouth, West Hants (PID 45370780)**

Ms. Shah gave a PowerPoint presentation with respect to an application received by Ted Harvey for a development agreement to allow a distillery at 329 Falmouth Dyke Road in Falmouth. The property is owned by Kenneth and Annette Ledson, who have provided their authorization for the application. Mr. Ledson will also be a partner in the enterprise.

Ms. Shah reviewed the location of the property and surrounding uses. The property is in the Falmouth Growth Centre and is designated Residential on the Generalized Future Land Use Map of the Municipal Planning Strategy (MPS) and zoned Single Unit Residential (R-1) on the Zoning Map of the Land Use By-law (LUB).

Policy 5.7.2 of the MPS is the specific policy that enables Council to consider new resource-related industrial uses in the Growth Centres by development agreement and establishes the criteria for development. A distillery is considered a resource-related industrial use.

Staff have reviewed the application against relevant policies and requirements of the MPS and the LUB, and Planning staff feel that the proposed development agreement reasonably carries out the intent of the MPS and does not conflict with the LUB. Staff therefore recommend that a public information meeting be held regarding the application.

The following motion was made:

**Moved and Seconded that PAC hold a public information meeting to consider entering into a development agreement to allow a distillery at 329 Falmouth Dyke Road, (PID45370780) which is substantively the same as the draft set out in Appendix C of the planning staff report to the Planning Advisory Committee dated September 21, 2017.**

The Committee discussed the proposal and enforcement of the development agreement. Concerns were expressed about the possibility of excess effluent being discharged into the on-site sewage disposal system, and what safe guards could be put in place to prevent it.

Mr. Matt Smith declared a conflict of interest at 6:35 p.m.

**Motion carried.**

**(d) Recommendation to PAC – Discharge of Development Agreement at 584 Town Road, Falmouth, West Hants (PID 45294634)**

Ms. Shah advised that an application has been received from Pamela Archibald to discharge a Development Agreement to permit a day care centre at 584 Town Road (PID 45294634) Falmouth, West Hants which is no longer in operation. Pamela Archibald and Shirley Mercer own the property.

The following motion was made:

**Moved and Seconded that Council discharge the Development Agreement entered into on March 21, 2011 between the Municipality of the District of West Hants and Pamela Archibald and Shirley Mercer which applies to the property at 584 Town Road, (PID 45294634).**

**Motion carried.**

**NOTICES FROM ADJACENT MUNICIPAL UNITS**

Ms. LeMay advised that a notice was received from Kings County with respect to amendments and a development agreement, but they will have no impact on West Hants.

**MISCELLANEOUS**

**Brownfield Remediation**

Vice Chair Leopold expressed concerns about brownfield locations in West Hants. She suggested that the Municipality should have a strategy to deal with them.

Ms. LeMay advised that staff will research the matter, but the planning applications will have priority over this research. Ms. Shah advised that she is researching information on brownfield remediation at this time and that the matter will be brought forward for the Plan Review. Ms. LeMay advised that a background report will be circulated to the Committee once the review has been completed.

Ms. LeMay suggested that Councillors should advise the Planning Department of brownfields in their areas.

## **Housing Needs Assessment**

Ms. LeMay advised that a housing needs assessment is going to be conducted and will provide information for a background report for the Plan Review.

## **QUESTIONS AND COMMENTS FROM PUBLIC**

No members of public were present at this time.

## **ADJOURNMENT**

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

**Motion carried.**

The meeting adjourned at 6:55 p.m.

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Chair