



**MUNICIPALITY OF THE DISTRICT OF WEST HANTS
Planning/Heritage Advisory Committee
October 19, 2017, 6:00 p.m.
Sanford Council Chambers**

- PRESENT:** Councillor Jennifer Daniels, Chair
Councillor Tanya Leopold, Vice Chair (6:11 p.m.)
Warden Abraham Zebian
Councillor David Keith
Councillor Rupert Jannasch
Deputy Warden Paul Morton
Councillor Kathy Monroe
Councillor Debbie Francis
- STAFF:** Madelyn LeMay, Director of Planning & Development
Saira Shah, Planner
Velma Macumber, Admin. Assistant
- REGRETS:** Councillor Randy Hussey
Councillor Robbie Zwicker
Mr. Matt Smith, Citizen Member
Mr. John Smith, Citizen Member
- PUBLIC:** Two 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 TO PERMIT A DISTILLERY
AT 329 FALMOUTH DYKE ROAD, FALMOUTH – CANCELLED**

Chair Daniels noted that the Public Information Meeting was cancelled since the applicant had provided revised information for his request.

APPROVAL OF AGENDA & ADDITIONS

The following items were added under Miscellaneous:

- Discussion re Municipal Planning Strategy Review
- Effluent

Moved and Seconded that the agenda be approved as amended.

Motion carried.

APPROVAL OF PLANNING ADVISORY MEETING MINUTES OF SEPTEMBER 21, 2017

MOVED and SECONDED that the Planning Advisory Committee meeting minutes of September 21, 2017 be approved as circulated noting any errors or omissions.

Motion carried.

HANTSPORT AREA ADVISORY COMMITTEE UPDATE FROM CHAIR

In the absence of the Chair, Ms. LeMay stated, that there was no business to bring forward from the HAAC meeting on October 11, 2017.

BUSINESS ARISING FROM MINUTES

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

Ms. LeMay advised that that Public Hearing and Second Reading were held at the October 10th Council meeting. Council approved the amendments and a Notice of Approval will be published in the Valley Journal Advertiser.

Update: Development Agreement Amendment – Forest Lakes Resort Inc.

Ms. LeMay advised that there is no new information with respect to the development agreement amendment.

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 the Public Hearing and Second Reading were held at the October 10th Council meeting. Council approved the amendment and a Notice of Approval will be published in the Valley Journal Advertiser.

Update - HLUB Amendment: Addition of Museums to the Commercial (C) Zone

The Public Hearing is scheduled for November 14, 2017 Council meeting.

Update – Land Use By-law Amendments: Rezone 1989 Wentworth Road, Newport Station, and Text Amendment to allow Aquaculture and aquaponic industries in the Hamlet Industrial (M-2) Zone

The Public Hearing is scheduled for November 14, 2017 Council meeting.

Update - Discharge of Development Agreement at 584 Town Road, Falmouth

The development agreement was discharged by Council on October 10, 2017. The Warden has signed the discharge and now it can be registered at the Registry of Deeds.

Development Agreement to permit a Distillery at 329 Falmouth Dyke Road, Falmouth

The Public Information Meeting scheduled for this meeting was cancelled as new information was provided by the applicant late last week; there was a change with respect to the proposal. The application will be brought back to the next PAC meeting for consideration.

BUILDING AND DEVELOPMENT ACTIVITY REPORT

Monthly Reports – September 2017

No comments or questions were heard with respect to the report.

NEW BUSINESS

Application for Land Use By-law Amendments – Brison Developments Ltd.

Ms. LeMay advised that all that is required now is a motion to hold a Public Information Meeting at the November PAC meeting. She noted that Mr. Brison is required to provide letters of authorization from property owners within the area of the application or revise the proposed area of the application, prior to the meeting being held.

The following motion was made:

That PAC hold a public information meeting to consider amending:

- 1. the map of the West Hants Land Use By-law to amend the zoning of lands within the Underwood Road Area from the Two Unit Residential (R-2) Zone to the Multiple Residential (R-3) Zone as attached as Figure 3 to the planning staff report to the Planning Advisory Committee dated October 19, 2017; and**
- 2. the text of the West Hants Land Use By-law to limit development in the Underwood Road Area and add a definition for Community Use/Local Commercial Building as attached as Appendix A to the planning staff report to the Planning Advisory Committee dated October 19, 2017.**

NOTICES FROM ADJACENT MUNICIPAL UNITS

Ms. LeMay advised that a notice was received from the Town of Windsor with respect requirements for signs, but it is not anything of interest to West Hants.

MISCELLANEOUS

Discussion re Municipal Planning Strategy Review

Ms. LeMay gave a PowerPoint presentation with respect to the Municipal Planning Strategy Review. She advised that the Municipal Planning Strategy (MPS) sets out Council's and the community's vision and policies for development within the Municipality. The Land Use By-law (LUB) contains the regulations that implement the policies of the MPS. The Subdivision By-law also implements those policies of the MPS. (Presentation attached)

Discussion was held with respect to Open Space Fees, potential proposals, wind turbines, and the incomplete construction of the Paddy's Pub building.

Effluent

Warden Zebian noted that Councillor Jannasch had expressed concern at the last PAC meeting about aquaponics and the potential of excess effluent being discharged into the on-site sewage disposal system at the former Newport Station School. He advised that he had met with the developer's head engineer. The engineer explained that aquaponics is a self-renewal system, that there is very little effluent, and that much of the effluent is used to fertilize plants, and the remainder is sold on the international market.

Ms. LeMay advised that Councillors can ask these questions of the developer when the matter goes to the Public Hearing on November 14, 2017.

QUESTIONS AND COMMENTS FROM PUBLIC

Bill Preston, from Hantsport, inquired about the historical development of McCully Pines subdivision. He commented that when he bought his property in McCully Pines, it was his understanding that public open space was included as part of the development. Mr. Preston asked where the public open space was in the subdivision.

Ms. LeMay stated that she could not answer that question without knowing the details of the subdivision. She advised that the developer could have been given a choice to pay cash-in-lieu or dedicate land. Ms. LeMay said she would review the records and then would let him know.

ADJOURNMENT

MOVED and SECONDED that the meeting adjourn.

Motion carried.

The meeting adjourned at 6:42 p.m.

Chair