



**MUNICIPALITY OF THE DISTRICT OF WEST HANTS  
Planning/Heritage Advisory Committee  
January 18, 2018, 6:00 p.m.  
Sanford Council Chambers**

**PRESENT:** Councillor Jennifer Daniels, Chair  
Councillor Tanya Leopold, Vice Chair  
Warden Abraham Zebian  
Councillor David Keith  
Councillor Rupert Jannasch  
Deputy Warden Paul Morton  
Councillor Kathy Monroe  
Councillor Debbie Francis  
Councillor Robbie Zwicker  
Mr. John Smith, Resident Member

**STAFF:** Madelyn LeMay, Director of Planning & Development  
Saira Shah, Planner  
Sara Campbell, Planner

**REGRETS:** Mr. Matt Smith, Resident Member  
Councillor Randy Hussey

**PUBLIC:** Nine (9) members of the public were present throughout the two (2) Public Information Meetings.

**1. Meeting Called to Order**

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

**2. (a)PUBLIC INFORMATION MEETING – WEST HANTS LAND USE BY-LAW: MAP AMENDMENT TO AMEND 80 ROBERT DRIVE, HAMLET OF ARDOISE – CAMERON LAKE, PID 45060266 FROM RURAL RESIDENTIAL (R-4) ZONE TO THE HAMLET INDUSTRIAL (M-2) ZONE**

Chair Daniels introduced the Public Information Meeting.

Ms. Campbell reviewed her report which was earlier circulated to PAC with the PAC/HAC Agenda package.

There were no questions or comments from members of the public.

## **(b) PUBLIC INFORMATION MEETING – HANTSPORT COMMERCIAL ZONE AND DESIGNATION PROPOSED AMENDMENTS**

Chair Daniels introduced the Public Information Meeting.

Ms. Shah reviewed the proposed amendments which are attached to the recommendation report from the Hantsport Area Advisory Committee (HAAC). The report was earlier circulated to PAC with the PAC/HAC Agenda package.

One member of the public made the following comments:

- he does not feel residential and commercial uses should be segregated, and that a mixture of uses provides for a more interesting community which will attract more people.
- he queried what constitutes a commercial use. There was some discussion regarding the definition of commercial and listed permitted uses in a commercial zone.
- he feels there is no particular advantage to stimulating commercial development in Hantsport
- he would like the maximum height of fences reduced when residential and commercial uses are next to each other
- he wants to promote diversity in Hantsport
- he feels the Municipality does not take robust enough action regarding unsightly premises
- the Municipal Building is impossible to find in the dark.

### **3. APPROVAL OF AGENDA & ADDITIONS**

The following items were added:

- 10 (b) HAAC Membership
- 10 (c) Heritage grant, 376 Falmouth Dyke Road

**MOVED and SECONDED that the agenda be approved as amended.**

**Motion carried.**

### **4. APPROVAL OF PLANNING ADVISORY MEETING MINUTES OF NOVEMBER 16, 2017**

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

**Motion carried.**

**5. HANTSPORT AREA ADVISORY COMMITTEE UPDATE FROM CHAIR**

Councillor Zwicker noted that the January meeting had been very productive, with discussion taking place on both the proposed changes to the commercial designation and zone and the potential use of Bill 177 in Hantsport.

**6. BUSINESS ARISING FROM MINUTES**

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

Ms. LeMay advised that the process is now complete, the amendments are in place, and the applicant was notified. This item can now be removed from the agenda.

**(b) 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**

Ms. LeMay advised that the process is now complete, the amendments are in place, and the applicant was notified. This item can now be removed from the agenda.

**(c) Update - Land Use By-law Amendments: Brison Developments Ltd. (The Crossing)**

Ms. Shah noted that the Public Hearing and Second Reading are scheduled for February 13, 2018.

**(d) Update - Development Agreement: Distillery at 329 Falmouth Dyke Road, Falmouth**

Ms. Shah noted that the Public Hearing and Second Reading are scheduled for February 13, 2018.

**(e) Update - Household Livestock Amendment West Hants**

Ms. Shah advised that information is being gathered and discussed, and the report should be available by the March meeting.

**(f) Update - Heritage Permit at 744 Highway 236**

Ms. LeMay noted that Council had agreed with the PAC/HAC recommendation that the work requested did not require a heritage permit; the applicant was advised.

**(g) Update - Heritage Grant at 744 Highway 236**

Ms. LeMay noted that Council agreed to provide the maximum grant to the owners for work covered by the *Municipal Heritage Property Conservation Work Grant Guidelines* once receipts are received for the work; the owners have been advised.

**7. BUILDING AND DEVELOPMENT ACTIVITY REPORT**

**(a) Monthly Building and Development Reports – November and December 2017**

PAC/HAC members had no comments or questions with respect to the reports. Ms. LeMay was not sure if Fire Inspection reports had been circulated in the past. NS Fire Regulations require fire inspections for assembly occupancies every three years (schools, churches, community halls) and that the Municipality have a system of fire inspections for specific buildings. West Hants has a policy developed under the Regulations which addresses the system for all buildings containing more than three residential units, a business or personal service, a retail store, or an industry.

This is the first year in which more than 50 fire inspections have been done. In part this is because the temporary Building Official had more experience in fire than building inspection when she began in West Hants.

**MOVED and SECONDED that fire reports not be brought to PAC on a quarterly basis.**

**Motion carried.**

Councillor Zwicker voted "nay."

**8. NEW BUSINESS**

**(a) West Hants Land Use By-Law: Map Amendment to amend 80 Robert Drive, Hamlet of Ardoise – Cameron Lake, PID 45060266 from Rural Residential (R-4) Zone to the Hamlet Industrial (M-2) Zone**

**MOVED and SECONDED that Council give First Reading and hold a public hearing to consider amending the zoning of the lot located at 80 Robert Drive, Hamlet of Ardoise - Cameron Lake; PID # 45060266 from the Rural Residential (R-4) 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 January 18, 2017.**

**Motion carried.**

**(b) Recommendation Report from HAAC to PAC- Hantsport Commercial Zone and Designation Amendments**

**MOVED and SECONDED that Council give First Reading and hold a public hearing to consider amending:**

1. the text of the Hantsport Municipal Planning Strategy to replace the current Commercial (C) Zone with two new commercial zones; and
2. the map of the Hantsport Municipal Planning Strategy to align the Commercial Designation with the existing lot pattern; and
3. the text of the Hantsport Land Use By-law to replace the current Commercial (C) Zone with two new commercial zones and replace the current definitions for Office and Professional Office with a new definition for Office; and
4. the map of the Hantsport Land Use By-law to replace the current Commercial (C) Zone with two new commercial zones;  
all as attached as Appendix A to this report to the Planning Advisory Committee dated January 18, 2018.

In response to a question, Ms. LeMay advised PAC that she will recommend that the Hantsport and West Hants planning documents be combined into one Municipal Planning Strategy and one Land Use By-law during the review process, but that Hantsport would still be able to have policies and regulation specific to that community within the combined documents.

**Motion carried.**

## **9. NOTICES FROM ADJACENT MUNICIPAL UNITS**

No notices were received during November or December 2017.

## **10. MISCELLANEOUS**

### **(a) Discussion – Bill 177**

Representatives from Department of Municipal Affairs (DMA) made a presentation to HAAC on January 10 regarding Bill 177, which enables municipalities to defer a portion of taxes to businesses within specifically designated areas of the municipality. HAAC thought it would be helpful for a similar presentation to be made to PAC or Council. The DMA representatives asked if the Town of Windsor could be included as they thought they would also be making the presentation to the Town. A request to have the presentation at Joint Council was made; Mr. Coutino has responded that Windsor would not be requesting a presentation.

Ms. LeMay asked whether PAC would like to have the representatives invited to make a presentation at the February PAC meeting; Committee members agreed.

### **(b) HAAC Membership**

A report was sent out to PAC/HAC members after the agenda package had been circulated. The terms of resident members expired in November 2017; renewed

appointments are required. The five residents now on the Committee have indicated interest in staying on the Committee.

**MOVED and SECONDED that Council appoint the following persons to the Hantsport Area Advisory Committee with the term to expire in November 2019: Bill Preston; Jane Davis; Donald Hussey; Phillip Zamora; and Greg Pace.**

**Motion carried.**

**(b) Heritage Grant**

Ms. LeMay presented a number of slides showing the work which had been done at 376 Falmouth Dyke Road as a result of the grant recommended by PAC in 2017.

**11. QUESTIONS AND COMMENTS FROM PUBLIC**

The remaining member of the public present noted that it was nice to see public involvement and positive comments regarding Hantsport.

**12. ADJOURNMENT**

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

**Motion carried.**

The meeting adjourned at 7:17 p.m.

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Chair