



**MUNICIPALITY OF THE DISTRICT OF WEST HANTS
Planning/Heritage Advisory Committee
February 15, 2018, 6:00 p.m.
Sanford Council Chambers**

- PRESENT:** Councillor Jennifer Daniels, Chair
Councillor Tanya Leopold, Vice Chair
Warden Abraham Zebian
Councillor David Keith
Deputy Warden Paul Morton
Councillor Kathy Monroe
Councillor Debbie Francis
Councillor Robbie Zwicker (6:14 p.m.)
Mr. John Smith, Resident Member
Mr. Matt Smith, Resident Member
- STAFF:** Madelyn LeMay, Director of Planning & Development
Saira Shah, Planner
Sara Campbell, Planner
Velma Macumber, Admin Assistant
- REGRETS:** Councillor Randy Hussey
Councillor Rupert Jannasch
- GUEST:** Domenic Padula, Federation of Agriculture
- PUBLIC:** One member of the public was present

MEETING CALLED TO ORDER

Chair Daniels called the meeting to order at 6:02 p.m. and reviewed fire evacuation procedures.

PUBLIC INFORMATION MEETING - DEVELOPMENT AGREEMENT FOR CHIROPRACTIC CLINIC ON FALMOUTH DYKE ROAD, FALMOUTH

Chair Daniels introduced the Public Information Meeting.

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

Ms. Campbell stated that a letter was received from a neighbor who expressed concerns about allowing more commercial development on the Falmouth Dyke Road. They surmised that their property's value would decrease because of it.

Ms. Campbell advised that the applicant, Ms. Veinot, sent her regrets that she would not be attending tonight's meeting.

No questions or comments were heard from the public.

The public information meeting closed at 6:09 p.m.

Chair Daniels called the regular meeting to order. She stated that regrets were sent from Councillors Hussey and Jannasch, and Councillor Zwicker would be a little late.

APPROVAL OF AGENDA & ADDITIONS

MOVED and SECONDED that the agenda be approved as circulated.

Motion carried.

APPROVAL OF PLANNING ADVISORY MEETING MINUTES OF JANUARY 18, 2018

MOVED and SECONDED that the Planning Advisory Committee meeting minutes of January 18, 2018 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 reported that much discussion had taken place at the HAAC meeting regarding the Household Livestock amendments.

BUSINESS ARISING FROM MINUTES

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

Ms. Shah noted that the Public Hearing and Second Reading for the Land Use By-law Amendments were held on February 13, 2018. The Notice of Approval will be published in the February 20th edition of the Valley Journal Advertiser followed by a 14-day appeal period.

Update - Development Agreement: Distillery at 329 Falmouth Dyke Road, Falmouth (Saira Shah)

Ms. Shah noted that the Public Hearing and Second Reading for the Development Agreement were held on February 13, 2018. The Notice of Approval will also be published in the February 20th edition of the Valley Journal Advertiser followed by a 14-day appeal period.

Update - Household Livestock Amendment West Hants

i) Information Report (Saira Shah)

Ms. Shah gave a presentation summarizing the information report on household livestock in West Hants. Ms. Shah asked Committee members for their input.

The following points were discussed:

- Consideration of development density
- Different requirements for different designations
- How many hens per rooster (must have at least a certain number of chickens per rooster)
- Grandfathering existing household livestock uses (non-confirming uses)
- Possibility of property values being affected by allowing residents to have household livestock
- Development pattern of the area
- 80 chickens too much for residential areas, it was suggested that a maximum of 5 birds (a variety of fowl could be considered) and 5 rabbits might be appropriate for all lots smaller than one (1) acre.
- Not allowing roosters on smaller lots
- Consideration for 4-H families who have household livestock- can 4-H families be permitted to have a certain number of livestock?
- Being flexible and not taking away rights from residents
- Promoting agricultural diversity and urban agriculture opportunities
- Developing a permitting system for residents who want to have household livestock
- No pigs or sheep in residential areas
- Defining types of fowl
- Concerns with respect to smell from household livestock manure
- Recessive movement on part of the Municipality if restricting roosters
- Encouraging 4-H members to attend the next PAC meeting
- Development covenants can only be applied by owners of the property not the Municipality

The Committee agreed that 4-H members be invited to the next PAC/HAC meeting and further input from the committee regarding household livestock would be deferred to a later date.

Update – Land Use By-law Amendment – Rezoning 80 Robert Drive from Rural Residential (R-4) Zone to Hamlet Industrial (M-2) Zone (Sara Campbell)

Ms. Campbell advised that the Land Use By-law amendment went to First Reading on February 13, 2018. The Public Hearing and Second Reading will be held at the March 13, 2018 Council meeting.

Update – Hantsport Commercial Zone and Designation (Saira Shah)

Ms. Shah advised that the Hantsport Municipal Planning Strategy and Land Use By-law amendments went to First Reading on February 13, 2018. The Public Hearing and Second Reading will be held at the March 13, 2018 Council meeting.

Update – HAAC Membership (Madelyn LeMay)

Ms. LeMay advised PAC that Council considered HAAC membership at its meeting on February 13, 2018 and approved all current members as recommended by PAC/HAC.

BUILDING AND DEVELOPMENT ACTIVITY REPORT

Monthly Report – January 2018

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

NEW BUSINESS

Proposed development agreement to allow a chiropractic clinic on Falmouth Dyke Road, Falmouth (PID 45394210) (Sara Campbell)

MOVED and SECONDED that PAC recommends that Council give First Reading and hold a Public Hearing to consider entering into a Development Agreement to allow a Chiropractic clinic at 194 Falmouth Dyke Road, Falmouth; PID # 45394210, which is substantively similar to the draft set out in Appendix C of the report to the Planning Advisory Committee dated February 15, 2018.

Concerns were expressed with respect to the pattern of development in the area and architectural styles. It was suggested that these matters would be better addressed at the Plan Review, or earlier if Council wishes.

Motion carried.

Warden Zebian and Councillor Morton voted "Nay".

NOTICES FROM ADJACENT MUNICIPAL UNITS

No notices were received during January 2018 that were relevant to West Hants.

MISCELLANEOUS

Timing of Notices and PAC Agenda circulation (Madelyn LeMay)

Ms. LeMay noted that in the past PAC/HAC have not received their meeting agenda packages prior to the advertising for the public information meetings. She advised that this is due to the advertising requirement that public information meetings must be published and neighbouring property owners contacted a week prior to the meeting. She stated that this will continue to happen and asked the Committee if they would prefer to receive the staff report(s) when the ads are placed in the event they receive public inquiries on proposals. The Committee agreed with receiving staff report(s) prior to getting the meeting package.

Plan Review Information (Madelyn LeMay)

Ms. LeMay summarized the information the Committee had reviewed to date leading up to the Plan Review. She explained that the Municipal Planning Strategy (MPS) sets out Council's intent and the community's vision and policies for development within the Municipality. Ms. LeMay also explained that the Land Use By-law (LUB), and Subdivision By-law contain the regulations that carry out the policies of the MPS. For each of the documents outlined, Ms. LeMay presented examples of policies, regulations, and mapping.

Discussion was held about enforcement of the Land Use By-law. Councillor Leopold expressed her thankfulness for the professionalism of the Development Officer.

Ms. Macumber noted that the planning documents can be found on the municipal website for the Committee members' perusal and she could provide a copy to them if they wished.

QUESTIONS AND COMMENTS FROM PUBLIC

Mr. Padula expressed appreciation for Ms. Shah's research efforts with respect to the household livestock amendments. He commented that just because a property may be an appropriate size for household livestock does not mean that the use is appropriate everywhere, especially in more densely populated areas. Mr. Padula commented that West Hants needs to protect agricultural resources and cautioned the Committee not to rush into a decision that may penalize residents who want to provide for their own household food security.

Mr. Preston stated he felt uncomfortable about making any comments with respect to the household livestock amendments to the Committee as he sat on the HAAC.

Ms. LeMay assured Mr. Preston he could make comments on matters as a resident of Hantsport or a member of the HAAC if he wished.

NEXT MEETING

The March meeting date was discussed; the meeting will be held on the regular date, March 15, as representatives from Department of Municipal Affairs have agreed to make a presentation regarding Bill 177 at that meeting.

ADJOURNMENT

MOVED and SECONDED that the meeting adjourn.

Motion carried.

The meeting adjourned at 7:44 p.m.

Chair