



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

- PRESENT:** Councillor Tanya Leopold, Vice Chair
Warden Abraham Zebian
Deputy Warden Paul Morton
Councillor David Keith
Councillor Debbie Francis
Councillor Robbie Zwicker
Councillor Randy Hussey
Councillor Kathy Monroe
Councillor Rupert Jannasch
Mr. John Smith, Resident Member
- STAFF:** Madelyn LeMay, Director of Planning & Development
Saira Shah, Planner
Sara Poirier, Planner
Hartley Atwell, GIS Technician
Velma Macumber, Planning Admin Assistant
- REGRETS:** Councillor Jennifer Daniels, Chair
Mr. Matt Smith, Resident Member
- GUESTS:** Mitchell Brison, Brison Developments Limited
Jenifer Tsang, Sunrose Land Use Consulting
- PUBLIC:** 13 members of the public were present

MEETING CALLED TO ORDER

Vice Chair Leopold called the meeting to order at 6:01 p.m. and reviewed fire evacuation procedures. Regrets were received from Councillor Jennifer Daniels.

Vice Chair Leopold introduced the Public Information Meetings.

PUBLIC INFORMATION MEETING – Hantsport Land Use By-law Amendments – Household Livestock (Saira Shah)

Ms. Shah presented the proposed amendments to the Hantsport Municipal Planning Strategy and Land Use By-law for the residential and commercial zones to permit a variety of livestock.

Vice Chair Leopold asked the public if they had any questions or comments.

No comments were heard from the public who were present.

No written comments or emails were received.

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

PUBLIC INFORMATION MEETING – Development Agreement Amendments – Garlands Crossing Land Leased and Mixed Residential Community (Madelyn LeMay)

Ms. LeMay presented the planning report dated September 20, 2018 that dealt with requests received prior to September 10, 2018 and the report dated October 18 which considered the requests received September 19, 2018 for further amendment to the development agreement for The Crossing.

Vice Chair Leopold asked the public if they had any questions or comments.

No comments were heard from the public who were present.

No written comments or emails were received.

The public information meeting closed 6:47 p.m.

APPROVAL OF AGENDA & ADDITIONS

The following items were added:

Under Business Arising from the Minutes:

- Hantsport Land Use By-law Amendments – Household Livestock

Under Miscellaneous:

- Discussion: Cannabis as an agriculture use

MOVED and SECONDED that the agenda be approved as amended.

Motion carried.

APPROVAL OF PLANNING ADVISORY MEETING MINUTES OF SEPTEMBER 20, 2018.

MOVED and SECONDED that the Planning/Heritage Advisory Committee meeting minutes of September 20, 2018 be approved as circulated noting any errors or omissions.

Motion carried.

HANTSPORT AREA ADVISORY COMMITTEE UPDATE FROM CHAIR

Councillor Zwicker advised that the HAAC did not meet this month.

NEW BUSINESS

Brison Developments Ltd. – Development Agreement Amendments (Madelyn LeMay)

Ms. LeMay provided the Committee with a detailed presentation with respect to all requests for amendments to the Development Agreement for The Crossing.

Community Use/Local Commercial Building

MOVED and SECONDED that PAC directs that a maximum footprint of 6,500 sq. ft. for the Community Use/Local Commercial Building not including the deck and pool be included in the draft development agreement.

Motion carried.

Letters of Credit

MOVED and SECONDED that PAC recommend to Council that the Letters of Credit which have been provided by the owner for the subdivision of thirty-three (33) lots on Edward Drive which took place in June 2016 be returned to the Owner.

Motion carried.

Ms. LeMay noted that this motion is contrary to the Staff recommendation.

Accept Private Land as Parkland

MOVED and SECONDED that PAC recommend to Council that land not owned by the Municipality be considered as the parkland contribution required by the Subdivision By-law even though it does not meet the requirements of the Subdivision By-law.

Motion carried.

Ms. LeMay noted that the motion is contrary to the Staff recommendation.

Future Subdivision

MOVED and SECONDED that PAC directs that material be added to the draft agreement which would exempt lots subdivided from the area under agreement in the future from the parkland requirements of the Subdivision By-law.

Motion carried.

Ms. LeMay noted that this motion is contrary to the Staff recommendation.

MOVED and SECONDED that Council give First Reading and hold a public hearing to consider entering into the amending development agreement for the area known as The Crossing dated October 18, 2018 (Appendix B) including any modifications made by motion of PAC October 18, 2018 and taking note that this development agreement will discharge and replace the development agreements and amendments dated April 2, 2008, recorded on April 8, 2008 as Document No. 90368441; January 23, 2014, recorded January 28, 2014 as Document No. 104520904; and January 10, 2017, recorded March 7, 2017 as Document No. 1104222921.

Motion carried.

Multiple Unit Dwellings

MOVED and SECONDED that the maximum allowed square footage for commercial development within multiple unit buildings be increased to 50%, and that the section of Clause 3.2.2 (ii) that limits development to 1,000 sq. ft. be removed.

Motion carried.

Ms. LeMay noted that this motion is contrary to the Staff recommendation.

Requirement for Bonding in the "Mixed Residential" area prior to sub-division approval or the completion of services

MOVED and SECONDED that bonding be required only in the amount of 50% of the estimated cost to complete the streets and services required to service the area for which permits have been requested.

Motion carried.

This motion is contrary to the Staff recommendation that bonding be required in the amount of 150%.

Councillor Zwicker left the meeting at 8:10 p.m.

Mr. Brison and Ms. Tsang left the meeting at 8:20 p.m.

The meeting adjourned for a recess at 8:20 p.m.

The meeting reconvened at 8:26 p.m.

BUSINESS ARISING FROM MINUTES

Update – Heritage Information (Madelyn LeMay)

Ms. LeMay advised that approval for the revised Heritage Property By-law has been received from the Minister of Municipal Affairs. All of the heritage material on the municipal website was replaced by Ms. Macumber and Ms. LeMay is in the process of having corrections made regarding individual properties at the Land Registry Office. Copies of the brochure prepared by Ms. Poirier will be available in the Planning Department.

Update – West Hants Household Livestock (Saira Shah)

Due to the lateness of the meeting, the Committee asked that the update regarding West Hants Household Livestock, be postponed until the next meeting.

Update – Municipal Planning Strategy and Land Use By-law Amendments – Indoor Storage Facilities Accessory to Agricultural Uses (Sara Poirier)

Ms. Poirier stated that the application will be presented at a Public Hearing at Council on November 13, 2018. Following the Public Hearing, Council will have Second Reading and make its decision. The amendment will then be submitted for Ministerial Approval.

Update – Land Use By-law Map Amendment – Bonnie Lane, Newport Station (Saira Shah)

Ms. Shah has been investigating options for odour control and will report back to the Committee in November.

Update – Land Use By-law Text Amendment – Micro-Cultivation and Micro-Processing of Cannabis (Saira Shah)

Ms. Shah advised that the amendments were considered by Council on October 9th at First Reading. There will be a Public Hearing and Second Reading on November 13, 2018. She has investigated the Hants County Federation of Agriculture’s concerns and will present her findings at the Public Hearing.

Update – Bill 177: West Hants and Hantsport Municipal Planning Strategy Amendments (Sara Poirier)

Ms. Poirier stated that both the Hantsport and West Hants Municipal Planning Strategy Amendments for the Commercial Development District Designations were passed by Council on October 9, 2018. They have been sent for Ministerial approval. She will let the committee know when it has been reviewed and approved.

Ms. Poirier also discussed the by-law and phase-in assessment agreement which will enable the commercial tax incentives in the designated Commercial Development District areas. These documents have been drafted and reviewed by the Municipal Clerk. The Finance Department is determining the capabilities of the Diamond Tax System and the logistics of the tax rebate being returned to the property owner. If everything goes well and there are no major changes required from the system, Ms. Poirier is aiming to present the by-law and phase-in assessment agreement to the Committee at the next meeting.

Update – Land Use By-law Amendment – 269 Town Road, Falmouth (Sara Poirier)

Ms. Poirier advised that the rezoning application for 269 Town Road from the Institutional (I) Zone to the Single Unit Residential (R-1) Zone was approved by Council on October 9, 2018. The advertisement was published in the paper on Tuesday, October 16, which began the 14-day appeal period. Should no appeals be received, the amendment would take effect on October 31, 2018.

Update – Municipal Planning Strategy: Public Engagement Meetings (Sara Poirier)

Ms. Poirier stated that she and Ms. Shah hosted the first Municipal Planning Strategy Public Engagement meeting on Infrastructure and the Environment yesterday afternoon. In attendance were two Nova Scotia Power representatives, a local developer and two members of the public. Participants were really engaged, and a lot of great ideas came out of the discussion.

The next location-based meetings are scheduled for the following dates:

- Wednesday, October 24 at 6:00 p.m. at the Falmouth Community Hall

- Monday, October 29 at 6:00 p.m. at the Three Mile Plains Community Hall

Ms. Poirier reminded the Committee that meetings are open to the public and residents are encouraged to come out to talk to staff. Residents can go to the municipal website or social media pages to get updates on the upcoming Plan Review Meetings.

The Committee felt that the public may be getting meeting fatigue with the Town Hall meetings that are scheduled for the next few weeks. PAC suggested staff postpone the Plan Review public meetings until the new year. Staff will complete the two meetings; Falmouth and Three Mile Plains, that have been advertised to the public and then develop a new schedule for the remaining meetings for consideration by PAC and then approval by Council.

Update – Civic Addressing By-law and Road Naming Policy (Madelyn LeMay)

Ms. LeMay advised that the changes recommended by PAC on September 20, 2018 were considered by Council on October 9, 2018 and a Public Hearing will be held on November 13, 2018.

BUILDING AND DEVELOPMENT ACTIVITY REPORT

Monthly Report – September 2018

No comments were made on the report.

Hantsport Land Use By-law Amendments – Household Livestock (Saira Shah)

MOVED and SECONDED that Council give First Reading and hold a Public Hearing to consider amending the text of the Hantsport Municipal Planning Strategy and Land Use By-law to enable livestock on lots located in the residential and commercial zones, as attached to the planning staff report dated September 12, 2018 as Appendix A and as amended by the HAAC on September 12, 2018.

Motion carried.

Councillor Hussey stated he understands this is what the Hantsport Area Advisory Committee have agreed to, but he would not support a similar amendment for West Hants.

NOTICES FROM ADJACENT MUNICIPAL UNITS

No notices were received.

MISCELLANEOUS

Land Use Survey (Hartley Atwell and Saira Shah)

Ms. Atwell and Ms. Shah provided a brief overview on what the land use survey is, how it was created and how it has been used. Ms. Atwell also illustrated the use of the online Plan Review comment map and land use survey map that will be available for residents to provide feedback.

Discussion: Cannabis as an Agriculture Use (Saira Shah)

Due to the lateness of the meeting, the Committee asked that the discussion regarding cannabis as an agriculture use, be postponed until the next meeting.

QUESTIONS AND COMMENTS FROM PUBLIC

No members of the public were present at this time in the meeting.

ADJOURNMENT

MOVED and SECONDED that the meeting adjourn.

Motion carried.

The meeting adjourned at 9:15 p.m.

Chair