



**MUNICIPALITY OF THE DISTRICT OF WEST HANTS**  
**Public Hearing**  
**June 9, 2015**  
**Proposed Land Use By-law Amendments**  
**Re Schedule A: Zoning Map and Schedule A: GC-1**  
**Falmouth Growth Centre Map**

Present:	R. Dauphinee	Warden
	G. Cochrane	Deputy Warden
	R. Allen	Councillor
	R. Matheson	Councillor
	T. Brown	Councillor
	J. Daniels	Councillor
	V. Swinamer	Councillor
	C. Osborne	CAO
	M. Laycock	Director of Finance
	K. Dempsey	Director of Planning
	R. Brown	Municipal Clerk
	V. Macumber	Administrative Assistant

There were 14 members of the public present.

Warden Dauphinee explained that this public hearing is required by Section 205(3) of the Municipal Government Act, which states a public hearing is required before planning documents are read for a second time. Council is considering housekeeping amendments to the Land Use By-law. The amendments that are being considered will restore agricultural zoning to an area of the Falmouth Growth Centre as outlined in the Planning Staff Report of April 16, 2015.

Warden Dauphinee advised that the Director of Planning will be presenting the staff report.

Ms. Dempsey briefly reviewed the staff report with respect to the zoning on several properties within the Falmouth Growth Centre where it was changed in 2008 from agricultural to residential, in conjunction with the adoption of the new MPS and LUB. This zoning change was intended to apply only to inactive agricultural land. The past and present uses of these properties range from forestry uses, orchards, forage crops and livestock pasturing.

Ms. Dempsey advised that the staff report prepared by Jeanne Bourque, Planner, went to the Planning Advisory Committee in April 2015 for review. The Planning Advisory Committee made a recommendation to Council to amend the property zoning and to proceed with the statutory process under the Municipal Government

Act. The process for amendments requires two readings, and is different than the process for approval of a development agreement. First Reading was held at the May 12, 2015 Council meeting. Section 206 of the Municipal Government Act requires that a notice of public hearing be published in a local paper for two consecutive weeks prior to the public hearing. First notice appeared in May 21, 2015 edition of the Hants Journal, the second notice was published on May 28, 2015. Notices to adjacent municipal units were sent out on May 22, 2015 as per the Municipal Government Act. Once Council has conducted the public hearing then they are in the position to approve or reject second reading. A notice is then published advising of Council's decision, giving the public, should they have reasonable grounds, 14 days to appeal the decision to the Nova Scotia Utility & Review Board. If no appeals are received by the Board then after the 14 day appeal period, the amendments become effective. Planning Staff will then update and change the zoning maps. The property owners are then able to proceed with any development activities permitted under the agricultural zoning.

Ms. Dempsey asked Council if there were any questions. No questions were asked.

Warden Dauphinee asked for oral submission in favor of the change. No oral submissions were heard.

Warden Dauphinee asked if there were any written submissions in favor of the change. None were received.

Warden Dauphinee asked for oral submissions against the change. No oral submissions were heard.

Warden Dauphinee asked for written submissions against the change. None were received.

Warden Dauphinee asked if there were any questions from the floor. There were no questions asked.

Warden Dauphinee declared the Public Hearing adjourned at 7:11 pm.

---

R. Dauphinee, Warden

---

R. Brown, Municipal Clerk