



**MUNICIPALITY OF THE DISTRICT OF WEST HANTS  
PUBLIC HEARING  
October 13, 2015**

**Proposed Municipal Planning Strategy Amendment with  
Concurrent Land Use By-law Amendment to enable a Fire  
Station at 22 Tonge Hill, Garland's Crossing, West Hants  
PIDs 45003878 and 45222957**

In attendance:

R. Dauphinee	Warden
G. Cochrane	Deputy Warden
R. Allen	Councillor
S. Pineo	Councillor
R. Matheson	Councillor
T. Brown	Councillor
J. Daniels	Councillor
R. Zwicker	Councillor
P. Morton	Councillor
M. Laycock	Director of Finance
K. Dempsey	Director of Planning
J. Bourque	Planner
D. Hamer	Interim Fire Services Coordinator
R. Brown	Municipal Clerk
J. Woodman	Administrative Assistant

There were 20 members of the public in attendance.

Warden Dauphinee advised Council that the Public Hearing is required under Section 205 (3) of the Municipal Government Act for adoption of amendments to a planning document. The proposed amendments to the municipal planning strategy and land use by-law will enable the Municipality to locate a fire station at 22 Tonge Hill, Garlands Crossing, West Hants.

Warden Dauphinee announced this is the second reading of the planning amendments and called upon the Director of Planning to explain the amending process.

K. Dempsey, Director of Planning reviewed the statutory requirements in the Municipal Government Act that apply when a municipality is amending their Municipal Planning Strategy and Land Use By-law. She noted that Council is required to complete their public participation program before placing a first notice about a public hearing in the paper that circulates within the Municipality. She explained the ad for the public participation meeting appeared on September 10, 2015 in the Hants Journal. She confirmed the public participation meeting was held on September 17, 2015. Following that meeting the Planning Advisory Committee considered the application and recommended approval to Council. First reading was conducted on September 22, 2015. She advised that the Municipal Government

Act also stipulates that before planning documents are read for a second time that Council is required to hold a public hearing which is the hearing that is before us tonight. She confirmed that it is a requirement to place an ad in the paper once a week for two consecutive weeks to give the public notice of that hearing; she added that notices were also placed on the municipal website. She indicated the first ad appeared in the Chronicle Herald on September 28, 2015 and the second on October 5, 2015. She stated the Land Use By-law requires that individual notices go to landowners that are located within 300 feet of the area concerned with the amendment and notice was sent on September 28, 2015, and as required a notice was sent to adjacent municipalities. She clarified once an amendment has been approved by Council it still requires approval from the Department of Municipal Affairs before it becomes effective.

Jeanne Bourque, Planner reported that a staff report was provided to the Planning Advisory Committee and made available to the public. She stated that the report was discussed at length at the Planning Advisory Committee meeting and contains discussion on planning matters to be considered before a decision is made on the amendments.

She advised that the staff report looked at details such as the size of the lot, its suitability for the proposed use, and if the proposed use is compatible with the existing and future pattern of development. She advised that the application is basically to allow the location of an institutional use, a fire station, within the Highway Commercial zone of the growth center of Three Mile Plains.

She reported the two amendments being proposed are to add a policy to the Municipal Planning Strategy, 5.8.2, which will allow emergency services to be located on two specific PIDS. In order to enact the policy an amendment to Section 14.0 Highway Commercial of the Land Use By-law is required. This amendment allows a Fire Station to be sited on the two particular PIDs noted above.

Ms. Bourque advised that before Council can make amendments to their Municipal Planning Strategy, the proposed changes must be reviewed by Municipal Affairs for approval by the Provincial Director of Planning. Only after this approval is received can Council make amendments to their planning documents.

She opened the floor for any inquiries or submissions from the public.

Colin Hines, Falmouth expressed concern that the amendments cannot be appealed to the Utility and Review Board, and asked if there were any other properties considered or investigated that would meet the same requirements. Jeanne Bourque, Planner stated that he was correct that this amendment, once approved by the Province, cannot be appealed to the Nova Scotia Utility and Review Board. She added that the municipal solicitor advised that this would provide the municipality with a degree of certainty that the emergency service could be established without delay. The question of whether or not other sites were considered was asked by the public at the Planning Advisory Committee Public Information Meeting, and the CAO responded there was a very constricted timeline

so no other sites were looked at. If Council was to look at establishing a permanent location, there would be an extensive review process with a detailed needs assessment study.

Warden Dauphinee asked whether any other members of the public had any questions on the presentation.

Warden Dauphinee called for any oral or written submissions in favour of the change. Martin Laycock, Director of Finance confirmed he had not received any nor was he aware of any submissions.

Warden Dauphinee called for any oral or written submissions against the change. Martin Laycock, Director of Finance confirmed he had not received any nor was he aware of any submissions.

There were no further questions from the floor and he declared the public hearing adjourned at 7:20 pm.