



**MUNICIPALITY OF THE DISTRICT OF WEST HANTS**  
**Public Hearing**  
**August 9, 2016**  
**Municipal Planning Strategy (MPS) and Land Use By-law (LUB)**  
**Amendments to Permit Multiple Unit Dwellings in the Village,**  
**Hamlet and Resource Designations of West Hants by Development**  
**Agreement**

In attendance:

R. Dauphinee	Warden
R. Allen	Councillor
S. Pineo	Councillor
R. Matheson	Councillor
J. Daniels	Councillor
P. Morton	Councillor
G. Miller	Councillor
M. Laycock	Director of Finance (Acting CAO)
B. Carrigan	Director of Public Works
K. Dempsey	Director of Planning
J. Bourque	Municipal Planner
D. Dignan	REMO Coordinator
C. Lowe	Accountant
R. Brown	Municipal Clerk
C. Remme	Executive Assistant

There were 7 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*, as an amendment to the West Hants Municipal Planning Strategy is being proposed. He went on to say that the session is to provide members of the public with an opportunity to bring up any concerns and ask questions of the planning staff regarding permitting multiple unit dwellings in the Village, Hamlet and General Resource designations of West Hants by development agreement.

Warden Dauphinee called on Municipal Planner, Jeanne Bourque to explain the amendments.

The Planner reviewed the process undertaken for the amendments of the planning documents with Council.

The Planner reviewed the recommendation report noting that requests had been received by the Planning Department from developers looking to construct multiple unit dwellings which, under the current planning documents, could not be considered. She went on to say that the amendment, that would allow multiple unit dwellings to be considered by development agreement in certain areas of the Municipality, had been taken to the Planning Advisory Committee and the discussion surrounding the amendments are outlined in the staff report of May 26, 2016.

A key point that the Planner emphasized is that these amendments would allow Council to consider multiple unit dwellings, but that any proposed building would be subject to a development agreement. A development agreement provides a greater deal of control over the size, density and location of proposed units, there is a public consultation component to the process, and the final decision to approve or not approve the proposal will still remain with Council.

Warden Dauphinee thanked the Planner and asked if there were any questions on the presentation.

The Warden called for oral submissions in favor of the change. There were none.

The Warden called for written submissions in favor of the change. No submissions were put forth.

Warden Dauphinee called for oral submissions against the application. There were none.

Warden Dauphinee called for written submissions against the application. There were no submissions.

The Warden asked if there were any other submissions. There were none.

Warden Dauphinee asked if the Planner had any closing remarks. The Planner had no closing remarks.

Warden Dauphinee asked if there was anything further from the floor. There was nothing further.

Warden Dauphinee declared the Public Hearing adjourned at 7:13 p.m.

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R. Dauphinee  
Warden

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R. Brown  
Municipal Clerk