



**MUNICIPALITY OF THE DISTRICT OF WEST HANTS**  
**Public Hearing**  
**February 14, 2017**  
**Holleman and Associates Inc.**  
**Application to Amend Existing Development Agreement for**  
**Ellershouse Landing, 6004 Highway 1, Ellershouse (PID 45013588)**

In attendance:

A. Zebian	Warden
P. Morton	Deputy Warden
R. Jannasch	Councillor District 1
K. Monroe	Councillor District 2
D. Keith	Councillor District 3
T. Leopold	Councillor District 4
D. Francis	Councillor District 5
R. Hussey	Councillor District 6
J. Daniels	Councillor District 7
R. Zwicker	Councillor District 10
C. Osborne	CAO
M. Laycock	Director of Finance
J. Bourque	Municipal Planner
M. LeMay	Director of Planning and Development
B. Carrigan	Director of Public Works
R. Sherrard	Municipal Engineer
R. Brown	Municipal Clerk
C. Remme	Executive Assistant

There were 16 members of the public in attendance.

Warden Zebian advised Council that the public hearing was required under Section 230(2) of the Municipal Government Act for the adoption of a proposed Amending Agreement to an existing Development Agreement. He went on to say that the session provides members of the public with an opportunity to bring up any concerns and ask questions of the planning staff regarding the amendment being considered.

The Warden advised that the amendments being considered, if approved, would permit the addition of multiple unit dwellings to the development as well as increase the maximum number of dwelling units permitted from eight to eighteen. He let Councillors know that they could ask questions of the planning staff upon completion of the hearing.

Warden Zebian called on Municipal Planner, Jeanne Bourque, to speak on the application.

The Municipal Planner reviewed the application and spoke of the concerns that were brought forth at the Planning Advisory Committee regarding flooding. She pointed out Section 7.1 of the Development Agreement which states that the owner shall design and construct the drainage system in compliance with the requirements of the West Hants Municipal Services Specifications Manual. The Planner went on to say that the developer is

working with the Municipal Engineer as Section 7.1 also states that the plans shall be approved by the Engineer prior to issuance of a permit.

The Planner advised that all provincial regulations must be met prior to a permit being issued to the developer. She went on to say that the developers would be meeting with planning staff, the Municipal Engineer as well as the Department of Transportation to review the plans and will be required to have the Department of Transportation sign off prior to going forward.

The Municipal Planner advised Council that clauses are in place to minimize conflict with abutting land owners, and clauses have been added to ensure the retention of existing vegetation. She pointed out that there is clarification regarding the perimeter trail in the document as well and it is shown on Schedule B of the agreement.

Warden Zebian asked if there were any questions from the public, there were none.

Warden Zebian called for any written submissions in support of the application. There were none.

Warden Zebian called for any written submission for against the application. There were none.

Warden Zebian called for any oral submissions in favour of the application. There were none.

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

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

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A. Zebian  
Warden

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R. Brown  
Municipal Clerk