



MUNICIPALITY OF THE DISTRICT OF WEST HANTS

Public Hearing

June 13, 2017

Application to rezone property at 289 Falmouth Back Road,
Falmouth, West Hants (PID 45036712) from Single Unit Residential
(R-1) to Two Unit Residential (R-2)

Present:	A. Zebian	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
	P. Morton	Deputy Warden
	R. Zwicker	Councillor District 10
	C. Osborne	CAO
	M. Laycock	Director of Finance
	M. LeMay	Director of Planning and Development
	R. Brown	Municipal Clerk
	C. Remme	Executive Assistant

There were 9 members of the public in attendance.

Warden Zebian advised that the Public Hearing is required under Section 232 of the Municipal Government Act. The Warden went on to say that this session provides the members of the public with an opportunity to bring up any concerns and ask questions regarding the application to amend the Land Use By-law. He added, if approved, it will allow the property to be subdivided in accordance with the Subdivision By-law and a two-unit town house could be developed on each lot.

Warden Zebian advised when the Public Hearing is complete, the Council meeting will resume and Councillors may then ask questions and make comments at that time before being called to approve or reject the application.

Warden Zebian then called on the Director of Planning and Development to speak on the amendments.

The Director reviewed the report advising that the application was received from Debbi Bowes on behalf of the property owner, Michael Lamontagne to rezone the property at 289 Falmouth Back Road, (PID 45036712) from Single Unit Residential (R-1) to Two Unit Residential (R-2).

The Director advised that the application met the criteria in Section 5.4.3, the general requirements as well as the intent of the Municipal Planning Strategy. She advised that properties within 300 feet of the property had been notified by mail and the Public Hearing had been advertised in the local newspaper in keeping with the statutory requirements. The

Director noted that staff had received one phone call against the application adding the complainant did not wish to submit the complaint in writing or attend the meeting to voice the complaint. She went on to say that nothing more had been received in favour or against the application.

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

Warden Zebian called for any oral or written submissions in favour of the amendment. There were none.

Warden Zebian called for any oral or written submissions in against the amendment. There were none.

Warden Zebian asked if the Director had any closing comments. She had no closing comments.

Warden Zebian declared the Public Hearing adjourned at 7:12 p.m.

Abraham Zebian, Warden

Rhonda Brown, Municipal Clerk