



WEST HANTS
NOVA SCOTIA

**MUNICIPALITY OF THE DISTRICT OF WEST HANTS
Public Hearing
November 14, 2017**

**Text Amendment to Allow Aquaponic Industries in the Hamlet Industrial (M-2) Zone; and
Map Amendment to Amend 1989 Wentworth Road, Hamlet of Newport Station
(PID45403946) from Rural Residential (R4) Zone to Hamlet Industrial (M-2) Zone**

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
	M. Laycock	Acting CAO, Director of Finance
	K. Kehoe	Director of Parks and Recreation
	M. LeMay	Director of Planning and Development
	B. Carrigan	Director of Public Works
	S. Campbell	Municipal Planner
	R. Brown	Municipal Clerk
	C. Remme	Executive Assistant

There were 12 members of the public in attendance.

Warden Zebian advised that this was a Public Hearing required by Part 8 of the *Municipal Government Act*. He went on to say that the sessions, hosted by Council, provide members of the public with an opportunity to bring up any concerns and ask the applicant and planning staff questions regarding the proposed amendments.

Warden Zebian advised that the Public Hearing is related to an application for amendments to both the text and map of the West Hants Land Use By-law to allow aquaponic industries in the Hamlet Industrial (M-2) Zone and amend the zoning on 1989 Wentworth Road, Hamlet of Newport Station from Rural Residential (R4) to the Hamlet Industrial (M-2). The Warden went on to say that when the Public Hearing is complete, the Council meeting will resume, and members of Council may then ask questions and make comments.

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

The Director reviewed the application. She gave the background on the application, received on June 7, 2017, which has long-term intended uses of indoor farming, agricultural

processing and small manufacturing, aquaponics accessory and small scale agricultural uses accessory to aquaponics all to be located on the 8.7-acre lot.

The Director of Planning and Development advised Council that the lot is currently designated as Rural Residential which does not allow for aquaponics use. She reviewed Part 7 of the Municipal Planning Strategy which contains the overall intention for Hamlets, specifically Section 7.2 which indicates the intention to provide for some commercial and industrial development.

The Director went over the amendment that would be required to the Zoning Map which would permit local and resource-based industrial uses and residential uses in conjunction with an industrial use.

Recommended text amendments were reviewed by the Director. She noted that most of the proposed uses are allowed "as-of-right" in the Hamlet Industrial Zone adding that some proposed uses would be allowed as accessory uses to an aquaponics industry which is recommended to be added.

The Director of Planning and Development reviewed the specific criteria for amendments noting the proposed uses are resource-based activities, development compatible with adjacent land uses, there would be no anticipated costs to the Municipality and that the road networks are adequate for the uses permitted within the Hamlet Industrial Zone.

The Director concluded her presentation by stating that the proposed text and map amendments are considered within the context of both specific and general Municipal Planning Strategy policies and meet specific and general criteria for an amendment. She added that the amendments are consistent with the intent, objectives and policies of the Municipal Planning Strategy and considered reasonable to include aquaponics as a permitted use within the Hamlet Industrial Zone.

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

Warden Zebian asked if there were any oral or written submissions in favour of the amendment. There were none.

Warden Zebian called for any oral or written submissions against the amendment. The Director of Planning and Development advised that she had received a call from a neighbouring property concerned about potential impact on his well and run-off across his property. The Director advised that the resident had been in contact with the developers to discuss the issues.

Warden Zebian declared the Public Hearing adjourned at 7:17 p.m.

Abraham Zebian, Warden

Rhonda Brown, Municipal Clerk