



WEST HANTS
NOVA SCOTIA

MUNICIPALITY OF THE DISTRICT OF WEST HANTS

Public Hearing

March 13, 2018

West Hants Land Use By-law Map Amendment to amend 80 Robert Drive, Hamlet of Ardoise – Cameron Lake (H); PID #45060266 from Rural Residential (R-4) Zone to the 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
	M. LeMay	Director of Planning and Development
	S. Shah	Municipal Planner
	B. Carrigan	Director of Public Works
	C. Lowe	Municipal Accountant
	R. Brown	Municipal Clerk
	C. Remme	Executive Assistant/Communications Coordinator

There were 8 members of the public in attendance.

Warden Zebian advised that this was a Public Hearing required by Part 8 of the *Municipal Government Act* stating the sessions, hosted by Council, provide members of the public with an opportunity to bring forward concerns and ask the applicant and planning staff questions regarding the proposed amendments. He went on to say that upon completion of the Public Hearing, the Council meeting will resume, and members of Council may then ask questions and make comments.

Warden Zebian called on Municipal Planner, Sara Campbell, to speak on the application.

The Municipal Planner reviewed the presentation (attached).

The Municipal Planner advised Council that an email was received from an individual concerned with the 40-foot setback required in the Hamlet Industrial Zone. She went on to say that there was no requirement in a policy of Council and that all requirements for the zone being considered are being met. The Municipal Planner went on to say that no complaints had been received from the abutting property owner.

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

Warden Zebian asked if the Municipal Planner had any additional comments. She did not.

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 was one written submission against the amendment which was previously mentioned.

Warden Zebian declared the Public Hearing adjourned at 7:44 p.m.

Abraham Zebian, Warden

Rhonda Brown, Municipal Clerk



WEST HANTS
NOVA SCOTIA



WEST HANTS
NOVA SCOTIA

**Map Amendment:
80 Robert Drive, Ardoise; PID #45060266
Public Hearing
March 13, 2018**

Background

- ▶ Received an application from Danny Poole to permit a vehicle repair and small scale metal fabrication shop
- ▶ The uses already take place within the accessory building (garage); the applicant wishes to regularize these uses

Robert Drive



17.11.2017 15:10

80 Robert Drive

Accessory Building

House

17-11-2017 15:10



Accessory Building



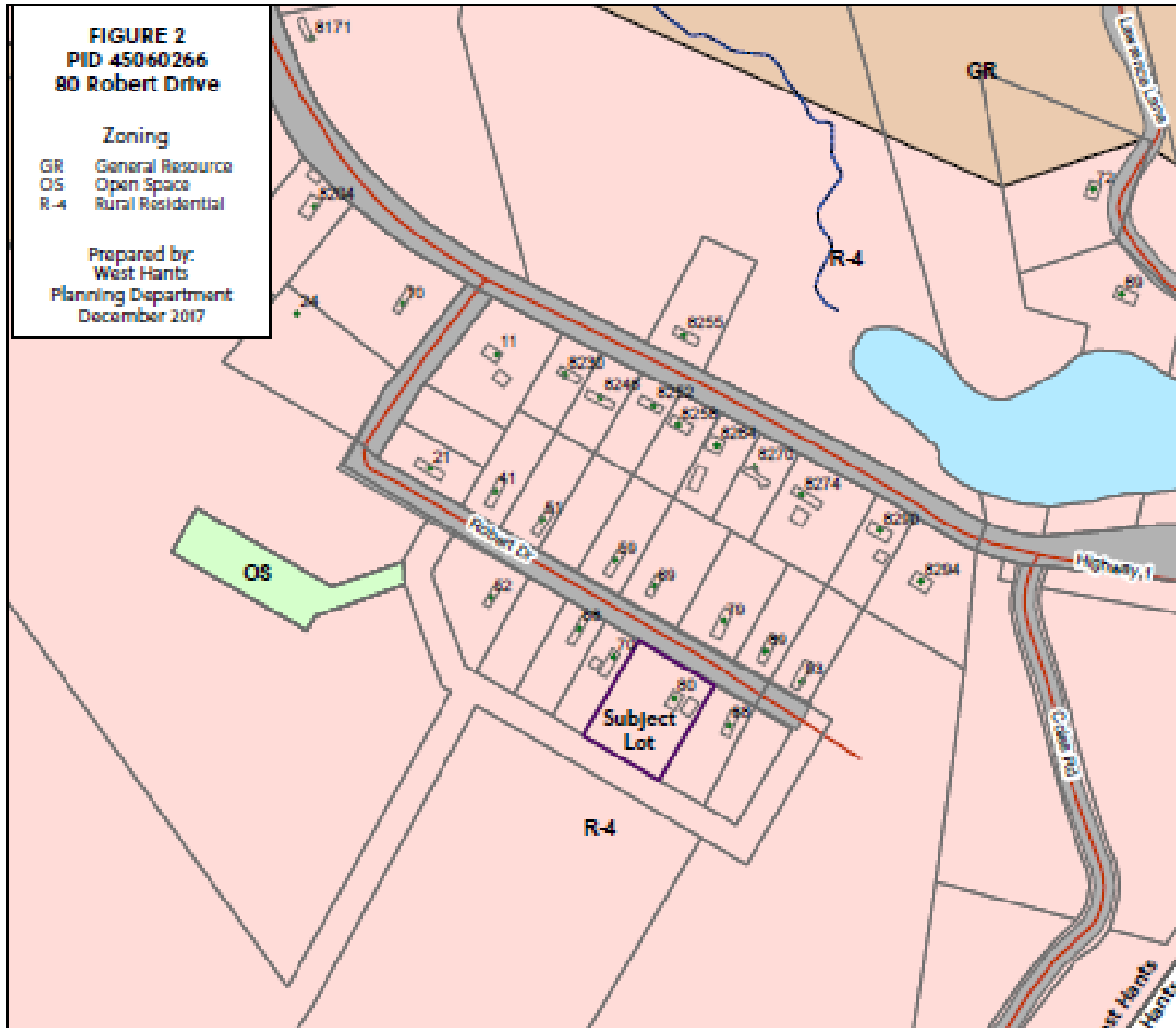
House

Accessory Building

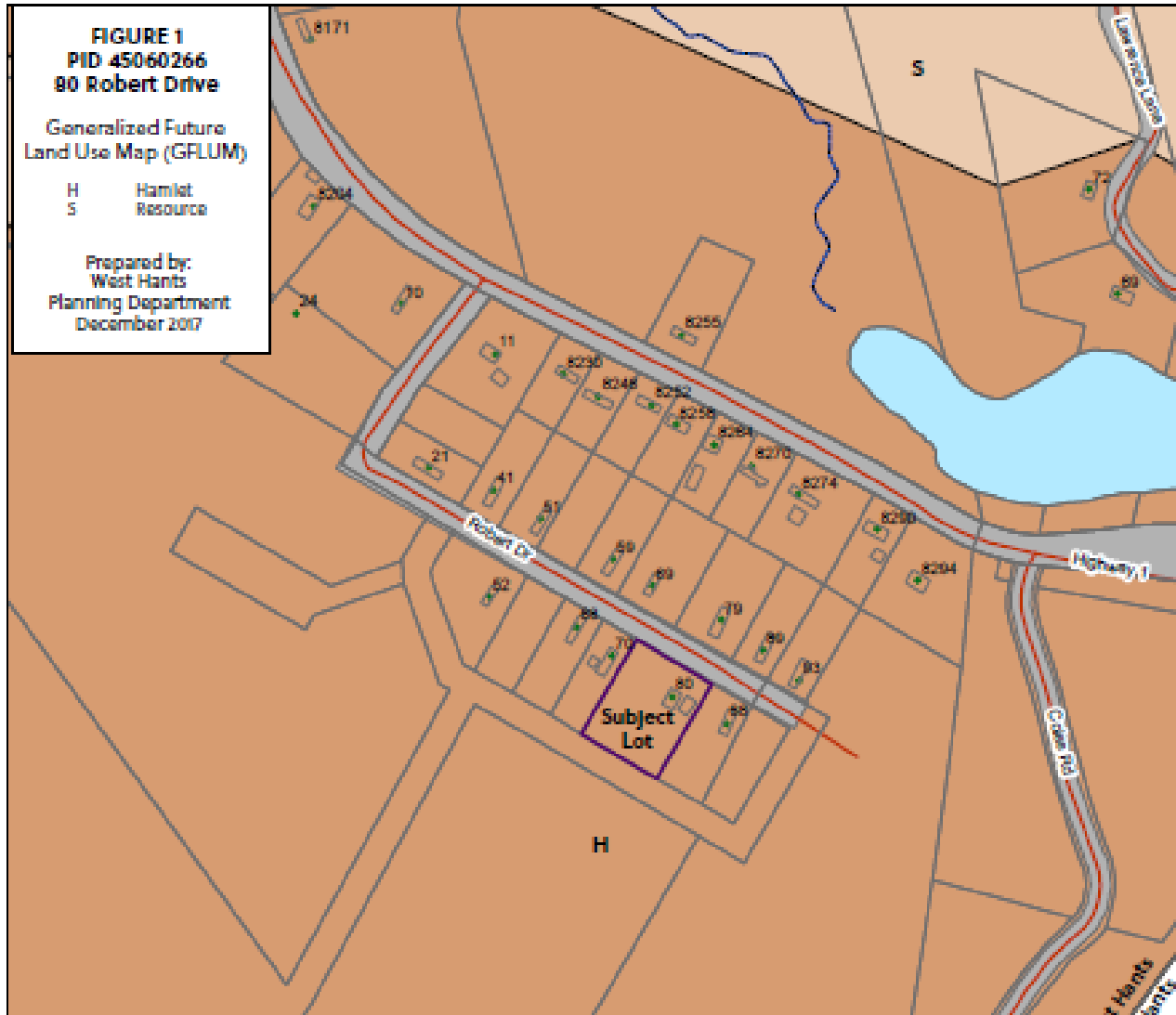


17.11.2017 15:09

Zoned – Rural Residential (R-4)



General Future Land Use - Hamlet



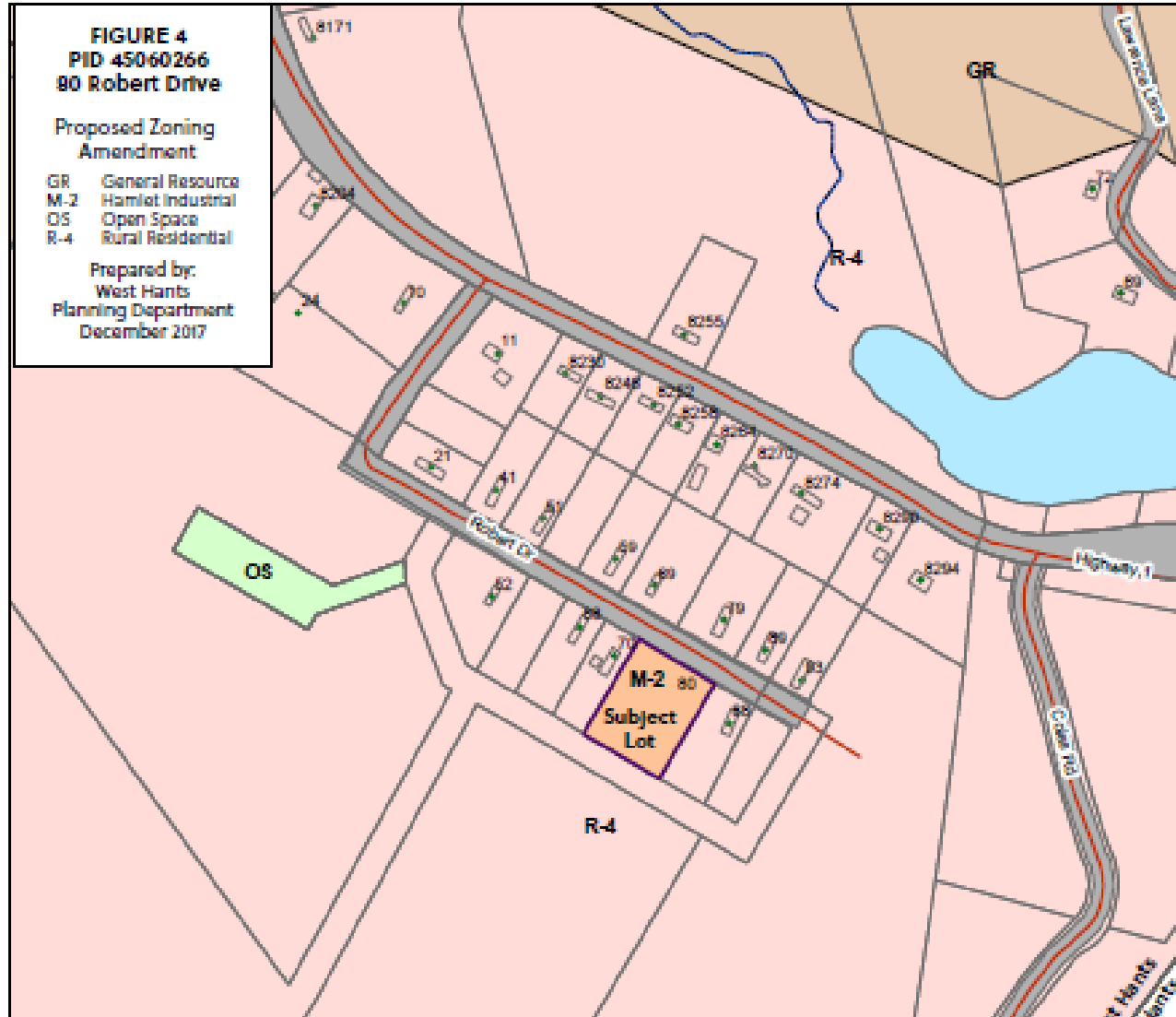
Document Review

- ▶ Section 7.2 of the MPS, states that the Hamlet Industrial Zone is intended to allow industrial development that provides a service to local residents, is a resource-related industry, or is operated in conjunction with a residential use.
- ▶ **Policy 7.2.6** of the MPS states that
 - ▶ *“It shall be the policy of Council to consider rezoning land in Hamlets to allow new Rural Commercial (RC) or Hamlet Industrial (M-2) uses”*

Map Amendment

- ▶ For the requested service industry to be developed on the lot, an amendment to the Zoning Map is required

Proposed Amendment – Hamlet Industrial (M-2)



Text Amendment

- ▶ Text amendment is not required as a service industry is already a permitted use as-of-right in the Hamlet Industrial (M-2) Zone

Specific Criteria for Amendment

- ▶ **Policy 7.2.6** establishes criteria to be considered by Council
- ▶ In summary, the criteria are met since:
 - ✓ the proposed use is intended to provide a service to local residents, and is operated in conjunction with a residential use;
 - ✓ the proposed use is not considered obnoxious by virtue of noise, odours, dust, fumes or other emissions;
 - ✓ DTIR has advised that there is adequate roadway access for the uses permitted in the Hamlet Industrial (M-2) Zone.

General Criteria for Amendment

- ▶ **Policy 16.3.1** states general criteria for any amendments considered in West Hants.
- ▶ In summary:
 - ✓ the proposal is not premature or inappropriate for the area
 - ✓ no municipal costs related to the proposal are anticipated
 - ✓ the Municipal Building Official made specific recommendations before the building can be utilized for the service industry; the applicant has agreed to complete these modifications.

Conclusion

- ▶ Proposed map amendment is considered within the context of both specific and general MPS policies
- ▶ Consistent with the intent, objectives and policies of MPS
- ▶ "service industry" is a permitted use within the Hamlet Industrial (M-2) Zone
- ▶ Reasonable to amend the zoning of the subject lot from Rural Residential (R-4) to Hamlet Industrial (M-2)

Submission

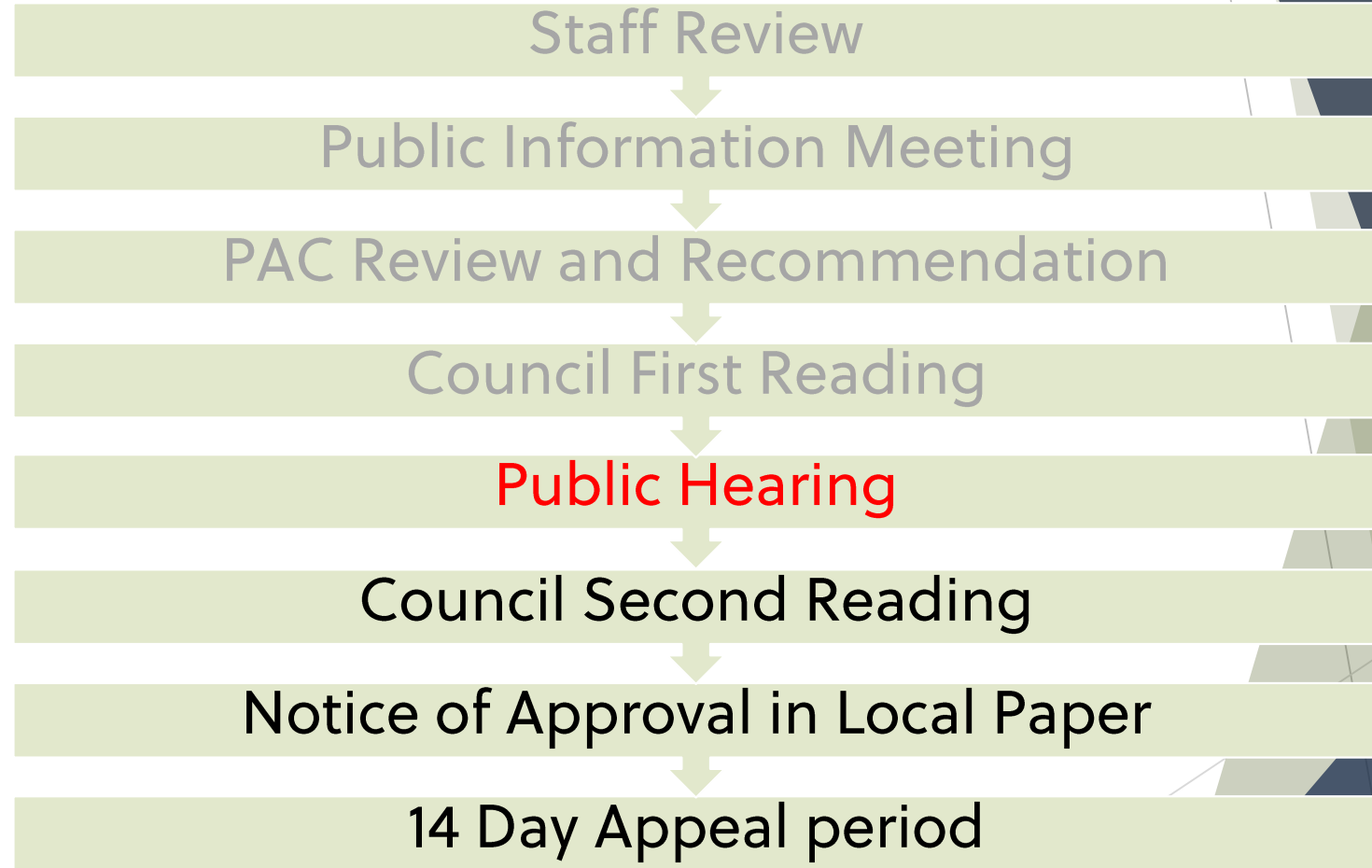
- ▶ 1 email was received through Councillor Leopold

Process

Notices were placed in the local paper & properties within 300' were notified of the Public Information Meeting and Public Hearing

One call has been received from the public

All statutory requirements have been met





WEST HANTS
NOVA SCOTIA

Recommendation

Should Council wish to proceed following the Public Hearing, the following motion would be in order:

- ▶ **that Council gives Second Reading to and approves the proposed amendment to the Zoning Map of the West Hants Land Use By-law to rezone the lot located at 80 Robert Drive, Hamlet of Ardoise - Cameron Lake; PID # 45060266 from the Rural Residential (R-4) Zone to the Hamlet Industrial (M-2) Zone, as shown in Figure 2, and as outlined in the planning staff report to the Planning Advisory Committee dated January 18, 2018.**