



WEST HANTS  
NOVA SCOTIA

**MUNICIPALITY OF THE DISTRICT OF WEST HANTS**  
**Public Hearing**  
**October 9, 2018**  
**West Hants Municipal Planning Strategy Amendments**  
**Commercial Development Districts**

|          |             |                                      |
|----------|-------------|--------------------------------------|
| 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  | Chief Administrative Officer         |
|          | M. LeMay    | Director of Planning and Development |
|          | S. Poirier  | Municipal Planner                    |
|          | S. Shah     | Municipal Planner                    |
|          | B. Carrigan | Director of Public Works             |
|          | R. Brown    | Municipal Clerk                      |
|          | C. Remme    | Communications Coordinator           |

There were 30 members of the public in attendance.

Warden Zebian advised that this was a Public Hearing required under the Municipal Government Act stating the sessions, hosted by Council, provide members of the public with an opportunity to bring forward concerns and ask staff questions regarding the proposed amendment. 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 Poirier, to speak on the amendments.

The Municipal Planner reviewed the presentation (attached). She noted that she had received two calls, five emails and two in-person comments regarding the impact on taxes. She went on to say that all statutory requirements have been met.

Warden Zebian asked if there were any questions from the public. Michel Bourgeois questioned if the work being done in regard to the commercial development districts would be impacted by the consolidation of the Municipality and the Town of Windsor;

noting concern that the efforts being done would be wasted. He asked if any conversations had taken place with the Town to see if how the districts fit with any plans they have.

CAO Laycock advised that the by-laws and policies of each municipal unit remain with the new regional government specific to the areas they were created in. He went on to say that they would be reviewed in the transition process.

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

Warden Zebian declared the Public Hearing adjourned at 7:28 p.m.

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Abraham Zebian, Warden

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Rhonda Brown, Municipal Clerk



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**Municipal Planning Strategy Amendments:  
Commercial Development District Designation**  
October 9, 2018

# Background: Bill 177

- ▶ Representatives from the Department of Municipal Affairs made presentations to:
  - ▶ Hantsport Area Advisory Committee - January 10, 2018
  - ▶ Planning Advisory Committee - March 15, 2018
- ▶ In March, a request was made by the PAC for staff to investigate the commercial areas in the Growth Centres and the community of Hantsport with respect to making use of the opportunity offered by Bill 177

# Bill 177

- ▶ Approved in 2016 to amend the Municipal Government Act to allow municipalities to phase in up to 50% of commercial tax assessment increases in designated areas over a period not exceeding 10 years
- ▶ The phase in tool does not change property tax rates but allows a phase in of commercial assessment increases

# Bill 177

- ▶ is a tool to support:
  - ▶ economic growth in areas of low annual assessment increase;
  - ▶ commercial property owners in areas where upward assessment pressure is occurring; and
  - ▶ re-development of brownfield sites

# Bill 177 Example

If a property begins with a commercial tax assessment of \$200,000

Then assessment increases to \$350,000

The difference is \$150,000

The phase in tool is based on 50% of the increased assessment i.e. \$75,000

Taxes on \$75,000 are rebated over a period to a maximum of 10 years

|          |                  |                               |
|----------|------------------|-------------------------------|
| Year 1   | Tax on \$250,000 | Rebate 90% taxes of \$75,000  |
| Year 2   | Tax on \$250,000 | Rebate 80% taxes of \$75,000  |
| Year ... | Tax on \$250,000 | Rebate ...% taxes of \$75,000 |

# Serviced Areas

- ▶ Bill 177 can only be used on properties with commercial tax assessments that are serviced by municipal water and sewer
- ▶ This focuses economic growth within areas that have existing infrastructure
- ▶ In West Hants, this means that the Growth Centres of Falmouth and Three Mile Plains, the Windsor-West Hants Joint Industrial Park, and the community of Hantsport could be considered

# Commercial Properties

- ▶ Property Valuation Services Corporation (PVSC) categorizes properties into one of three classes for taxation purposes:
  - ▶ Residential
  - ▶ Resource
  - ▶ Commercial
- ▶ Bill 177 would apply to properties with a commercial tax assessment (i.e. not residential or resource properties)

# How to use Bill 177

- ▶ To use the opportunity the Municipality has to:
  - ▶ Designate a Commercial Development District through amendments to the Hantsport and West Hants Municipal Planning Strategy (HMPS and WHMPS); and
  - ▶ Develop a by-law to outline the details of the phased in assessment

Commercial Development District Designation

Will only apply to properties with commercial tax assessment

DESIGNATION  
Bill 177

Agricultural  
Designation

Commercial Designation

Residential  
Designation

DESIGNATION  
WHMPS

Agricultural Zones

Commercial Zones

Residential Zones

ZONING  
WHLUB

P/AG

AR-3

HC

LC

R-1

R-2



Land Use



Commercial Development District Designation

Will only apply to properties with commercial tax assessment

DESIGNATION  
Bill 177

Agricultural  
Designation

Commercial Designation

Residential  
Designation

DESIGNATION  
WHMPS

Agricultural Zones

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Land Use



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ZONING  
WHLUB

P/AG

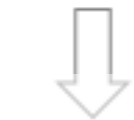
AR-3

HC

LC

R-1

R-2



Land Use



Commercial Development District Designation  
Will only apply to properties with commercial tax assessment

DESIGNATION  
Bill 177

Agricultural Designation      Commercial Designation      Residential Designation

DESIGNATION  
WHMPS



Agricultural Zones      Commercial Zones      Residential Zones

ZONING  
WHLUB

P/AG      AR-3      HC      LC      R-1      R-2



Land Use

Commercial Development District Designation

Will only apply to properties with commercial tax assessment

DESIGNATION  
Bill 177

Agricultural  
Designation

Commercial Designation

Residential  
Designation

DESIGNATION  
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Agricultural Zones

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Land Use





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# **Hantsport Municipal Planning Strategy Amendment: Commercial Development District Designation**

# Commercial Designation

- ▶ In the Commercial Designation, the commercial properties in Hantsport are facing economic pressure
- ▶ Recent changes to the HMPS and HLUB created two commercial zones ensuring property owners have more flexibility
- ▶ Further incentive would be provided to commercial properties if they are included in the proposed Commercial Development District

# Industrial Designation

- ▶ During the 1900's, the former Town of Hantsport was known as "the Town of Industries"
- ▶ However, in the last few decades several of these industries have declined or closed, leaving large vacant buildings in the community
- ▶ The By-law enacted in accordance with Bill 177 would provide incentive to property owners to redevelop or revitalize these properties

# Map and Text Amendment

- ▶ The Generalized Future Land Use Map (GFLUM) and the text of the HMPS need to be amended to designate a Commercial Development District in which the By-law, enacted in accordance with Bill 177, would apply

# Draft Amendment to the HMPS

## ► Part 1 Introduction

- A key component of the Municipal Planning Strategy is the Generalized Future Land Use Map, attached as Schedule "A". The Generalized Future Land Use Map (GFLUM) shows the areas of the Town which are designated in the long term for residential, commercial, and industrial uses and areas for open space and recreation. The GFLUM also shows the Commercial Development District designation where the By-law enacted in accordance with Bill 177, a phase in commercial tax program, will apply.

# Draft Amendment to the HMPS

- ▶ **3.0 General Land Use Policies**

- ▶ **3.1 Overall Development**

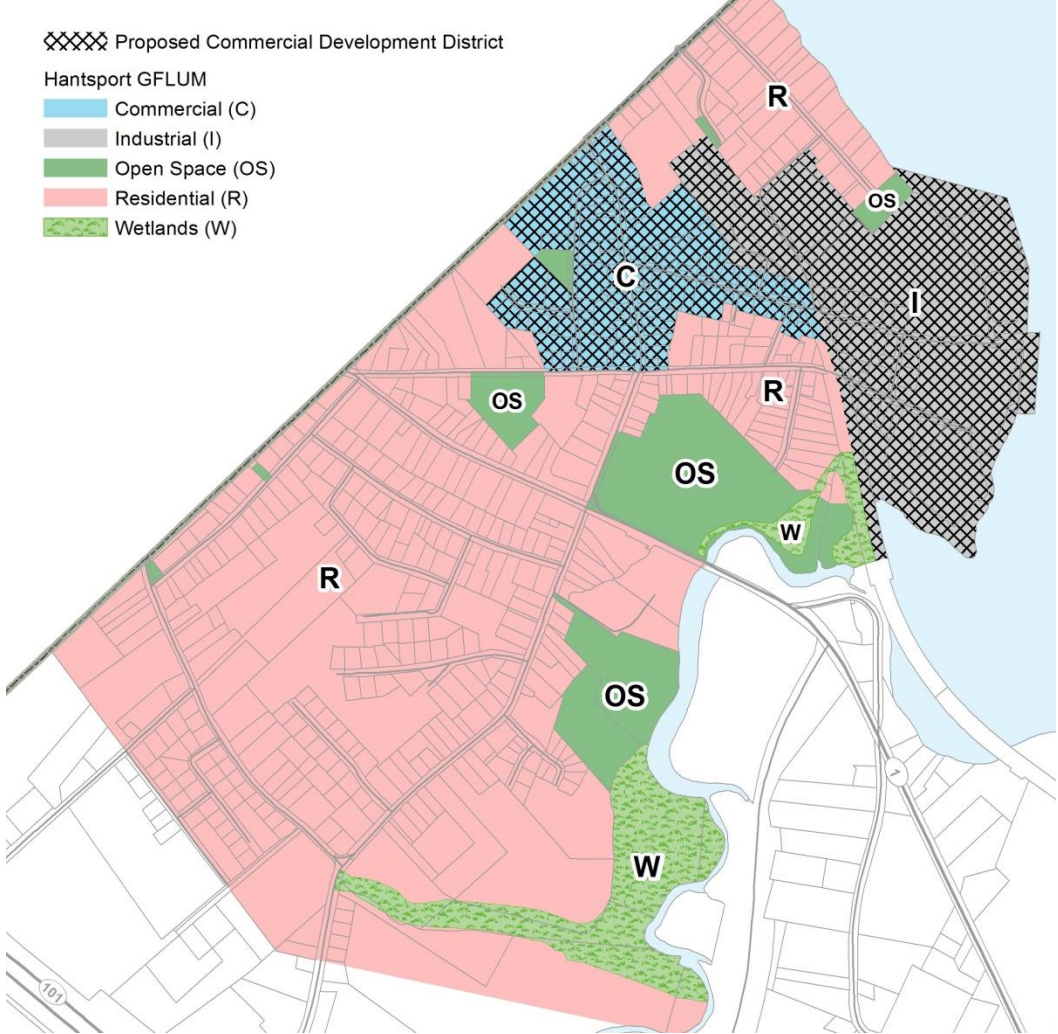
- ▶ The commercial areas in Hantsport are facing economic pressure similar to other rural commercial areas in Nova Scotia. During the 1900's, the former Town of Hantsport was known as "the Town of Industries". However in the last few decades several of these industries have declined or closed, leaving large vacant buildings in the community.

- ▶ ...

# Draft Amendment to the HMPS

- ▶ To incentivize development for businesses, it is the intention of Council that the commercial and industrial areas in the community of Hantsport will be the focus of a Commercial Development District where the By-law enacted in accordance with Bill 177, a phase in commercial tax program, will apply.
- ▶ **Policy GP-4**
- ▶ **It shall be the policy of Council to establish a Commercial Development District (CDD) designation which will include the properties within the Commercial and Industrial designations identified on the Generalized Future Land Use Map as amended May 1, 2018.**

# Draft Amendment to the Hantsport GFLUM



# Hantsport MPS Amendment Process

Notices were placed in the local paper & properties within the proposed area were notified of the Public Hearing

1 email was received from the public

All statutory requirements have been met



Questions?

# Recommendation

- ▶ **that Council give Second Reading to and approve the proposed amendments to the map and the text of the Hantsport Municipal Planning Strategy to designate a Commercial Development District, attached to the report #18-04 to the Planning Advisory Committee dated July 19, 2018 as Appendix A and B.**



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# **West Hants Municipal Planning Strategy Amendment: Commercial Development District Designation**

# Commercial Core Designation

- ▶ On the West Hants GFLUM, there are Commercial Core designations in Falmouth and Three Mile Plains
- ▶ These areas are where Council has determined that it wishes to concentrate commercial growth over the long term
- ▶ Designating the serviced properties within the Commercial Core as the Commercial Development District would provide incentive for owners to upgrade the current commercial properties and give motivation to develop vacant properties

# Commercial Core Designation

- ▶ At the PAC meeting on May 24, the Committee discussed extending the Commercial Development District in Falmouth to include the Pothier Motors (HC) and Lisa Drader-Murphy Studios (GC) properties
- ▶ These properties are currently in the Residential designation therefore it would not be reasonable to provide incentives to encourage commercial growth in the Residential designation, unless there was an amendment to the current GFLUM

# Commercial Core Designation

- ▶ At the PAC meeting on June 21, the Committee agreed that since the properties do not meet the criteria of the MPS to amend the Commercial Core designation, they should not be included in the Commercial Development District at this time
- ▶ However, this should be revisited during the Plan Review

# Windsor-West Hants Joint Industrial Park

- ▶ As Bill 177 was created to assist properties with a commercial tax assessment, it may be able to be utilized by industrial properties within the Windsor-West Hants Joint Industrial Park
- ▶ At the PAC meeting on May 24, the Committee determined that it would like staff to discuss with the Town of Windsor staff the opportunity to include the Park in the Commercial Development District designation

# Windsor-West Hants Joint Industrial Park

- ▶ Designating the Park would incentivize revitalization of current industrial properties and encourage larger scale, more intensive commercial and industrial properties to relocate to the Park
- ▶ This is particularly true of uses that could not locate within the Growth Centres or the Town of Windsor due to possible conflicts with adjacent land uses

# Windsor-West Hants Joint Industrial Park

- ▶ *Policy 11.1.2 states that “It shall be the policy of Council that any amendment to the Joint Industrial designation, zones contained within the Joint Industrial designation and development agreements applicable within the Joint Industrial designation shall be considered at a joint session of the Councils of the Town of Windsor and the Municipality of the District of West Hants.”*
- ▶ Therefore, including the Park in the Commercial Development District will require consultation and collaboration with the Town of Windsor

# Windsor-West Hants Joint Industrial Park

- ▶ A policy will be included in the WHMPS amendment to permit the amendment of the Commercial Development District in the future, in anticipation of the Town of Windsor's decision
- ▶ This additional policy would also allow flexibility to amend the Commercial Development District should servicing be expanded to other commercial areas of the Municipality

# Map and Text Amendment

- ▶ *Policy 16.1.1 of the MPS allows “Council to review and make amendments to this Strategy:*
  - ▶ *(a) when there is a requirement to change the Generalized Future Land Use Map; and*
  - ▶ *(c) when Council deems it necessary because of a change in policy intentions or the development environment.”*
- ▶ The GFLUM and the text of the WHMPS need to be amended to designate a Commercial Development District in which the By-law, enacted in accordance with Bill 177, would apply

# Draft Amendment to the WHMPS

- ▶ **3.0 DEVELOPMENT VISION AND GOALS**

- ▶ **3.8 Commercial Development District**

- ▶ A Commercial Development District will be designated to incentivize development for businesses in the serviced commercial areas of the Municipality. Included in this Commercial Development District are the Commercial Core areas in Falmouth and Three Mile Plains Growth Centres. Council will apply a by-law enacted in accordance with Bill 177, a phase in commercial tax program, in this area. The Commercial Development District Improvement By-law outlines the details of the phase in tool.

# Draft Amendment to the WHMPS

- ▶ **4.0 GENERAL LAND USE POLICIES**

- ▶ **4.4 Commercial Development District**

- ▶ To incentivize development for businesses in the serviced commercial areas, Council intends to focus the Commercial Development District in the Commercial Core areas in the Three Mile Plains and Falmouth Growth Centres. Council will apply a by-law enacted in accordance with Bill 177, a phase in commercial tax program, in this area. The Commercial Development District Improvement By-law outlines the details of the phase in tool.

- ▶ ...

# Draft Amendment to the WHMPS

- ▶ The Windsor-West Hants Joint Industrial Park may also be considered for inclusion in the Commercial Development District. Designating the Industrial Park will incentivize revitalization of industrial properties and encourage larger scale, more intensive commercial and industrial properties to relocate to the industrial park. This is particularly true of uses that could not locate within the Growth Centres or the Town of Windsor due to possible conflicts with adjacent land uses. It takes significant collaboration to include this area, as the policies for the Joint Industrial Park must be the same in the West Hants and the Town of Windsor Municipal Planning Strategies.

# Draft Amendment to the WHMPS

- ▶ Therefore, Council intends to allow the possibility of amending the Commercial Development District, should the Town of Windsor agree to include the Joint Industrial Park in the designated area, or if municipal servicing is extended to any other commercial or industrial areas in the Municipality.
- ▶ **Policy 4.4.1** It shall be the policy of Council to establish a Commercial Development District (CDD) designation which will include the serviced properties within the Commercial Core designation of Falmouth and Three Mile Plains as identified on the Generalized Future Land Use Map, as amended January 22, 2015.

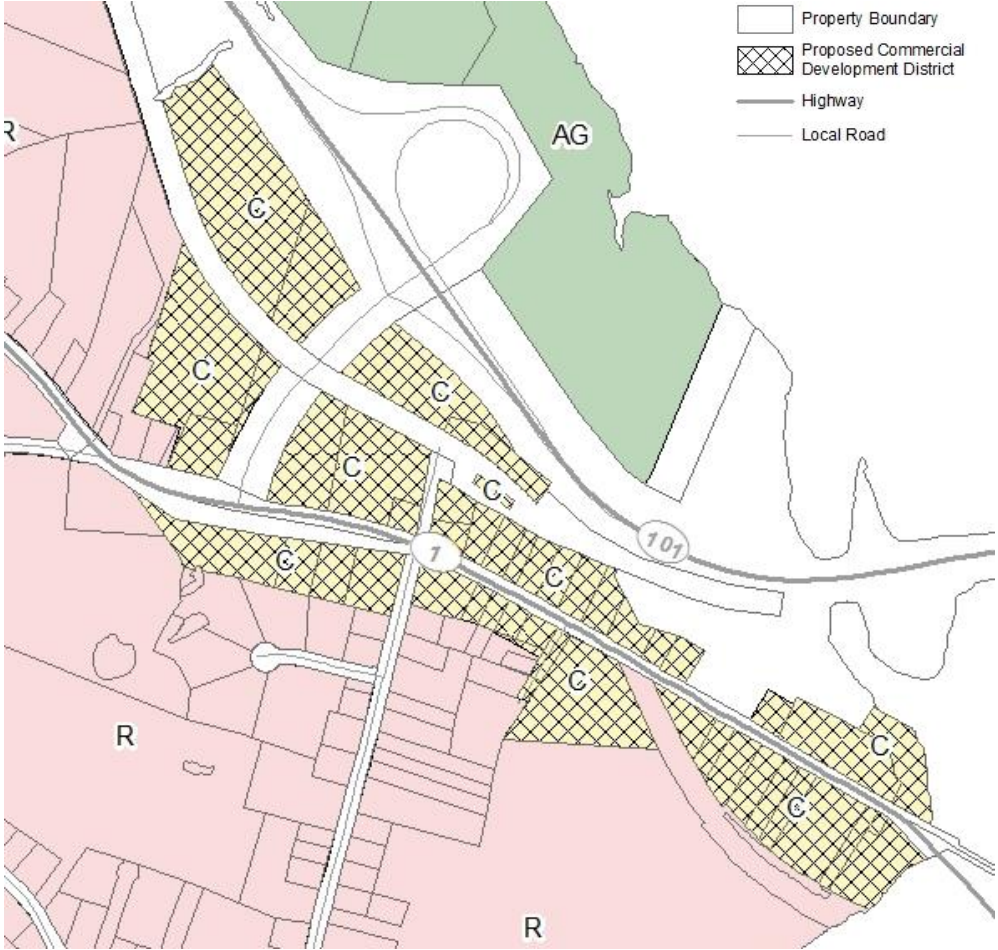
# Draft Amendment to the WHMPS

- ▶ **Policy 4.4.2** It shall be the policy of Council to consider the expansion of the Commercial Development District areas by amendment to this Strategy and the Land Use By-law subject to the following:
  - ▶ (a) the area is serviced with municipal water and sewer;
  - ▶ (b) the area is zoned commercial or industrial, or has been identified on the Generalized Future Land Use Map as an area within which to concentrate commercial or industrial businesses;

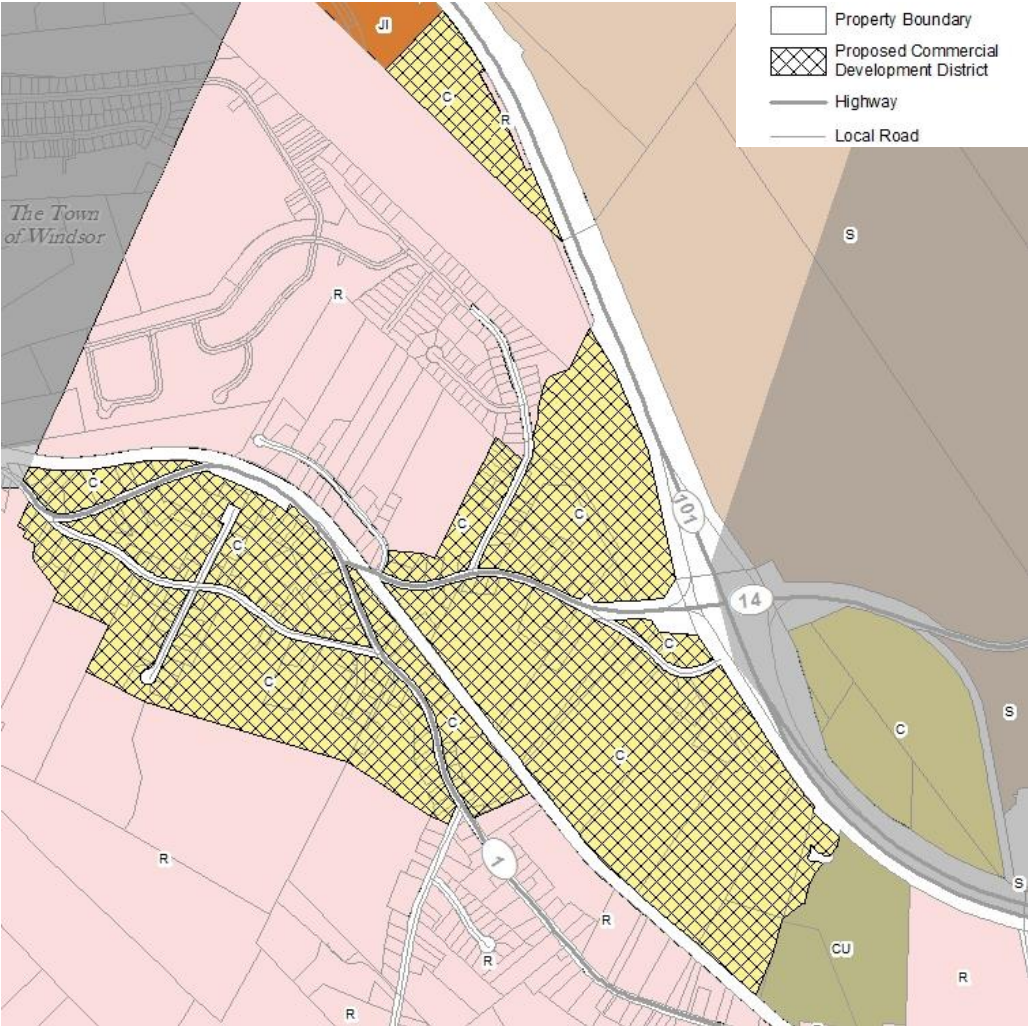
# Draft Amendment to the WHMPS

- ▶ (c) the permitted uses for the expanded area will not conflict with residential uses abutting the boundary;
- ▶ (d) any other matter which may be addressed in a Land Use By-law; and
- ▶ (e) Policy 16.3.1.

# Draft Amendment to the West Hants GFLUM - Falmouth



# Draft Amendment to the West Hants GFLUM – Three Mile Plains



# West Hants MPS Amendment Process

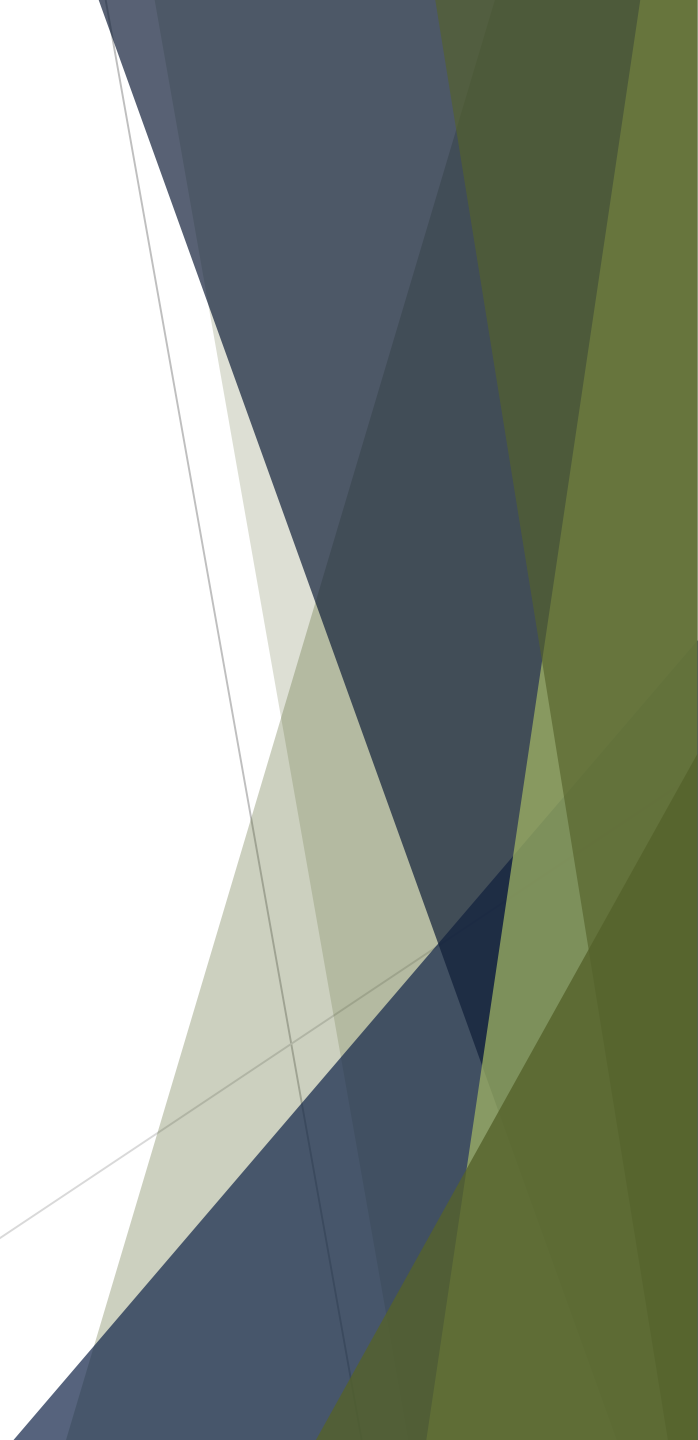
Notices were placed in the local paper & properties within the proposed area were notified of the Public Hearing

1 call, 5 emails and 2 in-person comments were received from the public

All statutory requirements have been met



Questions?



# Recommendation

- ▶ **that Council give Second Reading to and approve the proposed amendments to the text and the map of the West Hants Municipal Planning Strategy to designate a Commercial Development District, attached as Appendix A, B and C to the report #18-05 dated July 19, 2018.**



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