



WEST HANTS  
NOVA SCOTIA

**MUNICIPALITY OF THE DISTRICT OF WEST HANTS**  
**Public Hearing**  
**February 12, 2019**  
**Land Use By-law Amendment**  
**Bonnie Lane**

Present:	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
	M. Laycock	Chief Administrative Officer
	C. Rochon	Director of Finance
	M. LeMay	Director of Planning and Development
	S. Shah	Municipal Planner
	K. Kehoe	Director of Parks and Recreation
	B. Carrigan	Director of Public Works
	R. Brown	Municipal Clerk
	C. Remme	Communications Coordinator
Regrets:	A. Zebian	Warden

There were 13 members of the public in attendance.

Warden Morton 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.

Deputy Warden Morton called on Municipal Planner, Saira Shah, to speak on the amendments. The Municipal Planner reviewed the presentation (attached).

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

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

The Deputy Warden declared the Public Hearing adjourned at 7:36 p.m.

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Abraham Zebian, Warden

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Rhonda Brown, Municipal Clerk



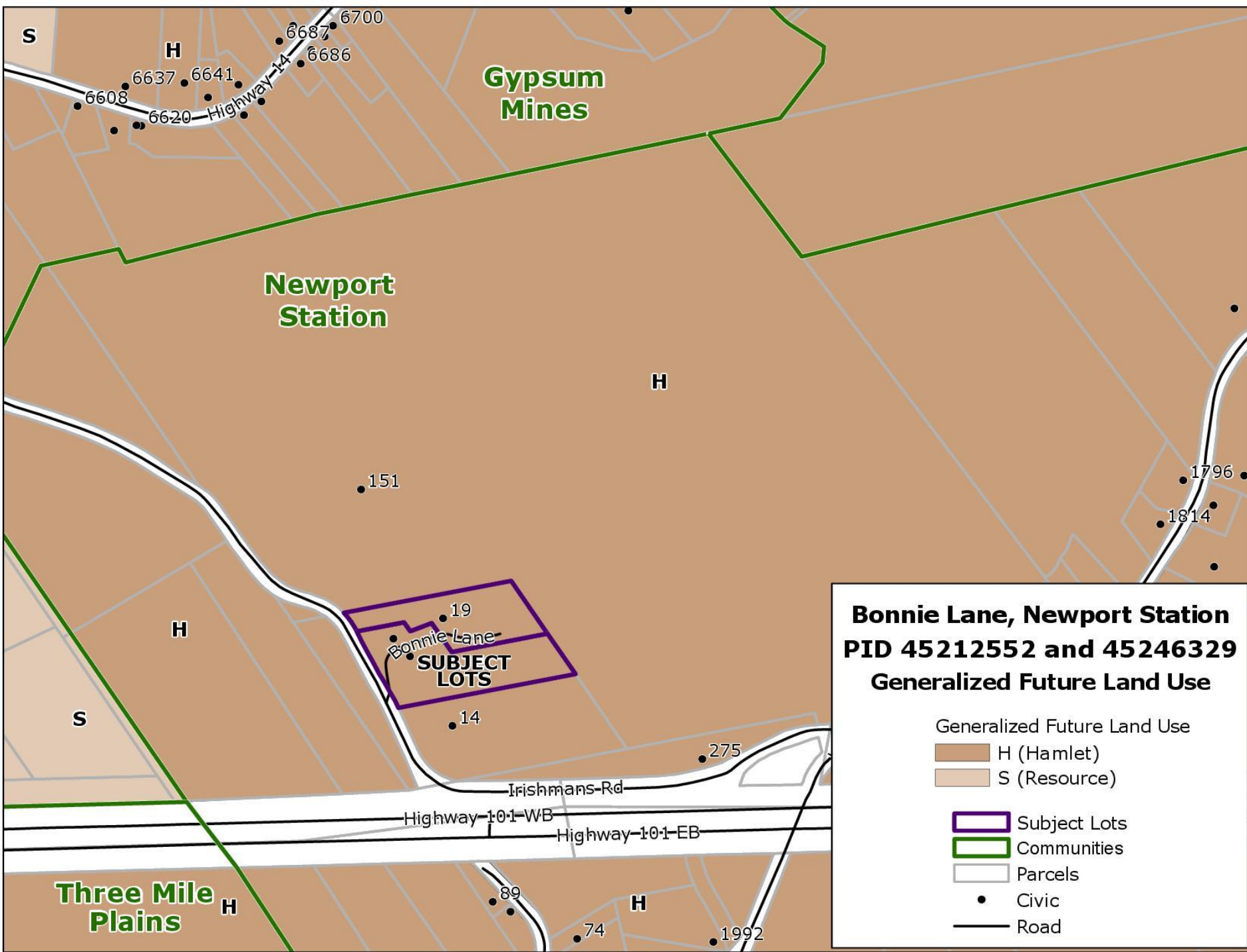
**WEST HANTS**  
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# Bonnie Lane Land Use By-law Text and Map Amendment

February 12, 2019

# Background

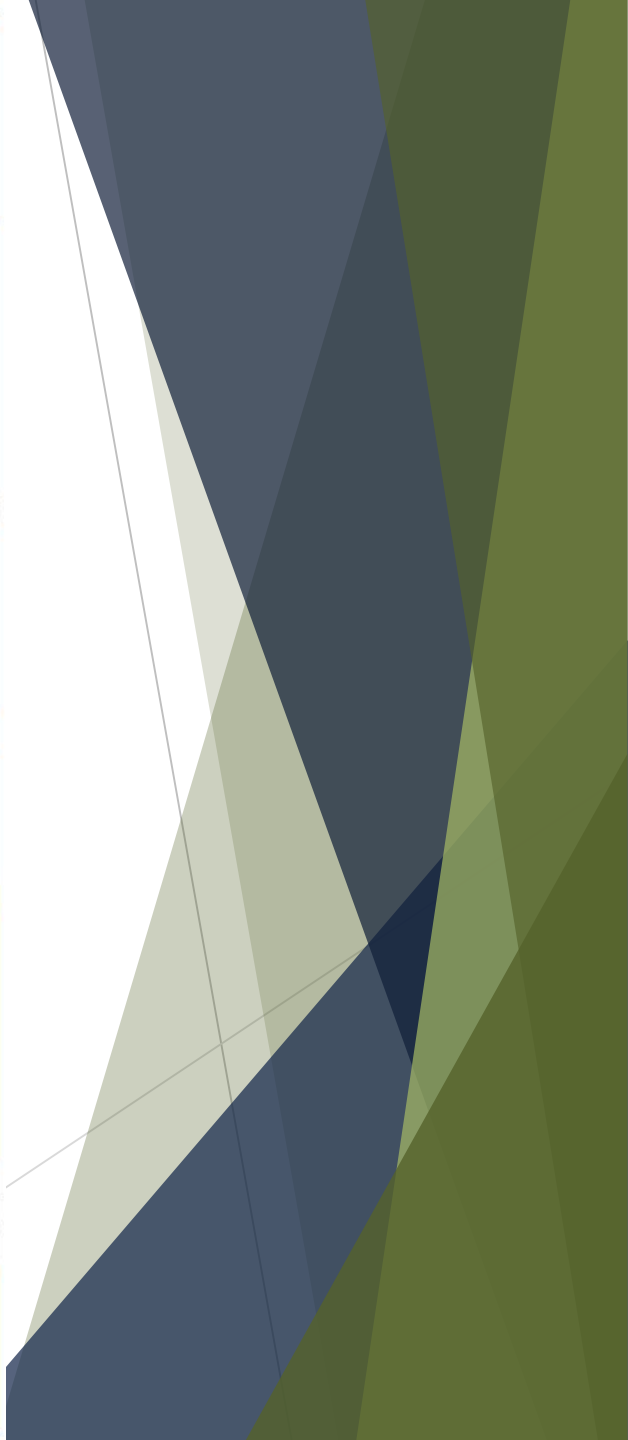
- ▶ Mr. Brown has applied for an amendment to permit a proposed medical cannabis production facility and an existing automotive repair business on his two abutting properties

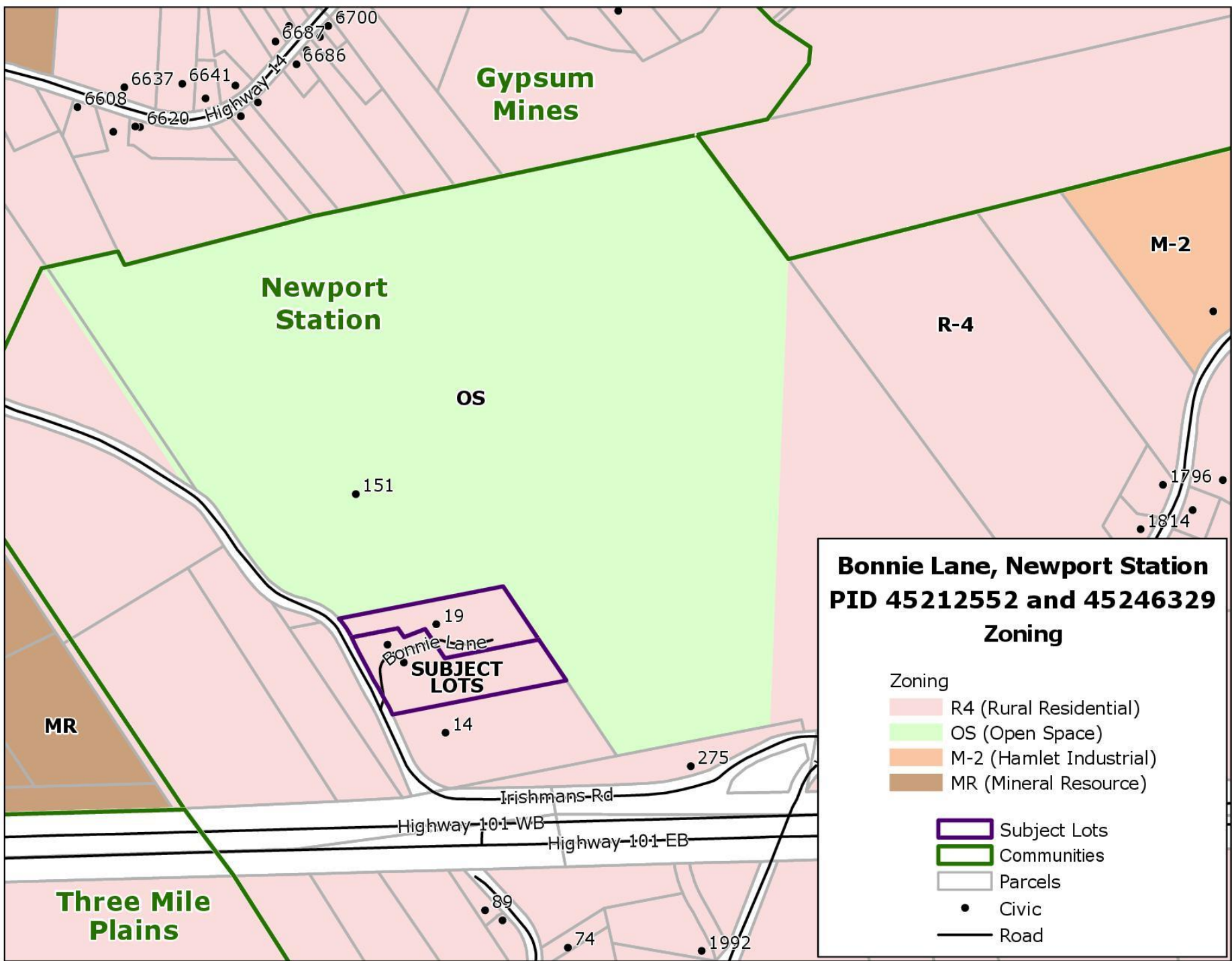


**Bonnie Lane, Newport Station  
PID 45212552 and 45246329  
Generalized Future Land Use**

Generalized Future Land Use

- H (Hamlet)
- S (Resource)
- Subject Lots
- Communities
- Parcels
- Civic
- Road









**Bonnie Lane, Newport Station  
PID 45212552 and 45246329  
Zoning**

- Zoning
- R4 (Rural Residential)
  - OS (Open Space)
  - M-2 (Hamlet Industrial)
  - MR (Mineral Resource)

- Subject Lots
- Communities
- Parcels
- Civic
- Road

**Bonnie Lane, Newport Station  
PID 45212552 and 45246329  
Orthophoto**

- Subject Lots 
- Civic 
- Parcels 
- Road 

**Newport  
Station**

Irishmans Rd

19

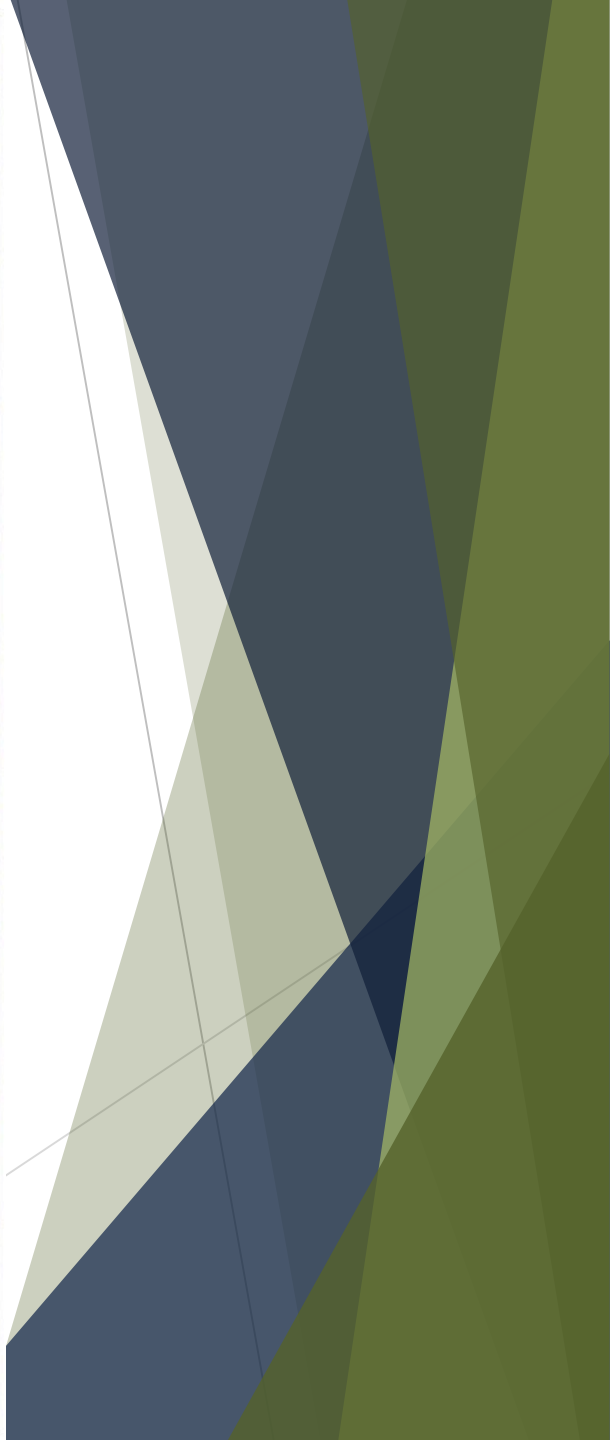
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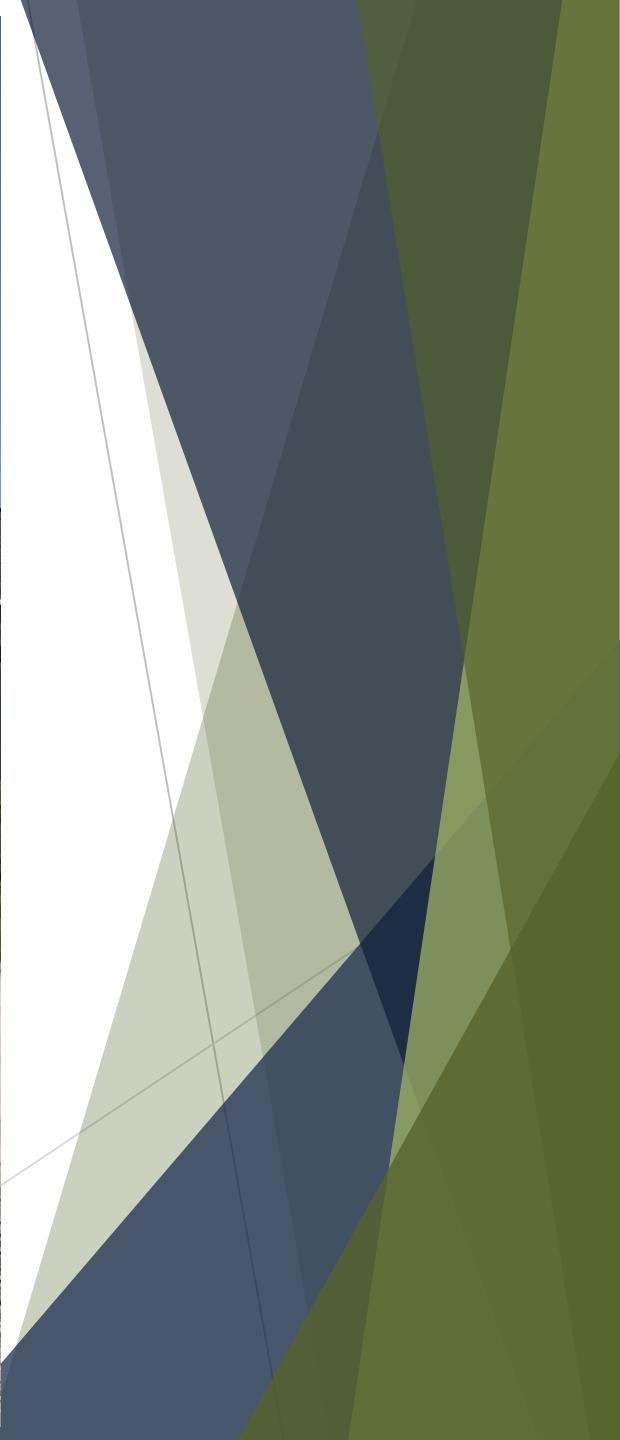
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Bonnie Lane

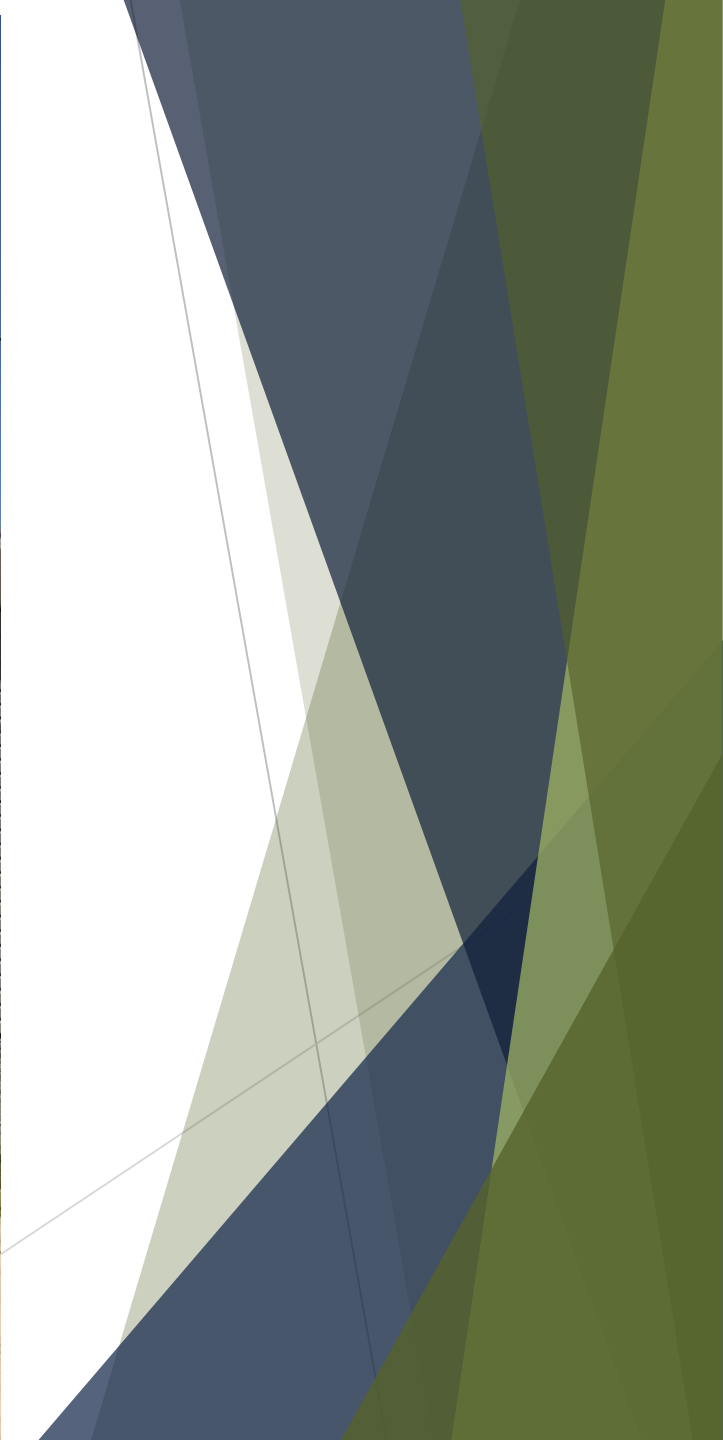
**SUBJECT  
LOTS**

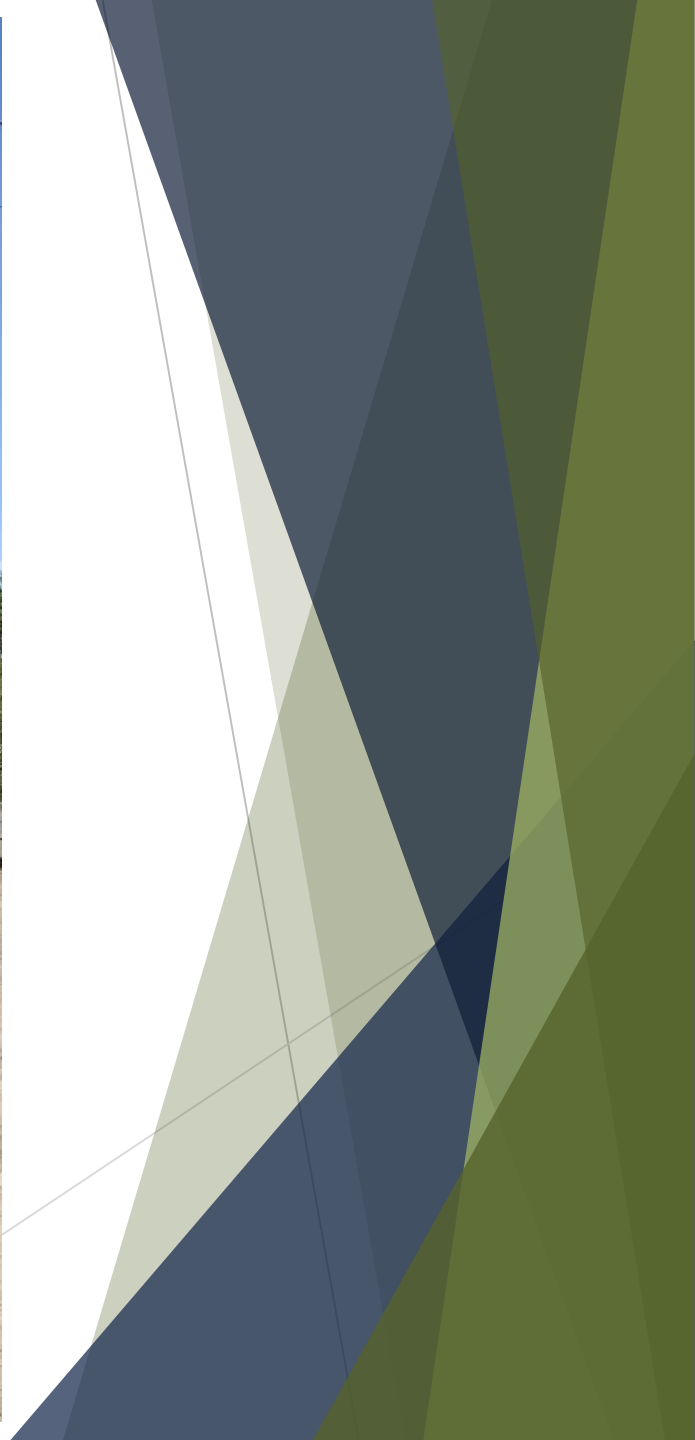
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# Discussion

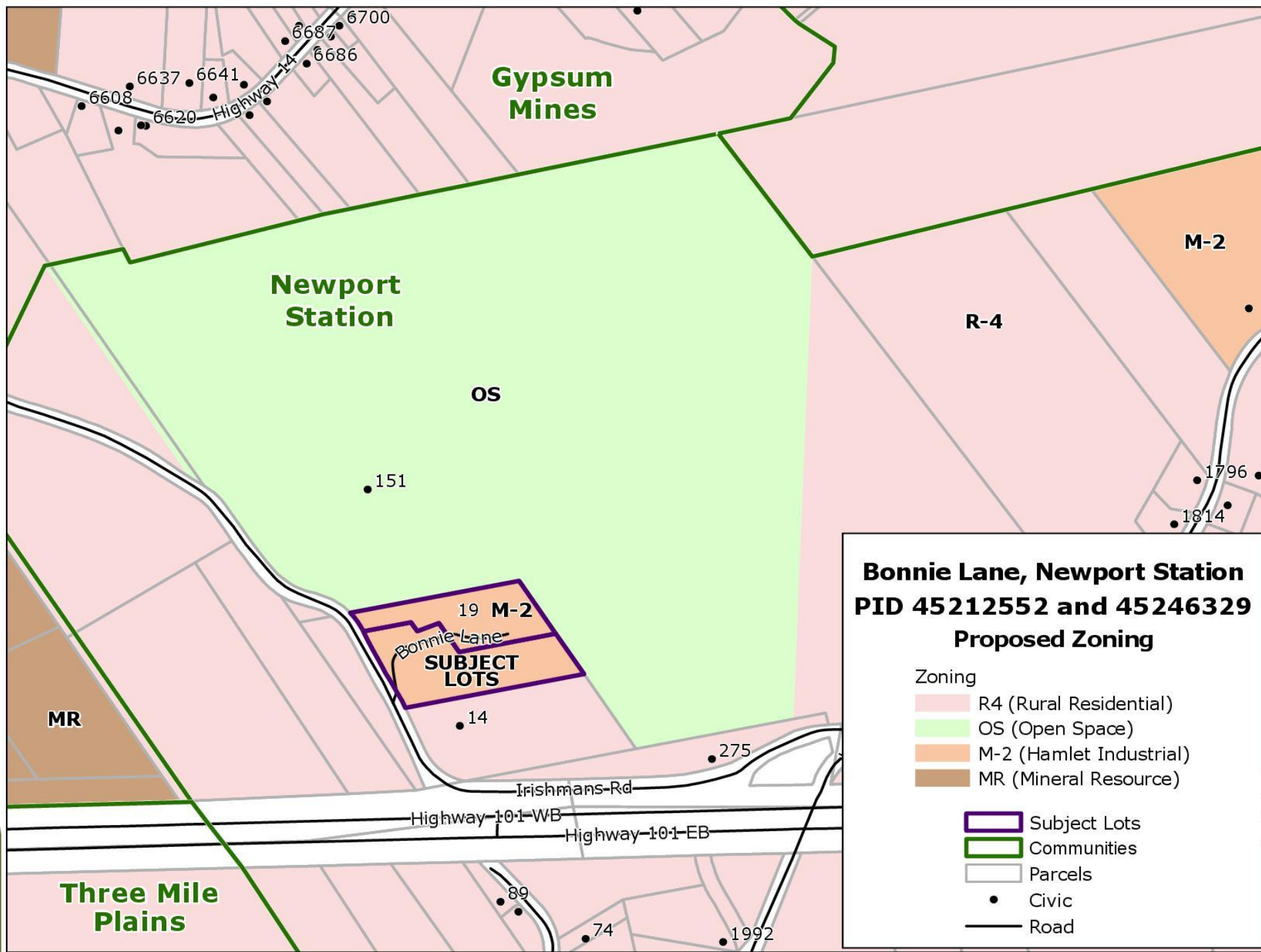
- ▶ In West Hants, legal cannabis production is considered an industrial use
- ▶ Permits have been issued for medical cannabis production facilities in the Windsor-West Hants Joint Industrial Park

# Discussion

- ▶ An auto motive repair business is permitted in the Hamlet Industrial (M-2) zone
- ▶ Medical cannabis production is not a listed permitted use in the LUB

# Discussion

- ▶ The medical cannabis production facilities within the Windsor-West Hants Joint Industrial Park are permitted as enclosed manufacturing uses. The enclosed manufacturing use can be added to the Hamlet Industrial (M-2) zone
- ▶ Any manufacturing, industrial, assembly, or warehousing operation conducted and wholly contained within an enclosed building and which is not considered obnoxious by reason of sound, odour, dust, fumes, smoke, or other emission



**Bonnie Lane, Newport Station**  
**PID 45212552 and 45246329**  
**Proposed Zoning**

Zoning

- R4 (Rural Residential)
- OS (Open Space)
- M-2 (Hamlet Industrial)
- MR (Mineral Resource)

Subject Lots

Communities

Parcels

Civic

Road

# Discussion

- ▶ DTIR requested the applicant submit an acceptable design for the intersection of Bonnie Lane with Irishmans Road
- ▶ The applicant has been in discussions with DTIR to obtain approvals

# Specific Criteria

- ▶ In summary, Policy 7.2.6 is met as:
  - ▶ the proposed uses are intended to provide a service to local residents;
  - ▶ the development is compatible with adjacent land uses; and
  - ▶ the RCMP have no concerns with these uses.

# Specific Criteria Cont.

- ▶ Policy 7.2.7 is met if manufacturing is added as a permitted use in the Hamlet Industrial (M-2) zone for the following reasons:
  - ▶ the objectives of the Hamlet designation are maintained;
  - ▶ the proposed use is compatible with rural residential and resource uses; and
  - ▶ adequate controls exist in the Land Use By-law over landscaping and screening, especially of open storage.

# General Criteria

- ▶ Policy 16.3.1 of the MPS states general criteria for any LUB amendment considered in West Hants.
- ▶ In summary:
  - ▶ the proposal is not premature or inappropriate for the area; and
  - ▶ the Municipal Building Official has no concerns.

# Process

Notices were placed in the local paper

All statutory requirements have been met

No phone calls or emails were received.



# Comments from the Public

- ▶ How can the Municipality deal with potential odour caused by this proposal?

# Odour Control Plan in West Hants

- ▶ In November 2018, staff recommended that PAC consider amending the MPS and LUB
- ▶ To require applicants who wish to operate a standard-sized cannabis cultivation and/or production facility to submit an odour control plan
- ▶ prepared or approved by a Registered Occupational Hygienist

# Odour Control Plan in West Hants

- ▶ PAC requested that staff create a requirement that applicants provide an odour control plan if five (5) or more households or businesses within a certain radius complain to the Municipality within a 30-day period
- ▶ Staff are currently drafting a Municipal By-law to address this



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# 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 amendment to the text of West Hants Land Use By-law and the map of the Land Use By-law to:**

- 1. enable enclosed manufacturing in the Hamlet Industrial (M-2) zone; and**
- 2. permit production of medical cannabis and an automotive repair business at PID 45246329 and PID 45212552;**

**all in a manner substantially the same as Appendix A and Figure 3 attached to the planning staff report dated February 12, 2019.**