



**WEST HANTS REGIONAL MUNICIPALITY
Planning and Heritage Advisory Committee (PAC/HAC) Agenda
January 14, 2021 – 6:00p.m.
Sanford Council Chambers / Zoom**

1.0 Call to Order

2.0 Approval of Agenda and Additions

3.0 Approval of Minutes

4.0 Business Arising from the Minutes

4.1 Update: File # 20-17 O'Brien Street, Windsor Rezoning (Sara Poirier)

4.2 Update: File # 20-10 Heritage Property By-law (Madelyn LeMay)

4.3 Update: File # 20-23 Standards and Guidelines for the Conservation of Historic Places in Canada (Madelyn LeMay)

4.4 Update: File # 20-12 Heritage Conservation Work Grant Guidelines (Madelyn LeMay)

4.5 Update: File # 20-11 Criteria for Inclusion in the Registry of Heritage Properties (Madelyn LeMay)

4.6 Update: File # 20-13 Heritage Permits and Alterations to Registered Heritage Properties (Madelyn LeMay)

4.7 Update: File # 20-02 Cannabis in Hantsport (Saira Shah)

4.8 Update: File # 20-03 583 Highway 236 (Saira Shah)

4.9 Update: File #20-20 426 Ashdale Rd. (Saira Shah)

4.10 Update: File # 20-23 Intensive Livestock in Falmouth (Saira Shah)

5.0 Hantsport Area Advisory Committee (HAAC) Updates (Bill Preston)

6.0 Windsor Area Advisory Committee (WAAC) Updates (Shelley Bibby)

7.0 Building and Development Activity Reports

8.0 New Business

8.1 File # 20-06 Food Security and Sustainability in Hantsport (HAAC Recommendation) (Saira Shah)

8.2 File # 20-22 20 Main St. Rezoning (Sara Poirier)

8.3 Review of Some General MPS Policies (First Set) (Madelyn LeMay) (Each policy will be individually considered by the committee)

8.4 Vaughn: Future Designation Discussion

9.0 Notices from Adjacent Municipal Units

10.0 Questions and Comments from Public

11.0 Adjournment



WEST HANTS REGIONAL MUNICIPALITY REPORT

Information <input type="checkbox"/>	Recommendation X <input checked="" type="checkbox"/>	Decision Request <input type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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To: Members of the Planning Advisory Committee

Submitted by: _____
Saira Shah, Planner

Date: 2021-01-13

Subject: File 20-06D Food Security and Sustainability in Hantsport

LEGISLATIVE AUTHORITY

Section 205 of the Municipal Government Act.

RECOMMENDATION

Should the Planning Advisory Committee (PAC) wish to forward a positive recommendation, the following motion would be in order:

PAC recommends that Council give First Reading and hold a Public Hearing to consider amending the Hantsport Municipal Planning Strategy and Land Use By-law to improve food security by permitting a variety of livestock in Hantsport, in a manner substantially the same as attached to the staff report to HAAC dated December 1, 2020 as Appendix A.

BACKGROUND

At the September 11, 2019 Hantsport Area Advisory Committee (HAAC) meeting, committee members requested staff reinvestigate the household livestock amendment with a focus on food security and sustainability. Due to consolidation, staff were unable to address the request until the fall of 2020. From September to October, staff worked with the HAAC to develop the amendments which would permit a variety of livestock in Hantsport.

A Public Information Meeting was held on November 3, 2020 (Attachment A).

On December 1, 2020 staff presented a recommendation report to the HAAC (Attachment B).

The HAAC recommended in favour of this application on December 1, 2020. Two (2) committee members voted against the recommendation and stated concerns regarding the number of residents that submitted comments for the Public Information Meeting in opposition to the amendments.

ATTACHMENTS

Attachment A 2020-12-01 File#20-03C Public Information Meeting Notes November 3, 2020

Attachment B 2020-12-01 File #20-06B Food Security and Sustainability in Hantsport Recommendation Report

Report Reviewed by: _____
Madelyn LeMay, Director of Planning and Development

**Attachment A
2020-12-01 File#20-03C Public Information Meeting
Notes November 3, 2020**

**Public Information Meeting Notes
November 3, 2020
Food Security and Sustainability in Hantsport**

Meeting date and time	A public information meeting was held on November 3, 2020 beginning at 6:30p.m. The meeting was broadcast live on the Municipal Facebook page.
Attending	<p>In attendance:</p> <p>One (1) Councillor: Deputy Mayor Morton</p> <p>Six (6) Committee members: Angela Carver, Resident Member Bill Preston, Resident Member (Chair) Jane Davis, Resident Member Glenn Deering, Resident Member Elaine Warner, Resident Member Rob Frederick, Resident Member (Vice Chair)</p> <p>Director LeMay Planner Shah Meeting Secretary Vanessa Lake</p> <p>As this meeting was held virtually there were no members of the public present.</p>
Cannabis in Hantsport	Planner Shah outlined the request from the Hantsport Area Advisory Committee to amend the Hantsport Municipal Planning Strategy and Land Use By-law to permit a variety of livestock in Hantsport.
File Number	20-06C
Comments	<p>Comments from the public could be submitted by mail, drop-off at the Municipal Office, e-mail and telephone to Planner Shah.</p> <p>36 written comments were received from the public. The comments from the public are summarized below. The full written comments are attached to this report.</p> <p>Four (4) residents were in support of the amendments. One (1) resident stated the importance of improving food insecurity with livestock based on current food sources and affordability.</p> <p>32 residents were against the amendments for the following reasons:</p> <ul style="list-style-type: none"> • the potential impact on property values; • the similarities between development in Hantsport and the Growth Centres as household

	<p>livestock is not permitted on lots smaller than one (1) acre in Growth Centres;</p> <ul style="list-style-type: none">• the potential nuisances such as rats/raccoons, odour and noise associated with livestock; and• the potential impact of permitting the slaughter of animals on properties.
Adjournment	<p>The presentation portion of the PIM ended at 6:38 p.m.; comments could be submitted by the public by mail, drop-off at the Municipal Office, e-mail and telephone to Planner Shah until November 23, 2020.</p>

Rhonda Brown

From: Bertina evers [REDACTED]
Sent: Thursday, November 12, 2020 9:53 AM
To: Saira Shah
Subject: Hantsport - food security & Sustainability By-law

Follow Up Flag: Follow up
Flag Status: Flagged

Caution

This email comes from an outside sender. Verify the sender and use caution with any requests, links or attachments.

Saira Shah

I would like to forward my support for residents within Hantsport to keep some forms of livestock, for it is a welcome growing trend during these most uncertain times across North America. It would also be great if there was a program to encourage the planting of vegetable gardens, planting of fruit trees in our many parks, have a drop off station for local gardeners to make donations of fresh produce, advertise within your newsletters to make cash donations to food banks, and a community garden for those living in apartments.

Food Security has been an ongoing concern globally with the effects of climate change continues to wipe out entire crops within hours with a single frost, fire, flood or droughts. As Canadians, we become extremely vulnerable during our winters for our heavy dependence on other countries to provide products to keep our stores shelves plentiful.

In the bigger picture, with our primary food source being the US, is troubling for it has been poorly managed by their Agricultural Dept. within the last 4 years with anti immigration policies. This has exasperated the food industry crisis for entire crops were left to rot for the lack of harvesting hired help. The cost of food is getting more unaffordable with each passing month.

Add to that the lack of affordable housing where rent has gone up to the cost of mortgage payments, and then the Covid 19 pandemic that has a many lives turned upside down with the loss of employment, needing to care for family members, and home schooling. This mix has left many simply overwhelmed and financially dire.

Do take this 'Food Security and Sustainability By-law' very seriously. Look beyond a few chickens and perhaps ambitious pig owner or two to see the bigger picture, I implore you all to be progressive with food growing opportunities to help those most vulnerable - single income earners young and old, and single parents who go hungry now.

Thank you for your time.

Sincerely,

Bertina Evers
Hantsport

Rhonda Brown

From: [REDACTED]
Sent: Thursday, November 12, 2020 11:33 AM
To: Saira Shah
Subject: Food Security and Sustainability By-law

Follow Up Flag: Follow up
Flag Status: Flagged

Caution

This email comes from an outside sender. Verify the sender and use caution with any requests, links or attachments.

Dear Ms. Shah,
Please add my name in supporting the proposed Food Security and Sustainability By-law as proposed by the Hantsport and Area Advisory Committee.

Thank you,

Cindy DeMont

Rhonda Brown

From: Elsie Wetmore [REDACTED]
Sent: Thursday, November 12, 2020 1:33 PM
To: Saira Shah
Subject: Food sustainability by-law

Follow Up Flag: Follow up
Flag Status: Flagged

Caution

This email comes from an outside sender. Verify the sender and use caution with any requests, links or attachments.

As a resident of Hantsport, I'm writing to state my support for the food sustainability by-law .
Thank you
Elsie Wetmore

Sent from my iPhone

Rhonda Brown

From: ejdavis [REDACTED]
Sent: Thursday, November 12, 2020 8:49 AM
To: Saira Shah
Subject: Food Security and Sustainability

Caution

This email comes from an outside sender. Verify the sender and use caution with any requests, links or attachments.

Good morning Saira,

Please accept this as a positive vote for the new by-law proposed by the HAAC and presented in the public information session on November 3, 2020.

Thanks,
Jane Davis

Sent from my Galaxy

To: Staff and Councillors of the West Hants Regional Municipality

From: Joseph Foy, 16 William Street, Hantsport

Date: 2020-11-16

Subject: A presentation in opposition to Amendment item 3.2.5 entitled "Household Livestock" which was discussed at a Virtual Public Hearing on Nov. 3, 2020.

Chickens & Roosters in Hantsport *by Joe Foy*

Summary

I think Residential zoning rules are very important. So changing them is very serious business. That being so, the reasons offered for changing them should be crystal clear and very weighty.

In this case, it is very unclear why this whole project was ever initiated, and, to me, the reasons offered for this proposed change seem, well, flimsy at best.

By contrast, the potential harm to the value of our homes in Hantsport seems quite real...and quite weighty. However, WHRM Staff seem to believe that that factor is irrelevant to the discussion. I definitely disagree. I think that, on the contrary, it is one of fundamental responsibilities of both Staff and Council to take that factor very seriously when considering changing residential zoning rules.

In 2019, Council clearly agreed, when they decided NOT to impose this zoning rule change in the new residential areas ("growth centres") of Three Mile Plains and Falmouth. Having done that, how on earth is it fair for them to turn around and impose it on Hantsport?

Not all nice ideas are good ideas. This is a case in point. Because the potential harm to some – or even all -- of the owners of the 582 properties zoned Residential in Hantsport far outweigh the potential good to the very small (2?) owners who have asked for the change. Especially since the problem they are said to have does not, so far as I can see, actually exist.

I had a bad dream last night. We pulled into the driveway and saw that our

neighbor had fenced in her yard and 15 chickens and roosters were running around. Bursting with excitement, I called our real estate agent with the good news. "What? Are you kidding me? Chickens and roosters living next door are NOT good news for the value of your house!" Then I woke up, a bit shaken.

Seven Starting Points on which we might agree

First, as I see it, the fundamental responsibility of Municipal Government is to protect & foster the Common Good. Nothing trumps that. In our society, property values are a very central part of the Common Good. For many of us, our homes are our primary asset, and threats to their value are a serious threat to our security. No such threat, actual or potential, is trivial.

Second, that is what Zoning and zoning rules are for: to protect property values. They spell out the things you can do, and the things you cannot do, in a given zone, so that home owners and home buyers don't have to deal with nasty surprises. [Note: Real Estate markets do NOT like surprises. If you don't believe me, ask an experienced agent]

Third, Municipal Councils have the power to **make** the rules, and to **change** the rules. When they do, their primary responsibility is to consider how rule or change of rule will affect the Common Good: what will be the upsides, and the downsides of the changes. Whether, on balance, the good outweighs the bad.

Fourth, Staff is empowered to **apply** the rules. They are civil servants, and as such, their responsibility is to be even-handed in doing that. If I have a house in an R1 zone, and I want to reshape it into two separate living units and rent one out, staff face a legal question: Is that allowed or not allowed in the R1 zone? My wealth, position, religion, colour, creed, motives, and the impact of this change on the value of adjacent properties....are all irrelevant in this situation. If the R1 rules say No, the answer must be 'No'.

Fifth, sometimes a property owner says: "Since the rules don't let me do what I want to do with my property, I want you to **change** the rules. Whoa! Applying a set of rules is one thing; changing the rules is something very different. This is clearly indicated by the fact that Staff are not allowed to do this.

Sixth, faced with a request for a rules change, Staff now face, not a legal question, but a policy question: **should** the rules be changed? They now have new, important and very different responsibilities: to gather data, describe options & alternatives, identify the pros and cons of each, and forward all of that to Council (not just the parts they agree with). And again, as civil servants, they must be even-handed, fairly presenting both pros and cons, and carefully assessing the arguments supporting each side.

Seventh, the rights of the property owner are also different. They still have a

civic right to an even-handed application of the rules. But they do NOT have any civic right to **a change** in the rules! There the Council, responsible for the Common Good, has all the rights, including the right to say 'No!'

Concerns I have with this Proposed Change [Amendment 3.2.5]

1) **Dubious Origins** As I see it, this Proposal is basically about raising chickens & roosters in Hantsport's residential zones. When I first heard about the recent Public Hearing [Nov. 3], my first question was: How did this proposal to change the zoning rule get started?

I think it goes like this. Three years ago, the WHRM Planning Advisory Committee of the day requested staff to explore the idea. [The technical statement was "lot size requirements for household livestock in both Hantsport and West Hants."] Almost exactly 2 years ago (Nov. 15, 2018), the then Council [of which only 4 members of the present Council were members], began to discuss that request. Nothing is recorded about either the source or the rationale of that request. As a result, we have no idea what they thought was the major civic problem that needed to be fixed by taking the very serious step of changing the rules governing the residential zones in West Hants.

2) **The Importance of Fair Play** Two months later (January 17, 2019). Planning Staff submitted a "Household Livestock Land Use" amendment proposal to Council, and recommended that the residential zoning rules should be changed to allow the chickens & roosters. Later that year, the proposal came to Council for final approval – and they approved it.

BUT.... NOT until they had specified that certain designated residential areas in Falmouth and Three-Mile Plains (called "growth centres") are excluded from the changes! Those two areas remain 'no fly' zones for the chickens. Again, the curtains come down: Minutes of that meeting do not reveal why those exclusions were made. Personally, I don't think it takes a rocket scientist to figure it out; it is called 'lobbying.' I believe the Real Estate industry quietly made it clear to the Councillors that such a change would put a big damper on selling lots and houses in those areas, and could also devalue those already sold. In moment of wisdom, Council clearly agreed.

The old saying is, What is sauce for the goose is sauce for the gander. Why should Hantsport not be treated the same as Falmouth an Three-Mile Plains? I think that is a fair question.

3) **Weak Rationale** Why are those proposed changes in the rules still under consideration here? On Sept. 11, 2019, the Hantsport Area Advisory Committee requested WHRM staff to “reinvestigate the household livestock amendment...” with respect to Hantsport. On September 1, 2020, Staff submitted a report to the HAAC with draft Amendments, under the heading of “Sustainable Livestock in Hantsport.” This is the report which was presented at the Virtual Public Hearing on November 3. **Item #3.2.5** of the proposed amendment reads:

“Residents have expressed a desire to raise livestock for personal enjoyment and as a sustainable food resource to alleviate food insecurity. Council wishes to encourage the raising of livestock for personal use.”
(Underlining mine)

This rationale baffles me. Usually, the term ‘food security’ means something like ‘we should be producing our food here, and not depend on the South Americans for our supply.’ On that level, the argument goes nowhere, because there are enough chickens raised locally to feed an army.

In contrast, so far as I can see, here the term seems to mean ‘those folks who have nutritional / health concerns about the quality of commercial raised chickens should be allowed to raise their own at home.’ Clearly someone has forgotten to tell them that right out on the Gaspereau Road you can purchase free-range, organic, never-doped chickens any day of the week, that many local outlets now handle a wide array of such chicken products..... not to mention the weekly Wolfville Market! So this argument also goes nowhere.

Therefore, since Hantsportians have very easy access to a solution to their problem, I can’t figure out why we should we take the very serious step of changing the zoning laws to solve what is, in fact, a non-existing problem.

4) **Urban & Rural** I have always thought that there is a pretty big difference between a ‘rural environment’ and an ‘urban environment.’ The two can overlap, as when we have Windsor and Hantsport (urban) within a rural municipality. But that does NOT mean that they are the same. When we moved to Hantsport, to the central square in the town, we did so deliberately. We like an urban environment, its amenities and its restrictions. If we wanted to live where the next door neighbor was raising chickens & roosters, or pigs or other “Domestic livestock”, we could have moved to the Bog Road.

3.2.5 Proposal seems to ignore the difference; worse, it seems to obliterate the difference. “Council wishes to encourage the raising of livestock for personal use”...in urban residential zones. I am not happy with that at all.

5) **Scale of Impact in Hantsport** An important document produced by WHRM staff shows that there are **582** properties zoned Residential in Hantsport. This Proposal would allow chickens & roosters in all of them (!) The **216** which are smaller than 1/4 acre would be allowed 5; the **366** which are larger than 1/4 acre could each have 15 ! Those are formidable numbers.

In my own case, my neighbors on 3 sides could each have 15. Now no one expects scores of Hantsport property owners to immediately get into chickens. But that is not the point. The 1st real impact is this: at any time, anyone in Hantsport could drive into their driveway.....and get a very nasty surprise. [See Bad Dream above.] OK, that won't happen to everyone. But why should it happen to anyone?

(I will skip for now the fascinating question as to just how many residents originally asked to change this zoning rule. My own guess is 2.)

The 2nd impact is this: I suspect that making Hantsport's R1 zone more permissive will scare off some home buyers who prefer a genuinely 'urban' environment. [Some prospective buyers do check out zoning....]

Considering the Common Good, one has to weigh anticipated good effects against the possible or probable bad ones. In this case, the potential damage to the owners of 582 properties should be weighed against a potential good to a very few property owners — whose stated 'needs' are already taken care of [See item #2]. My conclusion is that the case for changing zoning rules is very, very weak.

6) **Burden of Proof** Who has the burden of proof here? Those who want to change the rules, or those who do not? Changing important civic rules is serious business. Those who think that a given idea is a bad idea should not have to prove it is bad. Rather, those who think it good idea to must make a decisive case that it is good. That it is not just a 'nice idea,' but good for the Common Good. I do not think has been done. The rationale offered for this Amendment is baffling, and the negative effects are glossed over.

"If it ain't broke, don't fix it." So far as the chickens & roosters are concerned, I don't think our residential rules are broken, and I see no good reason for 'fixing' them.

7) **Importance of Considering Potential Devaluation of Properties**

At the Nov 3 Virtual Public Hearing on this proposal affecting Hantsport residential zoning, a slice was presented listing factors which Planning Committees are not to talk about and which are "Not Considered." One of them was:

"Property values or potential effects on property values."

With respect to applying zoning rules, I agree. In considering changing zoning rules, I completely disagree. In my view: (1) When Council is considering such changes, the over-riding issue is the Common Good. Therefore Council is obliged to consider the various ways any proposal will impact on the Common Good. (2) Property values are central to our Common Good. Therefore Council's deliberations, and any policy advice offered by Staff to Council to assist them, and all committee advice offered to assist them, should factor in possible effects – both positive and negative – on property values. What is the alternative? To leave out of the discussion one of the matters most important to the discussion?

If Staff and/or Committees, in their advice to Council, are unwilling (or unable) to comment on how a proposal will affect residential property values, then.. Who will? The answer is obvious: lobbyists and special interest groups. Oh great. The foxes get into the hen house.

In fifty years of studying and teaching both General and Business Ethics, I have never seen such a position successfully defended in situations like these. I believe it to be a false premise, and a bad starting point.

By contrast, in twenty-five years working as a Policy Analyst in the Nova Scotia Government, we were obliged, when presenting a proposal for Cabinet, to assemble both pros and cons (and multiples of each!) and their financial implications. I believe that was and remains good procedure.

In the end, that factor may not decide the issue, but it is never irrelevant.

* * * * *

To Whom it May Concern

I am writing this letter with regards to residents of Hantsport owning chickens.

I feel if this is continued to allow to happen, the local rat problem will only increase. We live in an area of Hantsport that takes pride in their properties/yard etc. and this is the first year (20yrs) that we have noticed a rat problem. Chickens in Hantsport is a definite "no" for me.

Sincerely,

Laura-Lee Mitchell

15 Cedar Ave,
Hantsport, N.S.
902-670-8381

To whom it may concern,

I am writing this letter in regards to home owners owning chickens in Hantsport, Nova Scotia. I do not want live chickens in Hantsport. We already have a rat problem in our area and live chickens will only make the situation worse.

Yours truly,

Gary Mitchell
15 Cedar Avenue
Hantsport, N.S.
902-300-0211

Joseph & Rosanne Foy
16 William Street
Hantsport, NS B0P 1P0

Nov. 22, 2020

To: Paul Morton, Councillor

We write to express our opposition to the proposed amendments to the Hantsport Municipal Planning Strategy, i.e. draft sections 3.2.5 and 5.21.

Respectfully,



Rosanne Foy



SIR GRAHAM DAY

O.C., O.N.S., C.D., Q.C.

17 November 2020

Mayor & Councillors
Windsor West Hants Municipality

Ladies and Gentlement:

I write to protest the possibility that the Council may act so as to permit household livestock to a number and on a lot size, both to be determined, to be maintained in Hantsport.

Should the Council act to permit this I look forward to encouraging citizens to appeal collectively their real property assessments as the value of those properties would have been diminished materially. I am confident that I and they will be able to call professional evidence which would support this allegation. Doubtless this view of property values was one of the reasons that Falmouth and Three Mile Plains appear to be protected from such a provision. This would also be a significant piece of evidence to be aduced. If the "growth centre" concept is a valid consideration why not add Mount Denson and, albeit in a different municipality, Eastern Kings County?

My wife and I may be two of a very small number of citizens who have lived next door to a property, (King Street, Windsor, NS), where the smell, flies and early morning wake up calls emanating from a very small flock of hens were a daily reality. We sold, took our loss and left.

I recommend that you act in the interests of the whole of the Municipality and not in the interests of a very few Hantsport residents who seek to maintain livestock but who yet to experience the consequences should this be permitted.

Yours sincerely



Sir Graham Day

PO BOX 422, HANTSPORT, NOVA SCOTIA, CANADA B0P 1P0

T: 902-684-3570 F: 902-684-3880

E: "sirgraham@win.eastlink.ca"

November 15, 2020

To: Mayor Abe Zebian, West Hants Regional Municipality
All Councillors, West Hants Regional Municipality

Re: HAAC Land Use Amendment - Food Security and Sustainability in Hantsport

I live in Hantsport and I am against the Livestock section of the Food Security and Sustainability land use amendment being proposed.

I am against having livestock in residential areas in Hantsport, where the houses are all very closely situated.

Another reason I am against the proposed amendment is that it allows for slaughter of livestock in backyards,

Hantsport is not a rural area and should not be treated as one.

As far as food security is concerned, gardens are not intrusive to a neighbour. Livestock will be.

I urge you to vote against this by-law for our beautiful community.

Respectfully submitted,

Shirley Ritchie

(29 Holmes Hill)

November 15, 2020

To: Mayor Abe Zebian, West Hants Regional Municipality
All Councillors, West Hants Regional Municipality

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Respectfully submitted,


441 Boy Rd, Hantsport

November 15, 2020

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Respectfully submitted,

Marie Doucette
12 Rand St.
Hantsport, N.S.
B0P 1P0

November 15, 2020

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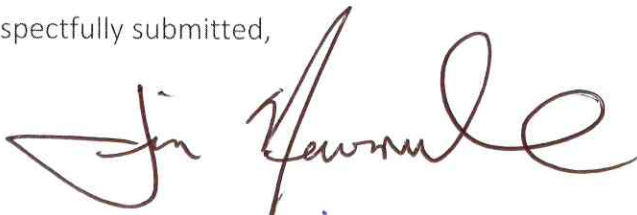
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12 Rand st
Hantsport

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Respectfully submitted,

Jean Doucette
117 Alder Ave
Hantsport NS
BOP 180

November 15, 2020

To: Mayor Abe Zebian, West Hants Regional Municipality
All Councillors, West Hants Regional Municipality

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Respectfully submitted,

Joseph Danetto
17 Alder Ave
Hantsport N.S.
B0P1P0

November 15, 2020

To: **Mayor Abe Zebian, West Hants Regional Municipality**
All Councillors, West Hants Regional Municipality

Re: **HAAC Land Use Amendment - Food Security and Sustainability in Hantsport**

I live in Hantsport and I am against the Livestock section of the Food Security and Sustainability land use.

I live on Maple Avenue which has always been a lovely and clean subdivision with a beautiful view of the Avon River. We have made a considerable investment in our home.

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I am asking/urging you to please vote against this Livestock section of the by-law.

Respectfully submitted,



Andrea Stevens

7 Maple Ave,
Hantsport, N.S.
BOP IPO

November 15, 2020

To: **Mayor Abe Zebian, West Hants Regional Municipality**
All Councillors, West Hants Regional Municipality

Re: **HAAC Land Use Amendment - Food Security and Sustainability in Hantsport**

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Respectfully submitted,

D.W. Porter

D. W. PORTER

7 MAPLE AVE,
HANTSFORT, N.S.

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A handwritten signature in blue ink that reads "Myra Buchanan". The signature is written in a cursive style with a large, looping initial 'M'.

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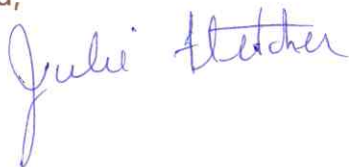
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Respectfully submitted,

Clarence Warrington

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Respectfully submitted,

Charlotte Wauington

November 15, 2020

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A handwritten signature in black ink that reads "Kellie Drefus". The signature is written in a cursive, flowing style.

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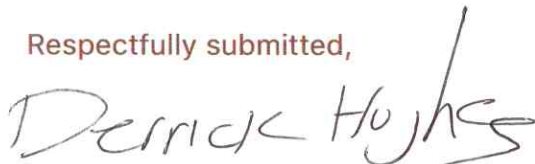
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A handwritten signature in black ink that reads "Derrick Hughes". The signature is written in a cursive style with a long, sweeping underline that extends to the right.

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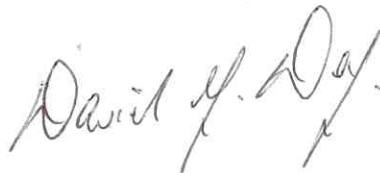
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A handwritten signature in black ink that reads "David G. Day". The signature is written in a cursive style with a horizontal line underneath the name.

November 15, 2020

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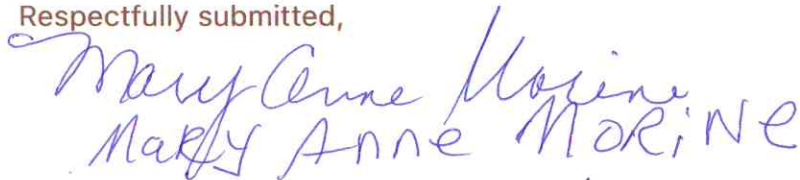
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Mary Anne Morine

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I am not sure how this is being brought back before Council, after being turned down in February 2019, not even two years ago.

I was told by the planner in 2019 that the Municipality did not think everyone would participate. I reiterate, that I don't really concern myself with what people think — I concern myself with what the law allows.

I am asking/urging you to please vote against this Livestock section of the by-law.

Respectfully submitted,



Laurie R. Johnston
24 Maple Avenue
Hantsport, NS

November 15, 2020

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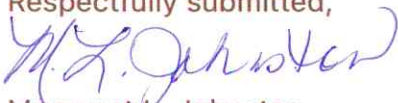
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Margaret L. Johnston
24 Maple Avenue
Hantsport, NS

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Re: **HAAC Land Use Amendment - Food Security and Sustainability in Hantsport**

I live in Hantsport and I am against the Livestock section of the Food Security and Sustainability land use amendment being proposed.

I live on Porters Avenue, where the houses are all very closely situated.

I am against having livestock in residential areas in Hantsport, especially on my street, where raccoons run rampant now because they love the green bins. That will only get worse when chickens/eggs start appearing in the area.

I definitely do not want to look out and see animals being slaughtered in backyards.

Hantsport is not a rural area and should not be treated as one.

As far as food security is concerned, gardens are not intrusive to a neighbour. Livestock will be.

I urge you to vote against this by-law for our beautiful community.

Respectfully submitted,



Pat Cuvilier
Porters Avenue
Hantsport, NS

November 15, 2020

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Craig Cuvilier
Porters Avenue
Hantsport, NS



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Respectfully submitted,

Michael A. McLaughlin
30 Maple Ave
Hantsport N.S.

November 15, 2020

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Respectfully submitted,

Donna J. McCarthy
30 Maple Avenue
Hantsport N.S.

Mayors & Councillors:

For 2 years I lived next to a house in Windsor, N.S. that had a flock of hens, it was awful.

Our children had to play in the front yard, the windows in the back of the house were never opened, the smell was appalling and rarely could I hang out the wash.

In the early mornings especially the noise was

constant.

I don't think the neighbours will be silent. Surely there are existing by-laws in their favour. House values will surely drop and hence taxes!

We sold our house, after renting it for 2 years, at a loss.

Please consider all those living in the neighbourhood.

Sincerely,

Ann Day

Attachment B
2020-12-01 File #20-06B Food Security and
Sustainability in Hantsport Recommendation Report



WEST HANTS REGIONAL MUNICIPALITY
RECOMMENDATION REPORT

To: Members of Hantsport Area Advisory Committee

Submitted by: _____
Saira Shah, Planner

Date: 2020-12-01

Subject: Food Security and Sustainability in Hantsport

File 20-06B

LEGISLATIVE AUTHORITY

Section 205 of the Municipal Government Act.

RECOMMENDATION

Should the Hantsport Area Advisory Committee (HAAC) wish to forward a positive recommendation, the following motion would be in order:

HAAC recommends that PAC recommend that Council give First Reading and hold a Public Hearing to consider amending the Hantsport Municipal Planning Strategy and Land Use By-law to improve food security by permitting a variety of livestock in Hantsport, in a manner substantially the same as attached to the staff report to HAAC dated December 1, 2020 as Appendix A.

BACKGROUND

At the October 6, 2020 HAAC meeting, the HAAC requested staff start the amendment process by preparing for a Public Information Meeting at the next HAAC meeting on November 3, 2020 based on the amendment attached as Appendix A to the October 6, 2020 information report.

DISCUSSION

The amendments to the Hantsport Municipal Planning Strategy (HMPS) and Hantsport Land Use By-law (HLUB) illustrate the importance of food security in Nova Scotia and

would permit residents within Hantsport to own a limited number of livestock on their properties to provide an alternative food source for residents (Appendix A)

Properties less than ¼ an acre (10,890 sq. feet) would be permitted to have:

- a combination of rabbits and chickens (including Roosters, Broilers, and Laying Hens) to a total of five (5) animals.

Properties from ¼ an acre (10,890 sq. feet) to 5 acres (217,800 sq. feet) inclusive would be permitted to have:

- a combination of rabbits and chickens (including Roosters, Broilers, and Laying Hens) to a total of fifteen animals.

Properties greater than five (5) acres (217,800 sq. feet) would be limited to one (1) sustainable livestock animal unit and one (1) additional animal unit for each additional full acre to a maximum of eight (8) animal units. There are only seven (7) properties in Hantsport larger than five (5) acres. The definition of animal unit is included in the draft amendment.

As horses are currently permitted in Hantsport, the lot size requirements for horses will not be altered in the proposed changes. However, horses have been added as a proposed use in the Commercial (C-1) and Mixed Commercial/Residential (C-2) zones to ensure residential properties in these zones are permitted to have horses.

HMPS General Criteria

Policy IM-3 of the HMPS states general criteria for any HLUB amendment. These criteria are examined in detail in Appendix B.

In summary:

- most properties in Hantsport would be limited to less than 16 animals and only permitted to have chickens and rabbits which would reduce the potential impact on adjacent uses;
- the proposed amendments would not create a new pattern of development as Council permits horses in Hantsport; and
- the remaining criteria do not apply as this is a text amendment.

MCCAP

As this is a text amendment it has not been examined in relation to the Municipal Climate Change Action Plan (MCCAP).

NEXT STEPS

As noted above, the proposed amendments have been considered within the context of the general policies of the HMPS and are consistent with the intent, objectives and policies of the HMPS. The amendments meet the general criteria for

amendment to the HLUB. As a result, it is reasonable to consider approving the Hantsport Municipal Planning Strategy and Land Use By-Law amendments to improve food security by permitting a variety of livestock in Hantsport



FINANCIAL IMPLICATIONS

There are no financial implications associated with this application.

ALTERNATIVES

In response to the application, HAAC may recommend that PAC:

- recommend that Council hold First Reading and authorize a Public Hearing to approve the HMPS and HLUB amendments as drafted or as specifically revised by direction of HAAC;
- provide alternative direction such as requesting further information on a specific topic.

ATTACHMENTS

Appendix A Draft Amendments

Appendix B General Criteria for Hantsport Land Use-By-law Amendment

Report Approved by: _____

Madelyn LeMay, Director of Planning and Development

Appendix A Draft Amendments

1. Text Amendments to the Hantsport Municipal Planning Strategy to allow sustainable livestock in all residential and commercial zones to improve food security.

Insert Section 3.2.5, below, in Part 3 of the Hantsport Municipal Planning Strategy as a new section following Section 3.2.4:

3.2.5 Food Security and Sustainability

Food insecurity is when individuals must compromise on the quality or quantity of food or reduce their food intake. Based on the Canadian Community Health Survey completed by Statistics Canada in 2017/2018 Nova Scotia is the province with the highest percentage of households experiencing food insecurity in Canada. Residents have expressed a desire to raise livestock for personal enjoyment and as a sustainable food resource to improve food security. Council wishes to encourage the raising of sustainable livestock for personal use.

GP-8

It shall be the policy of Council to establish regulations in the Land Use By-law to improve food security by permitting sustainable livestock in residential and commercial zones.

2. Text Amendments to the Hantsport Land Use By-law to allow sustainable livestock in all residential and commercial zones to improve food security.

Insert Section 5.22, below, in Part 5 of the Hantsport Land Use By-law as a new section following Section 5.21:

5.22 Sustainable livestock shall be permitted in order to improve food security in any residential or commercial zone subject to the following:

- (a) livestock shall be contained within the limits of the lot by means of fencing, enclosures or non-residential buildings;
- (b) any structure containing livestock shall be considered an accessory building and shall meet the requirements of Section 5.1 of this By-law;
- (c) for purposes of this section, a lot may include multiple abutting properties held by the same owner;
- (d) the slaughtering of livestock shall be permitted on the lot;
- (e) for lots greater than five (5) acres, manure storage shall not be located within:

- (i) 50 ft (15.24 m) of an adjoining lot; and
- (ii) 100 ft (30.48 m) of a water well or watercourse.

(f) the number of animals permitted on a lot shall be limited to:

(i) Lots up to and including ¼ an acre (10,890 sq. feet)

- a combination of rabbits and chickens (including Roosters, Broilers, and Laying Hens) to a total of five (5) animals.

(ii) Lots greater than ¼ acre (10,890 sq. feet) up to and including 5 acres (217,800 sq. feet)

- a combination of rabbits and chickens (including Roosters, Broilers, and Laying Hens) to a total of fifteen animals.

(iii) Lots greater than five (5) acres (217,800 sq. feet) shall be limited to one (1) animal unit and one (1) additional animal unit for each additional full acre to a maximum of eight (8) animal units.

	Number of Sustainable Livestock Equal to One (1) Animal Unit
Cows	1
Dairy Heifers	1
Beef Cows	1
Beef Feeders (150 - 500 kg)	2
Veal calves	3
Miniature horses and ponies (<225 kg)	2
Sheep	4
Sows (Breeding/Gestation)	2
Sows (Farrow to Finish)	1
Sows (Farrow to Wean)	2
Weaners	3
Hogs (Feeders)	2
Laying Hens (whole year)	25
Broiler Chickens	25
Turkey Broilers (5 kg)	25
Rabbits (female including young)	20
Llamas/Alpacas	1
Ostriches/Emus	1

(g)

The following animals shall not be permitted in the area regulated by the Hantsport Land Use By-law:

- Peacocks
- Bulls

- Minks
- Guinea Fowl

Amend Section 9.1.1 of Part 9 of the Hantsport Land Use By-law by adding the following use “the keeping of horses provided they are kept in a fenced area with a minimum area of 0.4 hectares (44,560 sq. ft.) for each horse” so that Section 9.1.1 reads as follows:

9.1.1 Permitted Uses

The following uses are permitted in this zone:

- all commercial uses
- artisan workshops
- offices
- medical clinic
- museums
- residential uses existing as of May 1, 2018
- residential uses in accordance with Section 9.1.5
- the keeping of horses provided they are kept in a fenced area with a minimum area of 0.4 hectares (44,560 sq. ft.) for each horse

Amend Section 9.2.1 of Part 9 of the Hantsport Land Use By-law by adding the following use “the keeping of horses provided they are kept in a fenced area with a minimum area of 0.4 hectares (44,560 sq. ft.) for each horse.” so that Section 9.2.1 reads as follows:

9.2.1 Permitted Uses

The following uses are permitted in this zone:

- all commercial uses
- artisan workshops
- offices
- medical clinics
- museums
- residential uses existing as of May 1, 2018
- single detached dwellings
- two-unit dwellings
- multiple unit dwellings
- residential day care centres
- guest houses
- bed and breakfast homes

- boarding rooms
- the keeping of horses provided they are kept in a fenced area with a minimum area of 0.4 hectares (44,560 sq. ft.) for each horse
- institutional uses existing as of date of amendment as follow:

Civic Address	Owner	Use
58 Main Street	3262992 NOVA SCOTIA LIMITED	Nursing Home
59 Main Street 61 Main Street	Parish of Avon Valley Rector Wardens and Vestry of Saint Andrews Church	Place of Worship
67 Main Street	Roman Catholic Episcopal Corporation	Place of Worship
19 Chittick Avenue	Municipality of The District of West Hants	Department of Public Works
1 Oak Street 3 Oak Street	Municipality of The District of West Hants	Food Bank
36 William Street		
5 Oak Street	Municipality of The District of West Hants	Fire Station

Appendix B
General Criteria for Hantsport Land Use By-Law Amendment

Policy IM-3 of the MPS *“In considering amendments to the Town of Hantsport Land Use By-law, in addition to the criteria set out in various policies of this Strategy, Council shall consider”*:

	Food Security and Sustainability Amendments
(a) whether the proposal is considered premature or inappropriate in terms of:	
(i) the adequacy of sewer and water services;	As this is a text amendment, this consideration will depend on individual lots.
(ii) the adequacy of school facilities;	No impact on school facilities is anticipated.
(iii) the adequacy of fire protection;	As this is a text amendment, this consideration will depend on individual lots.
(iv) the impact on adjacent uses	Most properties in Hantsport would be limited to less than 16 animals and only permitted to have chickens and rabbits which would reduce the potential impact on adjacent uses.
(v) the adequacy of road networks adjacent to, or leading to the development; and	This consideration is not applicable to this amendment.
(vi) the financial capacity of the Town to absorb any costs relating to the development.	No municipal costs related to this amendment are anticipated.
(b) the suitability with any aspect relative to the movement of auto, rail and pedestrian traffic;	This consideration is not applicable to this amendment.
(c) the adequacy of the dimensions and shape of the lot for the intended use;	As this is a text amendment, this consideration will depend on individual lots.
(d) the pattern of development which the proposal might create;	Policy RP-4A states Council’s intention to permit the keeping of horses in the Single Unit Residential (R-1) and Two Unit Residential (R-2) zones. The proposed amendments would not create a new pattern of development as Council permits horses in Hantsport.
(e) the suitability of the area in terms of steepness of grade, soil and	As this is a text amendment, the criterion does not apply.

geological conditions, location of water courses, marshes or bogs and susceptibility of flooding;	
(f) whether the proposal meets the requirements of the appropriate provincial or federal agencies as well as whether it conforms to all other relevant municipal by laws and regulations; and	The proposed amendment meets all relevant municipal, provincial and federal regulations.
(g) the impact of not only the use being proposed but all uses permitted in the zone	As this is a text amendment, the criterion does not apply.
(h) the site meets all of the zone requirements for the zone sought;	As this is a text amendment, the criterion does not apply.
(h) any other matter required by relevant policies of this Strategy.	There is no other matter to address.



WEST HANTS REGIONAL MUNICIPALITY REPORT

Information <input type="checkbox"/>	Recommendation <input type="checkbox"/>	Decision Request <input checked="" type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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To: Members of the Planning and Heritage Advisory Committee

Submitted by: _____
Saira Shah & Sara Poirier, Planners

Date: January 13, 2020

Subject: Vaughan Designation; File #20-04

LEGISLATIVE AUTHORITY

Municipal Government Act (MGA) Part 8, Section 214; West Hants Municipal Planning Strategy Policy 16.1.2.

DECISION REQUEST

Staff request direction from the Planning and Heritage Advisory Committee (PAC/HAC) on which designation option to move forward with for the community of Vaughan and surrounding area during the plan review.

BACKGROUND

Planning Documents

The Municipal Planning Strategy (MPS), Land Use By-law (LUB) and the Subdivision By-law, adopted by Council, are known as the Municipal planning documents.

The MPS contains the long-term vision (20+years) for what the community will become. The long-term vision is shown as the designation on the Generalized Future Land Use Map (GFLUM) of the MPS. The LUB contains the rules used to make that vision a reality. The individual zones are shown on the Zoning Map of the LUB. The Subdivision By-law regulates the division and addition of land.

Plan Review

In 2016, Council and the Planning and Development Department initiated the process of reviewing the MPS, LUB and Subdivision By-law for the Municipality of West Hants and

the community of Hantsport. Since consolidation with the Town of Windsor in April 2020, staff have included the Windsor planning documents in this review process.

The review ensures the planning documents evolve and respond to the current environmental, social and economic climate, and meet the current needs of the residents of the Regional Municipality. The last Plan Review was conducted in 2008.

The West Hants Regional Municipality's Public Participation Program Policy seeks to include public consultation at different stages throughout the process. For more information on the public engagement completed to date with regards to the plan review please review the "What We Heard" Report (2020).

Vaughan and Surrounding Area

The community of Vaughan is located in the southwest portion of the Regional Municipality. The community of Vaughan and the surrounding area are designated Resource on the GFLUM of the West Hants Municipal Planning Strategy (WHMPS). The WHMPS describes the Resource designation as an area where Council intends resource uses to be the primary focus as resource uses play a significant role in the West Hants economy.

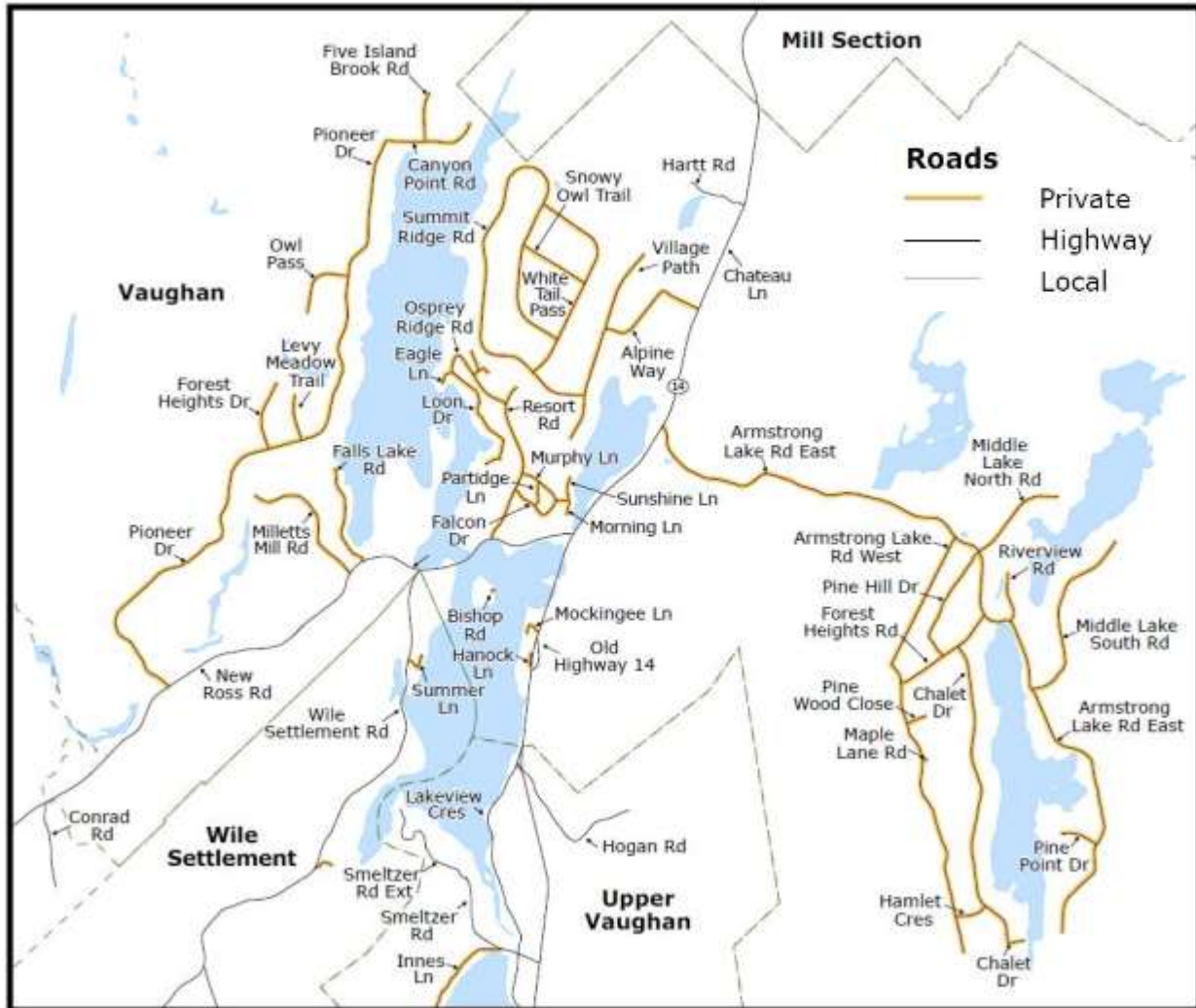
Plan Review Meeting 2019

As part of the Plan Review community meetings that were held across West Hants in 2019, the Planning and Development Department held a meeting in Vaughan on November 5th, 2019. A total of 14 residents from the community of Vaughan attended the meeting. When asked to describe their community the participants said: cottage living, peaceful, lake enjoyment, remote, and residential. The respondents commented that 20+ years from now they would hope this area is known for its pristine and healthy environment and as a recreation area with bicycle lanes and multi-use trails.

Participants had concerns regarding livestock and its proximity to the lake, suggesting that new restrictions be put in place to regulate, enforce and maintain the quality of the lake for all residents to enjoy. Many of the residents stated that they felt the development in Vaughan no longer solely prioritized resource uses and is now more of a cottage and residential area than a resource area. There was a suggestion that the area around the lakes in Vaughan be amended to a Hamlet or a similar designation, as resource uses would not be compatible with the development occurring in the private road developments. Figure 1 shows a map of the private roads in Vaughan.

Following the meeting in Vaughan, staff began investigating potential designation options that may better suit the development patterns in the area.

Figure 1: Private Road Map of Vaughan



DISCUSSION

Possible Designation Options for Vaughan

Based on the feedback provided in the initial community meeting in Vaughan, staff identified three possible designation options for Vaughan and the surrounding area:

1. Resource (current)
2. Hamlet (existing designation elsewhere in West Hants, new for Vaughan)
3. Cottage (completely new)

Option 1: Resource

The community of Vaughan and the surrounding area are currently designated Resource. The West Hants Municipal Planning Strategy describes these areas as follows.

A significant area of West Hants is used for forestry, mining, and municipal water supply. Council intends rural areas outside the Growth Centres, Village and Hamlets, which are not intended for agricultural uses and designated Agriculture, will be designated Resource and resource uses will be allowed in a variety of zones.

Within the Resource designation, resource and residential uses may be close together. Since Council recognizes that resource uses play a significant role in the West Hants economy the primary focus of the resource zones will be resource uses. As part of living in a rural environment, residents must be willing to accept the negative impacts of resource activities such as noise from livestock and farm, forestry or mining equipment, odours, and traffic involving heavy equipment or slow-moving vehicles. Large lots, setbacks and separation distances may help to mitigate some of these impacts.

Certain municipal services are not provided in areas designated Resource including municipal water and sewer service. The General Resource (GR) zone is the main zone in the Resource designation. The General Resource (GR) zone permits a variety of resource and agricultural uses such as forestry, farms, and gravel extraction operations. It also permits automobile service stations, community centres and fire halls, personal service shops, retail stores under 5,000 ft², restaurants, manufactured homes, and single and two unit dwellings. Seasonal dwellings, single unit dwellings and resource uses are permitted to be located on a private road.

Other zones which Council may consider through rezoning in the Resource designation are the Resource Industrial (M-1), Mineral Resource (MR), and Rural Commercial (RC) zones. There are also policies in the Resource designation which permit opportunities for the following developments to be considered by development agreement: stand-alone multiple unit dwellings, grouped single and two unit dwellings consisting of three or more units and comprehensive proposals for resort developments and uses permitted in the Institutional (I) and Recreation Commercial (RecC) zones.

Private road development is only permitted in the General Resource (GR) zone in West Hants. Private roads are roads that are not built to the same standard as public roads and are not owned by the Province or the Municipality. Due to the difficulty of enforcing restrictions on seasonal residential development, both year-round and seasonal dwellings are permitted on private roads. As municipal service provision in remote areas is often both expensive and inefficient, and the roads are not constructed to the same standard as public roads, municipal services such as garbage collection, school busing, road maintenance and snow plowing are not provided to residents on private roads. Municipal services are limited to emergency protective services, provided these roads are passable. Many residents living on private roads have recognized their own responsibility for keeping their private roads maintained and some have created property owner associations to ensure the collection of annual fees to cover road maintenance. The Municipality facilitates the collection of these fees for a few of these associations. As these roads are not constructed to as high a standard as public roads, problems will arise if Council wishes to provide services on private roads.

Maintaining the current Resource designation would not change any of the rules or regulations which would affect future development in Vaughan.

Option 2: Hamlet

There are 11 areas designated Hamlet in West Hants: Newport Station, St. Croix, Ellershouse, Newport Corner, Ardoise-Cameron Lake, Wentworth Creek, Gypsum Mines-Sweets Corner, Newport Landing, Summerville, Cheverie and Mount Denson. The West Hants Municipal Planning Strategy describes Hamlets as follows.

Hamlets are small centres of development with a concentrated component which may include community services such as churches, schools, community halls and small businesses. Council does not intend that Hamlets will grow as rapidly as the Growth Centres or Village, but they will provide a limited amount of housing for people seeking a rural living environment near farms and resource industries. The retention of the rural nature of these communities is important.

Council wishes to direct most of the concentrated residential growth in more rural areas to Hamlets, leaving land outside these areas for resource use. For this reason, all land within the Hamlets will be designated Hamlet and several zones will be established to guide specific development.

The Rural Residential (R-4) zone is the main zone in the Hamlet designation. The current Rural Residential (R-4) zone permits existing churches, community centres, fire halls, schools and post offices, along with manufactured homes, seasonal dwellings and single and two unit dwellings.

Other zones which are enabled in in the Hamlet designation are the Agricultural Priority Three (AR-3) zone for existing agricultural uses, and the Hamlet Industrial (M-2) and Rural Commercial (RC) zones which are considered through rezoning. There are also policies in the Hamlet designation which permit the following to be considered by development agreement: multiple unit residential, grouped single, two and multiple unit dwellings consisting of three or more units and uses permitted in the Institutional (I) and Recreation Commercial (RecC) zones.

Changing the designation to Hamlet in Vaughan would mean that the majority of properties would be rezoned to Rural Residential (R-4) zone and future development would be required to follow the lot specifications and permitted uses established for that zone. Existing resource and agricultural uses would be permitted but any new operations would have to meet the provisions of the Hamlet designation. Some commercial and industrial uses would be considered through rezoning and there would be some opportunity for higher density residential or recreational commercial uses to be considered by development agreement.

PAC/HAC would also need to decide whether recommending permitting private roads in the Vaughn Hamlet designation is appropriate when private roads are not permitted in any of the other Hamlet designations.

Option 3: Cottage

The proposed description for the "Cottage" designation is below. This is a completely new designation for WHRM. The final name of the designation and description would require input from PAC/HAC and be approved by Council.

Council would apply a "Cottage" designation specifically to the area of Vaughan where residential development has occurred on private roads. Residential development would have priority over all other uses with provisions for home-based businesses. Small-scale local commercial or industrial uses could be considered through rezoning or by development agreement. Existing industrial and resource uses would be permitted and new large-scale industrial or resource uses could be restricted or prohibited based on recommendation from PAC/HAC and Council approval.

Staff are proposing establishing a "Cottage" zone and a "Rural Development" zone within the "Cottage" designation. The "Cottage" zone would permit only seasonal and single unit dwellings and would be focused around the existing and future private road developments. The "Rural Development" zone would include mainly properties along Highway 14 that are outside of the private road developments and would permit single unit and two-unit dwellings, community centres and fire halls, personal service shops, retail stores under 5,000 ft², and restaurants.

Staff also propose having certain provisions that would enable Council to consider new resource or agricultural use through rezoning or development agreement provided the lot is a certain size (i.e. over 5 acres) and abuts Highway 14.

Developing and applying the "Cottage" designation would prohibit resource uses within the private road developments in Vaughan. On the private roads, it would no longer permit the ability to consider rezoning for resource or commercial uses, or consider proposals for multiple unit dwellings or uses permitted in the Institutional (I) or Recreation Commercial (RecC) zone by development agreement. On the properties along Highway 14, it would limit the development permitted to mainly residential and limited small-scale commercial uses. Any property owners on a public road that wish to operate new resource uses would be required to apply to Council for a development agreement or rezoning, and approval would be based on the criteria of the policies developed.

Virtual Community Engagement 2020

Due to the Covid-19 pandemic and the public health restrictions on in-person meetings, staff developed an online engagement strategy. Staff created a virtual presentation explaining the designation options for Vaughan and posted the slides and a video of the oral presentation on the Regional Municipality Facebook page and website. An online survey was also developed to gather feedback on general development goals for Vaughan and opinions on the designation options drafted (Attachment A).

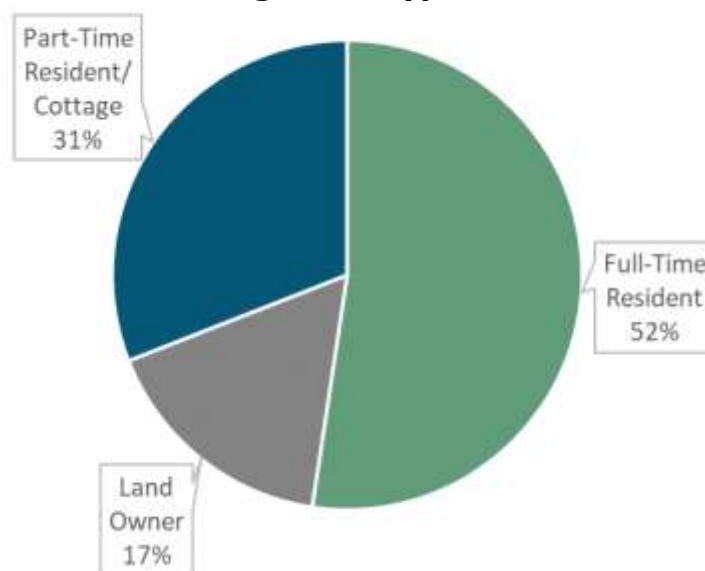
To ensure residents in the Vaughan area were informed about the engagement opportunity staff added posts to the Regional Municipality Facebook page and website. Direct mailing to all residents in this area was not possible due to cost as approximately

776 property owners were identified in the initial mailing list. However, mailouts and emails were sent to the Chalet Hamlet Property Owners' Association, Chateau Village Property Owners' Association, and the Falls Lake West Owners Association during the week of October 9th to distribute to their members. Direct mailouts were sent to 70 residents along Highway 14 to ensure residents outside of the private road associations were invited to provide feedback.

Based on the initial inquiries received from residents, staff organized two (2) Zoom Question & Answer Sessions on November 4th at 6pm and November 12th at 2pm. These Question & Answer sessions allowed residents to ask staff questions regarding the potential designation changes and discuss their thoughts on development in their community. A total of 18 residents attended. All residents in attendance were encouraged to submit responses using the online survey to ensure individual responses were collected. Residents could submit responses from October 13th to November 18th.

A total of 43 responses were received through the online survey. This is a good response from residents considering a total of 131 residents participated in the first round of public engagement for the plan review which included 15 in-person meetings between 2018 and 2020. The best attendance for a single meeting during that time period was in Avondale where 23 residents participated. Detailed responses from the residents in Vaughan are in Attachment B.

Figure 2: Types of Owners

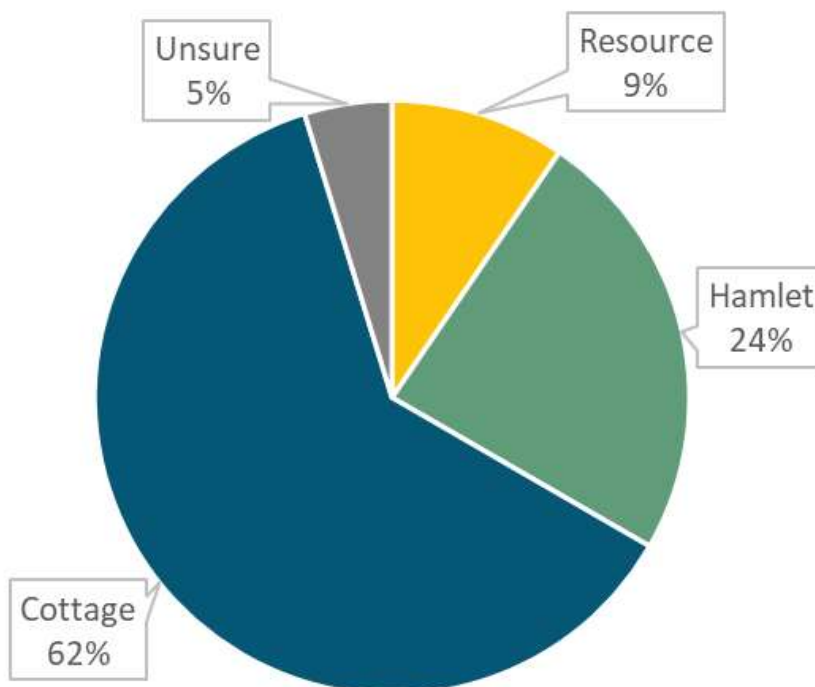


Most respondents self-identified as full-time residents (52%) (Figure 2). However, many self-identified part-time residents (31%) and landowners (17%) also participated in the survey providing a good distribution of ownership type. A landowner is likely someone that owns property in the area but does not have a dwelling on the property.

Survey respondents were given an opportunity to state their general goals for development in Vaughan and comment on the designation options. When asked what the main type of development in Vaughan should be over the next 20+ years, the majority of respondents (67%) stated "residential / cottage", 12% stated they would prefer "mixed commercial / residential" development, 9% said "resource" development, 7% wanted to see both "mixed commercial / residential" and "residential /cottage" development, and 5% wanted other options with comments related to providing more flexibility for development.

When respondents were asked which designation option they preferred, the majority (62%) preferred the new "Cottage" designation (Figure 3).

Figure 3: Which Designation Option Did Respondent's Prefer?



Respondents that were in favour of greater restrictions wished to see appropriately sized commercial development that would fit the area and had concerns about conflict arising between resource and commercial uses and residential development. Some of the comments from residents that were in favour of greater development restrictions included:

- *"It gives us security that our neighborhood will not be over developed and lose the rural wooded quite feel that we bought into."*
- *"That way you don't get surprised by having a business or any other undesirable situation arise."*
- *"The area should be a cottage residential area because there are many types of environmental and other concerns that would not support a business. These would be garbage, road maintenance, traffic, increase in waste costs, fire, ambulance etc. All of these are supported in a town or city. There is simply no feasible way to support this in our area."*

Respondents that supported the Hamlet designation felt it would be a good fit for the area considering the mix of small-scale commercial and industrial development that would be permitted in this designation. Alternatively, respondents that supported the Cottage designation felt it would permit the activities residential property owners wish to pursue and provide developers and new property owners greater security in regard

to development potential in the area which could encourage / prioritize residential development. The zone options discussed in "Option 3: Cottage" of this report were developed based on the public feedback received.

There were other respondents that felt development options should be kept open and flexible to encourage new industrial, resource, and commercial business in the area. Many of these respondents felt greater restrictions could be placed on the existing cottage development but allow property owners along Highway 14 to benefit from restrictions and zones that are similar to what applies to the area in the current planning documents. Responses that reflect this view include:

- *"I would like to see the Municipality preserve the woodsy/privacy of the property owner associations but not take away the opportunities for those in other parts of Vaughan such as those along highway 14 or those in Wile Settlement."*
- *"The forested areas surrounding the existing cottage communities could continue to be classified as general resource."*

Respondents that were in favour of maintaining the Resource designation stated concerns regarding increased traffic from cottage development and the economic potential of resources uses for existing residents. Specific comments included:

- *"Private land owners with money are already buying up any land near lakes. Causing the once serene, peaceful setting to become congested and much less peaceful. We have great resources in Vaughan and things should be left as they are to allow for existing and new business owners to make use of those resources."*
- *"Vaughan is a rural area in which people use the resource to make household income."*
- *"It is a beautiful and quiet area, it would be a shame to ruin that with subdivisions and increased traffic."*

When asked if there were any additional comments that should be considered, the respondents added:

- *"The Vaughans don't exist in a vacuum. We all live in a busy world at risk. The Vaughans are a sanctuary from that busyness for residents and cottagers and their extended families. The forested surrounding, with its lakes and rivers and streams, is also a prime global asset, drawing down carbon and sheltering a substantial biodiversity...every little bit helps"*
- *"I moved to West Hants to farm and live a country lifestyle. Taking away my right to farm, removes the reason why I moved to Hants County."*
- *"There are nearly 700 properties in these five developments and because they are private road ownerships, WWH does not even maintain the roads or provide local garbage pick up putting that expense back on the developments, at the same time taxing these properties with the same tax rate as land owners on public road systems. WWH has a "cash cow" here with these developments and*

therefore should protect those folks that invested into these properties. and strongly consider the new "cottage" designation."

Based on the feedback received, staff consider there to be strong support for either the Hamlet or Cottage designation options with specific consideration to allow for a greater variety of uses for residents on Highway 14.

Additional Comments for Discussion

There were several concerns raised by respondents that staff do not intend to directly address in the planning documents.

These concerns include additional protections for biodiversity, habitats and watercourses which are all predominately managed through the Department of Environment and Department of Lands and Forestry. The *Municipal Government Act (MGA)* section 220 (5) (d) and (o) enable municipalities through their Municipal Planning Strategies and Land Use By-laws to regulate or require the planting or keeping of trees and vegetation and regulate or prohibit development within a specific distance of a watercourse. The West Hants Land Use By-law (WHLUB) currently specifies that structures shall not be located within 50ft (15.24 m) of a watercourse, with the exception of specific uses (i.e. marine uses, structures associated with water distribution or irrigation, water and sewage treatment uses, etc.). Although the enabling legislation may not provide the municipality the opportunity to develop the specific protections on biodiversity and habitats that residents are seeking, it does create opportunities for the municipality to improve protections through additional vegetation and consideration of additional separation distances from watercourses.

Several respondents raised concerns regarding a general opposition to resource industries which included comments against clear-cutting and forestry practices. In some cases, respondents wished for existing businesses to stop operating in the area. All resource activities in Nova Scotia, including mining and forestry, are regulated by the Department of Lands and Forestry. The *Forests Act* and *Mineral Resources Act* set out the requirements for the forestry and mining industries in Nova Scotia. The *MGA* section 220 (4) (i) enables the municipality to regulate the location of developments adjacent to pits and quarries but not the location of the actual pits and quarries in the Land Use By-law. The forestry industry is similar in terms of the municipality being able to regulate structures associated with the forestry businesses but not where the actual forestry business can take place, as the industry is regulated by the Province. Protected Water Areas, as designated by the Nova Scotia *Environment Act*, are the exception as municipalities can develop specific requirements and best management practices for forestry in areas where the municipality will receive a water supply. The West Hants planning documents protect these watershed areas through zoning them the Water Supply (WS) zone with specific restrictions on development. As for existing businesses, the *MGA* section 238 (1) states that any business or structure, that was legally permitted at the time a notice to approve or amend the Land Use By-law is placed, is permitted to continue operations. This would apply even if the planning documents

specifically prohibit that use or structures associated with that use as it was legal at the time of development.

The topics of property valuations, taxes, and property neglect are often raised in discussions about planning documents and were raised by respondents in Vaughan. Property valuations in Nova Scotia are determined by Property Valuation Services Corporation based on the use of the property (i.e. residential, resource or commercial). They are not connected to the zoning assigned in the Land Use By-law. Property Valuation Services Corporation are updated about a change in use when a property owner applies for development and building permits. Tax rates in WHRM are set by Council each year during budget discussions and are not related to changes to the planning documents. Property neglect is addressed in the Dangerous or Unightly Premises Policy administered by the By-law Enforcement Officers.

Many residents in this area purchased their properties based on the "Cottage Country" concept as advertised by private developers and wish for the planning documents to reflect this concept. One of the key elements of planning as illustrated in *MGA* Section 190 (c) is to ensure the public have an active role in shaping the planning documents. Many residents have mentioned the "Cottage Country" concept includes prioritizing residential development and prohibiting certain uses such as small-scale farms and the keeping of livestock as these uses would conflict with the "Cottage Country" concept. The Canadian Institute of Planners Code of Professional Conduct states a Planner has a responsibility to the public interest and must respect the diversity, needs, values, and aspirations of the public. As an example, although some residents may want to prohibit small-scale farms and the keeping of livestock in Vaughan, it is within the public interest to consider the needs and aspirations of other residents that use livestock for economic purposes and to feed their families. Although planning documents, and specifically the Land Use By-law, can regulate uses, lot requirements, and livestock to align with the "Cottage Country" concept it is not within the public interest to develop regulations based solely on a concept advertised by private developers as the needs of other residents must also be considered.

There were some respondents that requested the Municipality consider upgrading public parks and water access in Vaughan. Park and water access locations are designated as Community Use in the West Hants Municipal Planning Strategy and zoned Open Space (OS) in the West Hants Land Use By-law which provides certain protections in terms of what uses are permitted. However, the maintenance and operation of these facilities is administered by the WHRM Community Development Department or the Department of Lands and Forestry depending on ownership of the facility.

NEXT STEPS

Following the direction of PAC/HAC, staff will draft an option for the West Hants Regional Municipal Planning Strategy (WHRM MPS) for the Vaughan area for further discussion with PAC/HAC prior to incorporation into the Regional planning documents.

FINANCIAL IMPLICATIONS

There are no financial implications to residents or to the current or future budgets of the Municipality with the filing of this report. Any costs associated with developing an option would be covered through the existing Planning and Development Department budget for the plan review.

ALTERNATIVES

In response to this report, PAC may:

- request staff prepare an option for the WHRM MPS to create a “Cottage” designation for the Vaughan area;
- request staff prepare an option for the WHRM MPS to apply the current or revised Hamlet designation to the Vaughan area;
- request staff develop an option for the WHRM MPS very similar to the existing Resource designation in the Vaughan area; and/or
- request staff provide additional information or opportunities for the public to engage such as an in-person meeting when it is safe to do so.

ATTACHMENTS

Attachment A	Vaughan Community Engagement Survey Questions
Attachment B	Vaughan Community Engagement Survey Results

Report Reviewed by: _____
Madelyn LeMay, Director of Planning and Development

Attachment A
Vaughan Community Engagement Survey Questions



Public Input - Vaughan

The West Hants Planning and Development Department need your help in determining how Vaughan should develop in the future.

Planning documents guide how the Municipality will make decisions on new development, land use, and infrastructure over the next 20 years. Your feedback will help us learn what works and what could be done better to achieve the goals of the community of Vaughan. Responses will be collected until November 18, 2020.

For more information please review the West Hants website <https://www.westhants.ca/west-hants-plan-review.html> or contact Planners Saira Shah and Sara Poirier at 902-798-8391 Ext. 190.

* Required

1. I am a... *

Full time resident

Part time resident

Land owner

Business owner

Other

2. What do you think should be the main type of development in Vaughan in the next 20+ years? *

Resource (i.e. forestry, agriculture, gravel extraction, etc.)

Residential / Cottage

Mixed Commercial / Residential

Other

3. Based on your response to Question 2, why do you think Vaughan should remain a resource area or be considered a cottage/residential area? *

Enter your answer

4. Based on the three (3) designation options provided in the presentation (available on the website) which do you prefer? *

- 1. Resource (current)
- 2. Hamlet
- 3. Cottage (new)
- Other

5. Why do you prefer that designation? *

Enter your answer

6. Please provide any additional comments, thoughts, or concerns

Enter your answer

7. If you would like to receive updates on the Plan Review please provide your email address below

Enter your answer

Submit

Attachment B Vaughan Community Engagement Survey Results

Vaughan Designation Community Engagement

Planning documents set out what Council intends for development and creates the rules to achieve those goals. In the current planning documents, Vaughan is considered a resource area which prioritizes forestry and other resource uses over all other uses. Staff from the Planning and Development Department are reviewing the planning documents and creating one set of planning documents for the Regional Municipality. Staff held a meeting in Vaughan on November 5th, 2019 as part of the public engagement for the Plan Review. Many residents that attended the meeting felt that the development in Vaughan no longer solely prioritizes resource uses and is now more of a cottage and residential area than a resource area. We would like to hear from all of the residents of Vaughan! What do you think should be the main type of development in Vaughan in the next 20+ years?

ID	I am a...	What do you think should be the main type of development in Vaughan in the next 20+ years?	Based on your response to Question 2, why do you think Vaughan should remain a resource area or be considered a cottage/residential area?	Based on the three (3) designation options provided in the presentation (available on the website) which do you prefer?	Why do you prefer that designation?	Please provide any additional comments, thoughts, or concerns
2	Full time resident	Residential / Cottage; Mixed Commercial / Residential;	Vaughn IS a residential/cottage area with appropriate-sized commercial enterprises. Concentrated/expanded extractive resource development activity (clear-cuts, expanded gravel operations, etc. detract from the residential and recreational ambience and assets that attract people to the area and retain its relaxed rural neighbourly aspect. Many people living in the community are able to make their livings by catering to the needs of cottagers and residents alike. Strip the forests and risk erosion, decreased natural biodiversity, flooding of the lakes and streams, possibly resulting in potential residential and cottage damage and property devaluation. That and other extractive activities create unwanted noise, dangerous heavy-vehicle traffic (a deterrent to biking) on roads with narrow shoulders (a deterrent for walkers) and many driveway accesses at risk.	2. Hamlet	Looking at the definitions I think the Cottage designation offers the best latitude in activity for residents (quiet enjoyment of abundant natural recreational opportunities, home businesses, small service operations, gardening and farming), along with the greatest potential for protection of the land and waters upon which the high quality of life enjoyed in the Vaughans depends.	The Vaughans don't exist in a vacuum. We all live in a busy world at risk. The Vaughans are a sanctuary from that busyness for residents and cottagers and their extended families. The forested surrounding, with its lakes and rivers and streams, is also a prime global asset, drawing down carbon and sheltering a substantial biodiversity...every little bit helps.
3	Land owner	Residential / Cottage;	Area will loose part of its charm if industry/commercial moves in. Windsor isn't so far away!	2. Hamlet	Seems to fit the area's dynamic.	
4	Full time resident	Residential / Cottage;	Over the last 30 years I have seen the Vaughan area move from being primarily resource extraction based to becoming a center of three significant cottage developments with hundreds of residents and many more seasonal cottages.	3. Cottage (new)	My previous answer explains why - it is already a centre of cottage life in the area and an increasing number of those are full time residents.	
5	Full time resident	Residential / Cottage;Mixed Commercial / Residential;	There is very little new resource development evident in the area while the number of cottages and cottagers has increased dramatically. Additionally, there is a growing number of those cottagers who are converting their seasonal dwellings into full time residences. I think that municipal planning should reflect and embrace what is actually happening in the community. Mixed designation keeps the door open to the possibility of new resource development.	2. Hamlet	Essentially the same as above	
6	Full time resident	Mixed Commercial / Residential;	I may have a small business idea in my location that I would not want to jeopardize by restricting future development.	2. Hamlet	Protect the area from harmful commercial development and allow for small businesses.	The lakes and forest add value to this area and I would not want to see gravel pits, clear cutting or dense residential construction.
7	Part time resident	Residential / Cottage;	I fear for the types of commercial development that would be allowed. There needs to be more requirements and regulations to protect our lakes from pollution from farms, and /or commercial development with chemical pollutant run off. Also, noise, air quality and increased traffic especially on private roads need to be ensured. At this time there are no protections to ensure that those who have chosen to live in Vaughan will continue to have the quality of life they expected in this area.	3. Cottage (new)	Again, without knowing exactly what each designation will allow, I feel this will give me better protection of our lake and community.	Vaughan is a diverse area and the needs vary depending on where you live. But I think a proper management/enforcement of existing bylaws and creation of new bylaws to protect our lakes and environment can start now. Stricter enforcement of animal control, property neglect and the properties impact on neighbors is needed. Some of new bylaws are needed but more importantly they need to be enforced. Rezoning is a very positive step forward. Thank you for giving it attention.

8	I own a year round cottage in Chateau Village but do not live there full time yet and a river lot on Pioneer Drive	I am strongly against trying to lock in development plans that prevent a variety of possible development. I believe too many communities in NS have been negatively impacted or have missed a huge opportunity because they were locked into a specific development structure. Please please please step back and consider adopting an approach that truly allows all options of development to be considered at any point in the future. Consider how the world had to adapt with this covid pandemic and how business and societies around the world were impacted and had to change. Lets be leaders and create a development format that can be creative and adapt to jump on any positive opportunity that presents itself to our community. Lets make good decisions when the time is needed in a timely manner and earn a reputation for being a place where business want to be and people want to live !!;	My response in question 2 answers this question.	see answer 2 Create a new flexible development category.	see answer 2 Please call me if you would like to have a discussion on my perspective of the direction that should be taken. Dave Fraser 782 234 3512	Leadership is the key to change ! take inspiration from the transition that the city of Halifax has gone through in the past 15 years. After many years of slow, "old school" thinking about how the city should be developed, new leadership has seen this city explode into an exciting modern city that has a booming economy. If you have not driven in and around Halifax lately you must do it ! This change is all happening by forward thinking leadership that have lifted previous restrictions to city development. So again lets ensure West Hants creates development opportunities by developing a Non Restrictive mindset and policies for future development.
9	Full time resident	Residential / Cottage;	<p>The economic and cultural and social and long term benefits for West Hants are maximized with residential zoning. Not only through increased tax base, but an increased civic population always enhances a community's economic health. Be it goods or services, a thriving community means that money is being spent in West Hants every single day. Resource use is finite, destructive, and puts money in the pockets of a few. Our best resources are not only our people and their families, but the natural beauty of our region. We have to start thinking of our vineyards, golf courses, paddle clubs, tennis clubs, and ski hill, swimming pool, and new recreation center as resources. Forestry is a deterrent to investment and recreational income for a community. West Hants needs to get to that population tipping point where it starts to thrive. It must be said that this includes part time residents as well. Cottagers who live in the HRM bring wealth in from outside West Hants. Being a land owner in Muskoka, Ontario as well, I know how much wealth is brought into the region and enjoyed by the area residents year round. The year round residents in cottage countries across Canada benefit hugely from the influx of money. The trades and retailers all benefit.</p> <p>With a stronger tax base anything is possible. Retaining the Resource designation for Vaughan is financially and culturally irresponsible.</p>	3. Cottage (new)	<p>Cottage or Residential are both huge improvements to Resource for all the reasons articulated above and copied below:</p> <p>The economic and cultural and social and long term benefits for West Hants are maximized with residential and cottage zoning. Not only through increased tax base, but an increased civic population always enhances a community's economic health. Be it goods or services, a thriving community means that money is being spent in West Hants every single day. Resource use is finite, destructive, and puts money in the pockets of a few. Our best resources are not only our people and their families, but the natural beauty of our region. We have to start thinking of our vineyards, golf courses, paddle clubs, tennis clubs, and ski hill, swimming pool, and new recreation center as resources. Forestry is a deterrent to investment and recreational income for a community. West Hants needs to get to that population tipping point where it starts to thrive. It must be said that this includes part time residents as well. Cottagers who live in the HRM bring wealth in from outside West Hants. Being a land owner in Muskoka, Ontario as well, I know how much wealth is brought into the region and enjoyed by the area residents year round. The year round residents in cottage countries across Canada benefit hugely from the influx of money. The trades and retailers all benefit.</p>	<p>Please stop the irresponsible lumber industry in Vaughan. It is destroying rare habitat, flora and fauna. Even if it were not so mismanaged it does not bring the economic benefit to the community that West Hants needs. Now is West Hants' time to grow up. The forestry industry is horribly mismanaged as it is. Nothing to be proud of. Needless to say, those logging trucks not only destroy the roads but have come close to killing people.</p> <p>Imagine enticing people to live where there were great trails, fresh air, safe and vibrant communities. Vaughan would be a destination for so many. Everything from restaurants to area businesses and services would be financially healthy. It would be win win for everyone.</p>
10	Full time resident	Residential / Cottage;	Many of us reside here because of the cottage aspect of the area. I do not want to erode that. A few very small commercial might fit in but I do not want full-on residential developments. Already, there is serious traffic too and fro on Hwy 14. Road development would be needed if we had much more traffic.	3. Cottage (new)	For reasons mentioned above.	

11	Full time resident	Residential / Cottage;	Even though the forestry industry is important to Nova Scotia, we feel that the area of Vaughan should be kept as a residential/cottage development for the sake of disallowing clear-cutting and the disruption to the natural habitats of existing wildlife. Small residential development is far less damaging to the area.	3. Cottage (new)	We would like to see this area stay a quiet, residential zone for those people who prefer this lifestyle.	
12	Part time resident	Residential / Cottage;	Cottage areas are better for the environment and wildlife.	3. Cottage (new)	Keep developments to a minimum	I am concerned that any changes may increase property taxes. Many residents are seasonal and there properties are second properties. Due to this I feel costs should always be kept as low as possible.
13	Part time resident	Residential / Cottage;	We very much prefer Chalet Hamlet to be considered a cottage/residential area, because we use our property for recreational purposes only. The infrastructure simply does not lent itself for anything else.	3. Cottage (new)	Because that we and all of our friends and neighbors are using it as. Farm animals or business would provide only a disruption in this use.	Thank you for giving us the opportunity for feedback.
14	Full time resident	Residential / Cottage;	It should remain a cottage/residential area. It is crazy to think that the current designation would permit a new industrial or resource use next door.	3. Cottage (new)	It should remain a cottage/residential area. The Hamlet designation allows too many commercial or business options. Development should solely be commercial.	
15	Full time resident	Residential / Cottage;	Many people bought their properties here intending to have cottages, and there's some expectation of what "cottage country" should be like.	3. Cottage (new)	It can be tailored to meet the intent of cottage property owners.	The forested areas surrounding the existing cottage communities could continue to classify as general resource.
16	Full time resident	Residential / Cottage;	Chalet Hamlet was developed for cottages/residential not for businesses. I built a full-time home here to live in the woods, not in the city. I would like to retain that original plan.	3. Cottage (new)	Chalet Hamlet was developed for cottages/residential not for businesses. I built a full-time home here to live in the woods, not in the city. I would like to retain that original plan.	Thanks for taking the initiative to perform this review.
17	Full time resident	Residential / Cottage;Parks/Protected areas;	The resources and forests in the area should be better protected. Camping areas, parks, and public beaches should be a focus. Create recreation opportunities and better protect the area. I do not support further development.	3. Cottage (new)	If I have to pick one, I choose cottage... but i am not fond of any of the choices. The forsesets and water should be better protected, not further developed and destroyed.	
18	Land owner	Resource (i.e. forestry, agriculture, gravel extraction, etc.);	Remain a resource area. Upgrade the public parks and water access locations.	1. Resource (current)	It is a beautiful and quiet area, it would be a shame to ruin that with subdivisions and increased traffic.	
19	Land owner	Resource (i.e. forestry, agriculture, gravel extraction, etc.);	Private land owners with money are already buying up any land near lakes. Causing the once serene, peaceful setting to become congested and much less peaceful. We have great resources in Vaughan and things should be left as they are to allow for existing and new buisness owners to make use of those resources.	1. Resource (current)	The other 2 options are restrictive toward resources.	Why not focus on updating public parks and walking trails and keeping our piece of heaven from becoming over developed with cottages and city folk.
20	Land owner	Residential / Cottage;	We own land at lot 53 Pioneer Dr. With sole intent to build a family cottage. We bought this property because the surrounding area is rural and wooded. The idea of potentially have neighbors that could have a small farm or commercial business takes away from the relaxed quite surroundings of cottage life that exist now.	3. Cottage (new)	It gives us security that our neighborhood will not be over developed and lose the rural wooded quite feel that we bought into.	How ever people view the area, cottage or hamlet, we have to remember all these properties pay taxes...and there are a lot of tax dollars coming from this area, weather they are full time or part time residents. Changing the possible environment/community feel takes away from why people choose to own property in Vaughan.
21	Full time resident	Mixed Commercial / Residential;	Development = more tax dollars. It's time to start reinvesting into the community. Forestry should be kept small and make it illegal to spray any forestry chemicals around our waters, wells, residents, farm crops and farm animals.	2. Hamlet	Our population is growing and evolving, planning should evolve with it. The Municipality allowed development so now those developments must be cared for. Including supplying services.	
22	Part time resident	Residential / Cottage;	We prefer to have cottage/residential zone to prevent commercial businesses or having farms pop up which could damage our lakes based on animal waste.	I was not clear on how to choose one of the above for it to remain cottage/residential	See above	We would like our cottage be a place to relax and enjoy the lake with family
23	Full time resident	Residential / Cottage;	It has obviously been developed in that direction over the years on it's own. Allowing it and encouraging it to continue residential growth will give both investors and developers the encouragement and confidence to further invest in the area and community services.	3. Cottage (new)	Seems more conducive to foster community living and related services	Cottage development appears to be reacting it's saturation point, to the extent many lakes are being detrimentally affected by over use.
24	Land owner	Resource (i.e. forestry, agriculture, gravel extraction, etc.);	Vaughan is a rural area in which people use the resource to make household income. This should not change because more "city people" move in and want things their way.	1. Resource (current)	It's my understanding that my small farm could be in jeopardy if Bilaws change.	I moved to West Hants to farm and live a country lifestyle. Taking away my right to farm, removes the reason why I moved to Hants County.

25	Part time resident	Mixed Commercial / Residential;	Get rid of the resource part. This is a growing residential area. No place for a farm on a small lake. This ruins the cottage experience for most in the area. It is also hurting the lakes by having filthy animals and there droppings so close	2. Hamlet	Because most of the subdivisions are a mix of full time and part time residents.	
26	Full time resident	Resource (i.e. forestry, agriculture, gravel extraction, etc.);	Most people move to the area to avoid denser population and to be more in the "backwoods". Cottage areas are fine but to go full commercial does not appeal to myself or those of my family in the area.	1. Resource (current)	Prefer to use local resources and keep the area as rural as we can for as long as we can.	
27	Part time but not seasonal.	Residential / Cottage;	As the area expands this designation provides more control over the development. It provides more peace of mind for cottage country residents that their investment in a way of life, is ensured. If people invest in the residential/ cottage lifestyle is negatively impacted there is a huge economic impact for the landowners and the Municipality .	An umbrella of Hamlet with provision for Hamlet status in cottage areas.	I feel more secure that land use will be the same.	I am concerned that environmental impacts are not being addressed. Designation should stipulate the type of usage to protect both the land and lakes.
28	Full time resident	Mixed Commercial / Residential;	I see opportunities for tourism ventures that I may pursue and I'm concerned that removing mixed commercial from the mix will limit my possibilities. Hamlet was a word used that sounded plausible.	2. Hamlet	It sounds less restrictive and I don't live in a cottage.	The biggest concern I have is an increase in density without an increase in financial resources required to maintain our community consisting of private roads.
29	Land owner	Residential / Cottage;	I am referring to the Chalet Hamlet Area primarily and would like to have its tranquility and pristine nature preserved. Any opening for businesses (e.g. car repair shop, retail shop) would be a burden both for the residents and the environment. When it comes to the area along R 14, I have no objections to maintain their current status.	3. Cottage (new)	s.3	I appreciate to be given the chance to give my input and share my wishes and ideas, even if I am no permanent or part-time resident. However, I am spending as much time as possible at my Chalet Hamlet cottage and really find this a jewel worth maintaining, not the least from an environmental perspective.
30	use as cottage property	Residential / Cottage;	answered in #5 and #6	3. Cottage (new)	as the area is zoned now it allows too many uses for the cottage life style. A new designation as cottage could determine limited uses and disallow properties to be used as businesses, farms, forestry, etc. It should be noted that small home businesses (ie crafts) could be allowed.	I believe the original intent of "Cottage Country" was just that. Unfortunately zoning was never addressed by the original developer. This idea of a "Cottage" zone should apply to the cottage communities and not be intended to affect the residents and businesses on Hwy 14.
31	Part time resident	Residential / Cottage;	Resource currently allows all sorts of business and activities that we might not want to see in our residential subdivisions - garage, junk yard, bar. All activities should be in keeping with a residential area. We need to protect our environment and our lakes.	Cottage (new) does not reflect the residential subdivisions that make up cottage country. No longer predominantly cottages ...	We can protect our property from those who might not respect the environment or the citizens of the subdivision who moved here to find a great place to live, work and retire eventually. Resource and the activities it allows has already cause problems in our subdivision ... not sure what Hamlet is or how it improves the lives of District 7 Residential Subdivisions	Please ensure that we can protect our lakes. Please ensure that we protect our subdivisions from incompatible business activities. Also need to allow for people to work from home during Covid and beyond.
32	Land owner	Mixed Commercial / Residential;	I think it needs to be a mixture of conserving the resources and charm, but also encourage moderate growth that aligns with the long term vision of a stable community.	2. Hamlet	More people are choosing to move to the area full time and need the ability to start home businesses. Small businesses and services strengthen the community.	Concerned that any change in area designation may trigger an increase in taxes without the commensurate increase in local services.
33	Part time resident	Residential / Cottage;	The Chalet Hamlet area is currently primarily a residential/cottage area, which has been mostly unspoiled by clear cutting and commercial infusion. The residents, both part time and full time, are able to enjoy the peace and tranquility in the area with little interference from noise, dust and damage to the peaceful, scenic country environment. Opening the area to commercial operations and logging/forestry would have an undoubtedly detrimental effect on this environment.	3. Cottage (new)	With this designation, we can expect to have our cottage in a mostly untouched cottage setting with little or no noise and dust in a mostly peaceful atmosphere. We certainly would not want to leave the noise and commercialism of the city to go to the country to experience the same or worse.	We are anxiously awaiting the outcome of this zoning issue before we make a decision to build on our land. Allowing commercial and/or resource development will detrimentally affect our decision to build.

34	Full time resident	Residential / Cottage;	Vaughan consists of 5 original cottage developments around the lakes. While they were originally cottage developments many people use their properties as full time homes and commute to the city for work, or are retired to these properties full time. They have purchased these properties for the country atmosphere and lot size offering privacy . To take that all away would be defeating the original plan and investment these folks have made.	3. Cottage (new)	Vaughan consists of 5 original cottage developments around the lakes. While they were originally cottage developments many people use their properties as full time homes and commute to the city for work, or are retired to these properties full time. They have purchased these properties for the country atmosphere and lot size offering privacy . To take that all away would be defeating the original plan and investment these folks have made.	There are nearly 700 properties in these five developments and because they are private road ownerships, WWH does not even maintain the roads or provide local garbage pick up putting that expense back on the developments, at the same time taxing these properties with the same tax rate as land owners on public road systems. WWH has a "cash cow" here with these developments and therefore should protect those folks that invested into these properties. and strongly consider the new "cottage" designation.
35	Full time resident	Residential / Cottage;	I beleive that the Property Owners Associations (POAs) can be rezoned to Residential/Cottage without having to rezone the entire Vaughan area along Hwy 14	3. Cottage (new)	It would allow the POAs to rezone without affecting the entire area of Vaughan	
36	Full time resident	Residential / Cottage;	The area should be a cottage residential area because there are many type of environmental and other concerns that would not support a business. These would be garbage, road maintenance, traffic, increase in waste costs, fire, ambulance etc etc etc. All of these are supported in a town or city. There is simply no feasible way to support this in our areea.	3. Cottage (new)	It fits within the parameters of our current mandatee.	
37	Full time resident	Residential / Cottage;	Over the past few years there have been several residential developments in Vaughan. I would suggest more than new businesses or agriculture endeavors. I would also suggest the tax dollars and monetary support of existing small businesses offered by the residents attracted to these new developments is more economically beneficial to West Hants Regional Municipality than the opening of new businesses in Vaughan. Also, making Vaughan a residential/cottage designation would make the area even more attractive to prospective purchasers of single family dwellings/cottages.	3. Cottage (new)	Having been a full time resident of Chateau Village since 2005 with vacant lots on either side of my property, I am concerned if Vaughan's designation remains resource, there is nothing to prevent a small business such as a gas station, ore mine, etc opening next door. This would negatively impact both my lifestyle and property value. Also, while my property does not have lake frontage, I do enjoy access to two lakes which I am concerned could be polluted if runoff from a business or farm were to occur.	Thank you for the oppportunity to offer input on this decision.
38	Part time resident	Residential / Cottage;	Years ago it was applicable to have Vaughn an area where resources could be removed however, the land use has changed as more part time and full time residents move to the area. As such, the zoning should change to reflect the more current land use conditions as cottage/residential. Not to change will have a negative impact on community growth.	3. Cottage (new)	Vaughn has transformed over the past years and it is time to change zoning based on these changing demographics. Zoning should be changed to reflect the existing and projected land use which will include much of the same similar development as more people continue to leave the larger centers either to purchase cottages for temporary or full time occupancy.	

39	Part time resident	Mixed Commercial / Residential; Residential / Cottage;	<p>I have been a cottage resident for over 50 years; and the growth that has occurred has been beneficial for our region. We have a thriving community, church and firehall.</p> <p>Related to being a resource area, our water levels are the lowest that I remember seeing in my lifetime. Canoe and Card Lake are no longer maintained as reservoirs as they were designed by Minas Basin Pulp and Paper at their inception. We generate power for NS Power and they should be accountable to not waste water and allow spillage over the "overflow dam", thus missing the opportunity for water to generate power with Avon No. 1.</p> <p>We also see where water spills over the Falls Lake dam and misses Avon No. 2... another lost opportunity to generate power.</p> <p>These losses are a direct result of the computerization of water monitoring.</p> <p>The Avon River system brings the fresh water to the Avon River, Ski Martock and it's snow making capabilities, being the largest part-time employer in Hants County, and to the farms that draw their water from the Avon River. These farms also employ Hants County residents at the local businesses, i. e. Manning Greenhouses</p> <p>The resources of Vaughan and specifically the Avon River System should play an integral part in the forthcoming plan for the replacement aboiteau in Highway 101.</p> <p>As a resource area, we already have a wind farm in our cottage community; and that should not be expanded any further. If we were to add any further resources to our community, it would be to install a third water turbine to utilize the water a third time.</p> <p>Vaughan can continue to grow as a cottage/residential area, increasing the tax base for West Hants provided we have the necessary infrastructure... ie. reliable internet, policing, fire, etc.</p>	3. Cottage (new)	see answer above	see answer above
40	Full time resident	Residential / Cottage;	<p>With the significant residential growth (permanent & seasonal) in this area over the past 15 years I have lived here, it's clear this community is an attractive place to live and play. Being designated as a resource area and having potential future development focused on or prioritizing these projects could have a detrimental impact on our quality of life, environment, safety, and property values. I think a designation that better reflects the direction the community has taken and will help protect the investments made would be a better fit for us.</p>	2. Hamlet	<p>Honestly, after asking questions of the municipal staff (who were very helpful and responsive), attending the information sessions, and reading the provided information, I'm not 100% sure hamlet or cottage is the perfect fit but there are a few land uses permitted under the cottage designation that I would be concerned about (ie - existing resource industrial, mineral resources). I don't know the break down of seasonal vs full time residents, but as the latter I'm interested in finding a designation that will help maintain the quality of life I currently enjoy but will allow appropriate size and type of development to assist the area's long term sustainability.</p>	<p>I'm interested in learning more as this process unfolds. Especially if cottage is the chosen designation and there is an opportunity to provide input into what is allowed or not permitted under that designation.</p>
41	Full time resident	Residential / Cottage;	<p>This is a difficult question to answer since Vaughan includes two different type of residents. The six property owner associations tend to a woodsy/privacy type of area while others would likely want to have the opportunity to have a business. Let's try to maintain woodsy/privacy of the property associations but not take anything away from others.</p>	3. Cottage (new)	<p>I would like to see the Municipality preserve the woodsy/privacy of the property owner associations but not take away the opportunities for those in other parts of Vaughan such as those along highway 14 or those in Wile Settlement.</p>	<p>The property owner associations in Vaughan save the Municipality lots of money since the associations take care of the roads and did not request driveway garbage pickup. Due to that savings, it would be great if the Municipality would work with the associations to preserve the woodsy/privacy of the associations and maintain a zoning that matches the original intent of the association developments.</p>
42	Part time resident	Residential / Cottage;	<p>As a cottage it a place to get away for peace and relaxing. Where the lots are not that big you bring in commercial you have defeated the purpose for the property.</p>	3. Cottage (new)	<p>That way you don't get surprised by having a business or any other undesirable situation arise.</p>	
43	Full time resident	Residential / Cottage;	<p>Vaughan should be considered a cottage/residential area because more people are moving to this area and some are becoming full time residents as we have just moved in. I believe we need to protect our Lakes, environment and our community.</p>	Cottage/residential	<p>This better fits our community and to protect our environment at large.</p>	<p>I have been a part timer here and have moved full time this month. I know from talking to others that the goal of a lot of part timers is to move here permanently. We have a beautiful place and it would be nice to protect and care for what we have.</p>