



WEST HANTS REGIONAL MUNICIPALITY

Public Hearing Minutes – Cannabis in Hantsport

October 27, 2020 6:00 pm

In-Person at Sanford Council Chambers, 76 Morison Drive, Windsor, NS

Also held via Zoom and Facebook Livestreamed

1. Call to Order

The Public Hearing was called to order at 6:14 pm.

Council Present:

Abraham Zebian, Mayor

Rupert Jannasch, Councillor, District 1

Scott McLean, Councillor, District 2

Mark McLean, Councillor, District 3

Jeff Hartt, Councillor, District 4

Debbie Francis, District 5

Paul Morton, Deputy Mayor, District 8

Bob Morton, Councillor, District 6

Ed Sherman, Councillor, District 7

Richard Murphy, Councillor, District 9

Laurie Murley, Councillor, District 10

Jim Ivey, Councillor, District 11

Staff and Guests Present:

Mark Phillips, Chief Administrative Officer

Todd Richard, Dir. Public Works

Sara Poirier, Planner

Carlee Rochon, Dir. Financial Services

Rhonda Brown, Municipal Clerk

Madelyn LeMay, Dir. Planning & Development

Saira Shah, Planner

There were no members of the public present in the Council Chambers, other members of the public watched the meeting using Facebook Live.

2. Introduction

Mayor Zebian advised that Public Hearings for amendments to planning documents and Development Agreements are required by Part 8 of the *Municipal Government Act*. This virtual public hearing is hosted by Council and following the presentation the meeting will adjourn until 6:00 pm on November 24, 2020. During the adjournment members of the public may submit comments or questions to Planner Shah.

Councillors were reminded that to vote on the amendment they must have been present at both parts of the Public Hearing tonight and on November 24th when Council will consider the amendment and may ask questions.

3. Presentation by Planner

Planner Shah reviewed the presentation (attached). Planner Shah stated there were post in support of the Cannabis in Hantsport amendments on the Municipal Facebook.

Some questions about the amendment have already been received, answers to the questions were included in the presentatSaion.

Mayor Zebian declared the Public Hearing adjourned until November 24, 2020.

The meeting ended at 6:21 pm.

Abraham Zebian, Mayor

Rhonda Brown, Municipal Clerk

The logo consists of the letters 'WWH' in a bold, sans-serif font. The first 'W' is dark blue, the second 'W' is a lighter blue, and the 'H' is dark blue. The background features abstract geometric shapes in shades of blue and green on the left and right sides.

WWH

WINDSOR / WEST HANTS

TOGETHER



Cannabis in Hantsport

Public Hearing Presentation

October 27, 2020

Background

- ▶ October 8, 2019- West Hants Council approved amendments to permit a variety of cannabis licenses in West Hants
- ▶ November 13, 2019- HAAC requested a similar amendment for Hantsport
- ▶ March 11, 2020- HAAC agreed by consensus with staff suggestions, however the committee did not want a separation distance to apply for cannabis land uses

Cannabis Licenses



Standard-Size Cannabis Cultivation/ Production
(no limit on size)
Micro-Cultivation
(<200m ²)
Micro-Processing
(<600kg production)
Nursery
(50m ² produce plants and seeds)
Analytical Testing
(possess and test cannabis) (no limit on size)
Research
(possess, produce, sell, and test) (no limit on size)

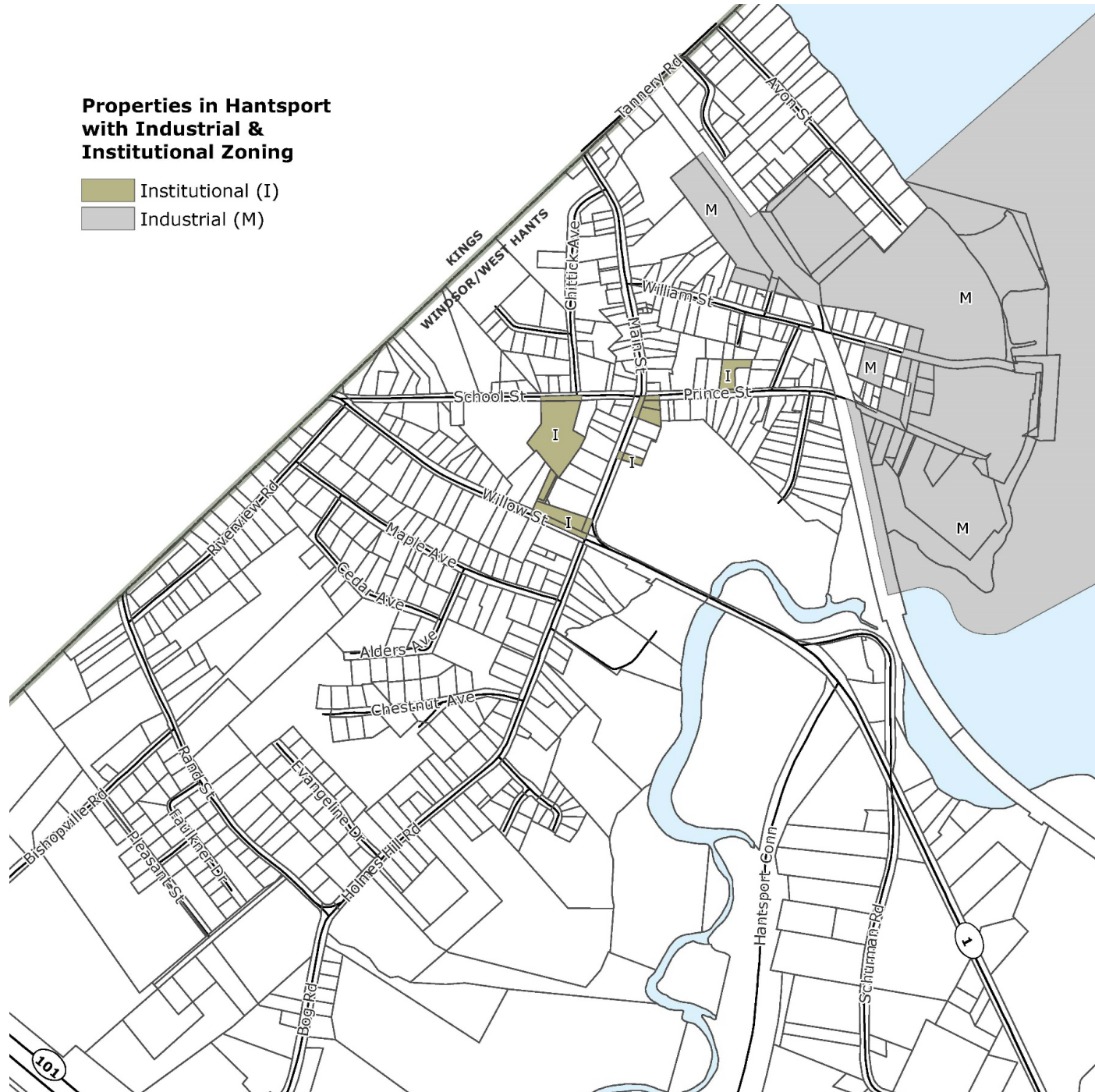
Where will cannabis production be permitted?

License	Zones
Standard Cultivation and Processing Micro-Cultivation and Micro-Processing Cannabis Nursery	Industrial (M)
Cannabis Analytical Testing and Research*	Institutional (I)

*Analytical Testing and Research licenses will be permitted as accessory to cannabis operations

**Properties in Hantsport
with Industrial &
Institutional Zoning**

-  Institutional (I)
-  Industrial (M)



HMPS General Criteria

- ▶ Policy IM-3 of the HMPS states general criteria for any HLUB amendment.
- ▶ In summary, this is a text amendment and most of the considerations will depend on individual lots at the time of application for a specific use.

HAAC and PAC

- ▶ A Public Information Meeting was held on July 7th
- ▶ HAAC recommended in favour of the proposed amendments on September 1, 2020
- ▶ PAC recommended in favour of the proposed amendments on September 10, 2020

Process

Notice was placed in the
Chronical Herald and
website/Facebook



Questions

Q: If the Hantsport Municipal Planning Strategy is fairly new and intended to be long term why is a change being considered?

▶ A Municipal Planning Strategy is the principal policy document for guiding the long-term growth and development of a community. The last full review was conducted in 2010, Council has the ability to amend the planning documents at any time due to changing development conditions.

Questions

Q: Why is this change being considered?

▶ West Hants Council approved similar amendments in October 2019 and HAAC requested that staff investigate these amendments for Hantsport planning documents.

Questions

Q: Are similar changes being proposed for the community of Windsor?

▶ The West Hants planning documents were amended to permit licensed cannabis uses in certain zones which included a joint amendment to the Windsor planning documents to permit certain cannabis licenses in the Joint Industrial Park. There has been no request from the Windsor Area Advisory Committee, Council or Windsor residents for any further amendments to the Windsor planning documents.

Questions

Q: How would these proposed changes improve the Hantsport community?

▶ The proposed amendments provide the opportunity for a business with one of these types of cannabis licenses to operate in the Industrial (M) or Institutional (I) Zones in Hantsport.

Questions

Q: Could these changes have a negative impact on Hantsport residential real estate values?

▶ Potential impact on assessed values is not a consideration in the HMPS criteria.

Process

- ▶ Comments and questions can be submitted by the public until November 23rd
- ▶ Only comments directly related to the Municipal Planning Strategy Criteria will be shared
- ▶ All correspondences should be sent to:

Planner Shah

Phone	902-798-8391 ext. 118
Email	sshah@westhants.ca
Mail	76 Morison Drive, PO Box 3000 Windsor NS B0N 2T0
Drop box	Regional office at 76 Morison Drive



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