

WEST HANTS MUNICIPALITY

Public Hearing Meeting Minutes

Tuesday, September 28, 2021 – 6:14 p.m.

In-person Sanford Council Chambers and virtually via ZOOM (also FB Live streamed)



1. **Call to Order** – Mayor Zebian called the Public Hearings to order at 6:14 p.m.

Attendance

Council:

Abraham Zebian, Mayor
Rupert Jannasch, Councillor Dist. 1
Scott McLean, Councillor Dist. 2
Mark McLean, Councillor Dist. 3
Jeff Hartt, Councillor Dist. 4
Debbie Francis, Councillor Dist. 5
Bob Morton, Councillor Dist. 6
Ed Sherman, Councillor Dist. 7
Paul Morton, Deputy Mayor, Dist. 8
John A. Smith, Councillor Dist. 9
Laurie Murley, Councillor Dist. 10
Jim Ivey, Councillor Dist. 11

Staff & Guests:

Mark Phillips, CAO
Shelleena Thornton, Municipal Operations Supervisor
Deanna Snair, Exec. Assistant/Municipal Clerk
Todd Richard, Dir. Public Works
Madeline LeMay, Dir. Planning and Development
Carlee Rochon, Dir. Financial Services
Sara Poirier, Sr. Planner
Alex Dunphy, Planner
Troy Burgess, Manager Public Works

Regrets: Kathy Kehoe, Dir. Community Development

2. **Public Hearings** – All public hearing presentations are available.

a) 101 Three Mile Plains Cross Road (PID # 45197456) Development Agreement (closing)

This is the conclusion of the Public Hearing for a development agreement application to permit an automotive repair shop at this location. On January 18, 2021 an application was applied for by Mr. Lunn with authorization from the property owner Brian Lunn. The development agreement outlines the hours of operation as 8:00 a.m. to 5:00 p.m., with 6 parking spaces provided and no open storage or displays permitted. On July 27, 2021 a virtual Public hearing was held and broadcasted live on the Municipal Facebook page, with a deadline for comments being set for September 20, 2021. No comments were received. Public hearing concludes tonight with Second reading being held at this meeting. A notice of decision will be placed in the local paper to begin the 14- day appeal process.

3. **Adjournment:** The Public Hearing adjourned, and Council reconvened at 6:42 p.m.

Mayor Abraham Zebian

Deanna Snair, Executive Assistant/
Municipal Clerk



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101 Three Mile Plains Cross Road Development Agreement

Public Hearing Closing
September 28, 2021

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Application

- A development agreement is a legal contract between the Municipality and a property owner to permit a use that is not permitted in the underlying zone
- On January 18, Geoff Lunn, with authorization from the property owner Brian Lunn, applied for a development agreement to permit an automotive repair shop
- The development agreement outlines the hours of operation as 8:00 a.m. to 5:00 p.m. daily, that six (6) parking spaces be provided and that no open storage or display are permitted





Base data derived from the Nova Scotia Property Records Database (NSPRD) and the Nova Scotia, Geomatics Centre (NSGC), Copyright Her Majesty The Queen in Right of the Province of Nova Scotia. This map is a graphical representation only. It is not a land survey and is not intended for used for legal descriptions or to calculate exact dimensions or area. Prepared by: West Hants Regional Planning and Development Department January 2021.

Orthophoto

0 15 30
Metres
Scale: 1:800

- PID 45197456
- Civic 101 and 103
- Parcels
- Civics
- Roads

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Virtual Public Information Meeting
 Tuesday May 18, 2021
 6:00 p.m.
 Virtual Meeting Information Meeting May 18, 2021
 Meeting Link: <https://www.zoom.us/j/92989292929>
 Meeting ID: 929 892 9292
 Meeting Password: 1234567890
 Meeting Link: <https://www.zoom.us/j/92989292929>
 Meeting ID: 929 892 9292
 Meeting Password: 1234567890

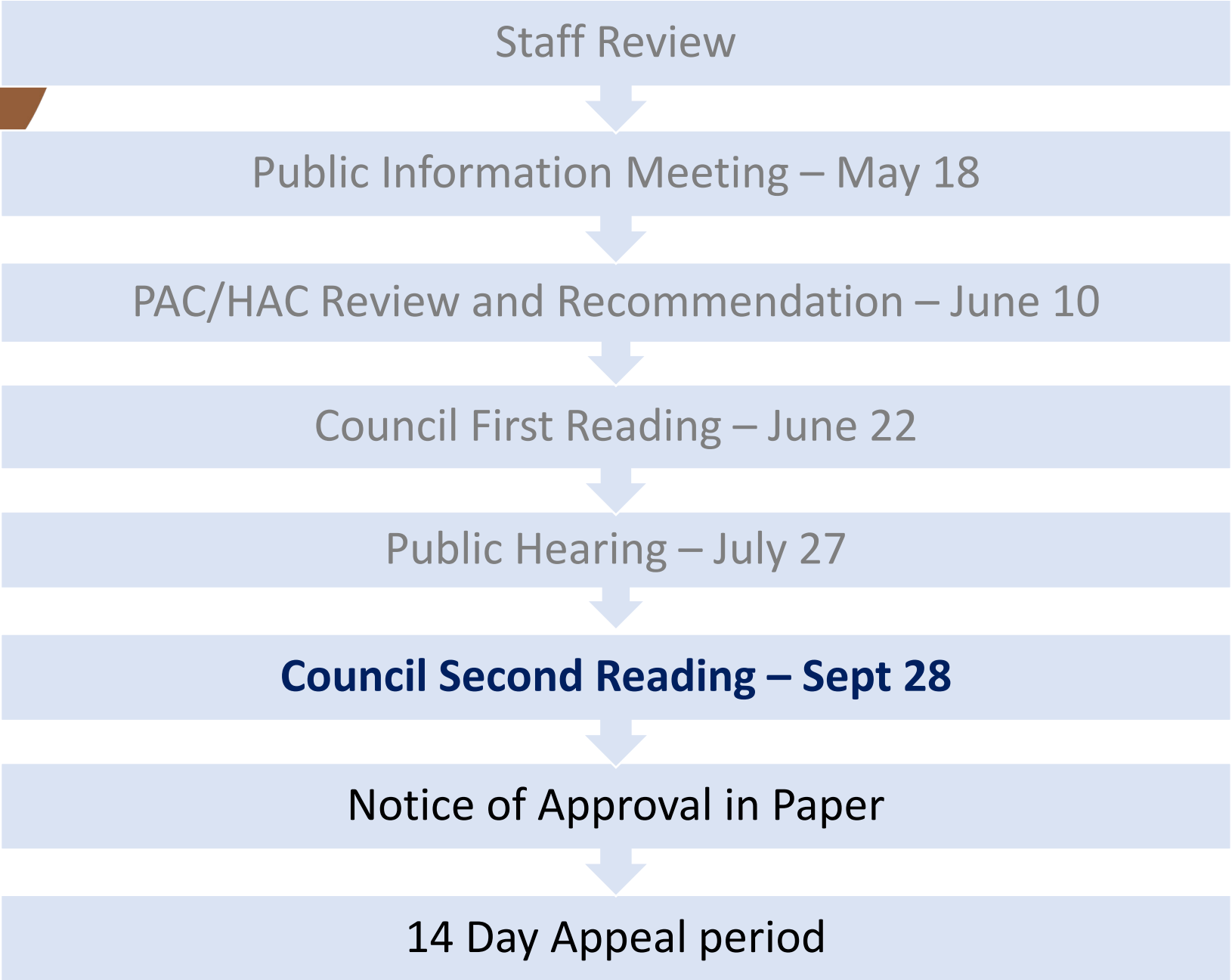
11
 WEST HANTS
 Building & Fire
 Inspection

Public Hearing Comments

- The virtual Public Hearing began on July 27. The meeting was broadcast live on the Municipal Facebook page.
- The deadline for comments was September 20
- No comments or questions were received



Process



All statutory requirements have been met





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Motion

...that Council gives Second Reading to and approves entering into a development agreement to allow an automotive repair shop at 101 Three Mile Plains Cross Rd., Three Mile Plains (PID 45197456) which is substantively the same as the draft set out in Attachment C of the report to the Planning Advisory Committee dated June 10, 2021.

