



West Hants



Public Information Meeting
West Hants Land Use By-law Amendments: “Housekeeping”
September 6, 2022

AGENDA

1. Chair calls meeting to order
2. Introduction by Chair
3. Land Use By-law Amendments: West Hants: outline by planner
4. Questions or comments from the public in attendance or PAC/HAC members
5. Closing remarks by Chair

Note: no decisions have been made yet!

Housekeeping Amendments

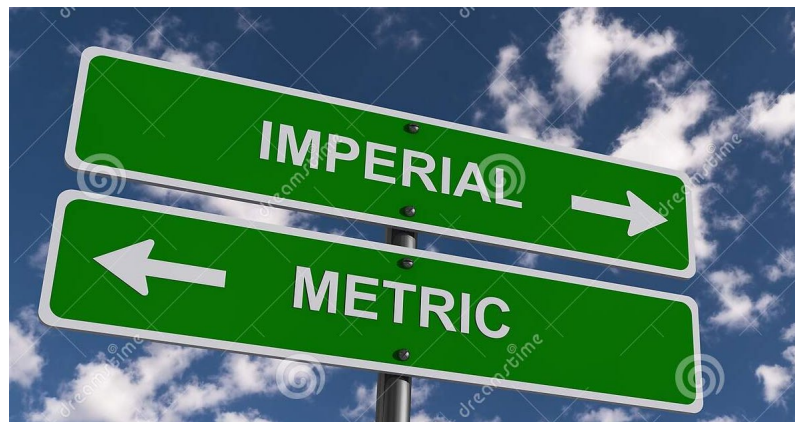
- West Hants Land Use By-law (WHLUB) approved 2008
- in a document of this size and complexity errors occur
- errors are corrected when found if they are likely to cause difficulty for any property owner
- two errors came to development control staff's attention this summer as a result of inquiries from the public



Amendment #1

Imperial/Metric Equivalent

- Two Unit Residential (R-2) Zone & Multiple Residential (R-3) Zone contain a front yard setback of “15 ft. (7.62 m)”.
- metric equivalent of 15 ft. is **4.57** metres.
- 4.57 m is used as the equivalent for 15 ft. in nine (9) other locations in WHLUB



Amendment #1

Imperial/Metric Equivalent

- WHLUB does not contain the usual statement regarding measurements: *“The metric system of measurement is used throughout this By-law and in all cases represents the required standard. Imperial measurements are approximate and for convenience only.”*
- to ensure measurements in the document are clear and not open to interpretation the front yard setback in each zone should be corrected to read “15 ft. (4.57 m)”; and
- a statement regarding the standard of measurement should be added to Section 4.7, “Units of Measurement” of the WHLUB

Amendment #2

Development Agreements

WHLUB Part 6

Developments to be considered by Development Agreement

6.1 The following developments may be considered only by development agreement in accordance with the *Municipal Government Act* and the *Municipal Planning Strategy*:

...

- “(q) *Local Commercial (LC), Hamlet Industrial (M-2) or Rural Commercial (RC) uses in existing non-residential buildings which exceed the commercial floor area limit in the Hamlet and Resource designations, in accordance with Policy 4.5.1 of the Municipal Planning Strategy;*”.

Amendment #2

Development Agreements

- Policy 4.5.1 of the WHMPS is related to development on municipally-owned land in any zone rather than to uses in existing non-residential buildings in the Hamlet and Resource designations.
- Policy 4.6.1 of the WHMPS, however, clearly refers to and establishes the criteria for “*existing non-residential buildings exceeding the commercial floor area limit in the Hamlet and Resource designations*”.



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Staff Review

PAC/HAC Review and Recommendation

Council First Reading

Public Hearing & Second Reading

Notice of Approval in Paper

14 Day Appeal period

Process

Notice was placed in
the Valley Journal
and on Facebook and
the Municipal
Website

Comments Submission

- comments and questions can be submitted by the public until 12:00 noon September 23, 2022
- correspondence should be sent to Madelyn LeMay:

Phone	902-798-8391 ext. 114
Email	mlemay@westhants.ca
Mail	76 Morison Drive, PO Box 3000 Windsor NS B0N 2T0
Drop box	Regional office at 76 Morison Drive