



**MUNICIPALITY OF THE DISTRICT OF WEST HANTS
Planning/Heritage Advisory Committee
March 28, 2019, 6:00 p.m.
Sanford Council Chambers**

- PRESENT:** Councillor Robbie Zwicker, Chair
Warden Abraham Zebian
Deputy Warden Paul Morton
Councillor Tanya Leopold, Vice Chair
Councillor David Keith
Councillor Debbie Francis
Councillor Kathy Monroe
Councillor Rupert Jannasch
Ms. Traci Curry, Resident Member
- STAFF:** Madelyn LeMay, Director of Planning & Development
Saira Shah, Planner
Sara Poirier, Planner
Velma Macumber, Planning Admin
Hartley Atwell, GIS Technician
- REGRETS:** Councillor Jennifer Daniels
Councillor Randy Hussey
Mr. Glenn Robinson, Resident Member
- PUBLIC:** Jud Porter, Hantsport and Area Historical Society
Kathy Kehoe, Director of Parks and Recreation

MEETING CALLED TO ORDER

Chair Zwicker called the meeting to order at 6:00 p.m. and reviewed fire evacuation procedures.

APPROVAL OF AGENDA & ADDITIONS

The following items were moved up on the agenda:

- Hantsport Cemetery Project
- Update - Municipal Planning Strategy: Public Engagement Meetings (Sara Poirier)

- Update - Commercial Development District Improvement By-law (Sara Poirier)
- Update – 50 Lynch Road, Newport Corner – Development Agreement to Permit a Campground (Sara Poirier)
- Update - Nova Scotia Planning Directors Association 2019 Spring Conference (Sara Poirier)

MOVED and SECONDED that the agenda be approved as amended.

Motion carried.

Chair Zwicker announced and extended congratulations to Ms. Shah for being chosen to sit on the Provincial Accessibility Built Environment Standard Development Committee. The Planning Advisory Committee members offered their congratulations to Ms. Shah as well.

APPROVAL OF PLANNING ADVISORY MEETING MINUTES OF FEBRUARY 21, 2019

MOVED and SECONDED that the Planning/Heritage Advisory Committee meeting minutes of February 21, 2019 be approved as circulated noting any errors or omissions.

Motion carried.

NEW BUSINESS

Hantsport Cemetery Project

Ms. Atwell gave a presentation to the Committee with respect to the completion of the Hantsport Riverbank Cemetery Project. The purpose of the project was to GPS the monuments and record historical information for the entire cemetery which has over 1,400 headstones. An online mapping application was developed and is now accessible on the municipal website.

HANTSPORT AREA ADVISORY COMMITTEE UPDATE FROM CHAIR

Chair Zwicker reported that there is no new information.

Chair Zwicker excused himself from the meeting at 6:21 p.m. and Vice Chair Leopold took the Chair position.

Ms. Atwell and members of the public left the meeting at 6:22 p.m.

Update – Municipal Planning Strategy: Public Engagement Meetings (Sara Poirier)

Ms. Poirier noted that there are no new updates at this time.

Update - Commercial Development District Improvement By-law (Sara Poirier)

Ms. Poirier stated that the Municipal Clerk received approval from the Province and the Notice of Approval was posted in the paper on March 26. Residents within the designated Commercial Development District areas can now visit the Municipal Offices to discuss the potential tax rebate with the Planning and Development and Finance department.

Update – 50 Lynch Road, Newport Corner – Development Agreement to Permit a Campground (Sara Poirier)

Ms. Poirier stated that the Public Hearing for this application will be held at the April 9th Council meeting where Council will make its final decision.

Update - Nova Scotia Planning Directors Association 2019 Spring Conference (Sara Poirier)

Ms. Poirier advised PAC members to let her know by April 1st if they are interested in attending the conference. She noted that Traci Curry and Chair Zwicker have expressed interest in attending.

Ms. LeMay advised that as part of the consolidation process, Ms. Poirier will be attending an information meeting in Windsor at 7:00 p.m. and that is why the agenda was amended.

Ms. Poirier left the meeting at 6:24 p.m.

BUSINESS ARISING FROM MINUTES

Update - West Hants Household Livestock (Saira Shah)

Ms. Shah advised that this amendment was approved by Council on March 12th and is currently in the appeal period.

Update - Hantsport Household Livestock (Saira Shah)

Ms. Shah advised Council passed a motion to hold a new Public Hearing for this application on April 9th. The only change to the amendment is the number of chickens which has been decreased from 80 to 25 in the definition of animal units.

Update – Land Use By-law Map Amendment – Bonnie Lane, Newport Station (Saira Shah)

Ms. Shah stated the appeal period has ended for this application and no appeals were received. This item can be removed from the agenda.

Update – Brison Developments Ltd. – Development Agreement Amendments (Madelyn LeMay)

Ms. LeMay advised that the developer has signed the development agreement. It will be signed by Municipal officials and sent to the Land Registry Office as soon as possible.

Update - Municipal Registration of Sainte-Famille Cemetery (Madelyn LeMay)

Ms. LeMay advised that the Sainte-Famille Cemetery's municipal registration was approved by Council. Staff are waiting for the plaque to be created by Lunenburg Foundry. Once the plaque has been received, an unveiling ceremony will be scheduled.

Cannabis in West Hants (Saira Shah)

Ms. Shah reviewed a presentation which outlined the possible zones each cannabis license could be considered in and the potential separation distances associated with the licenses.

Discussion was held with respect to the separation distances from residential uses. However, it was the Committee's consensus that their decision on the amendments be delayed until they have had more time to consider the options.

Vice Chair thanked Ms. Shah for her time and information she presented to the Committee.

BUILDING AND DEVELOPMENT ACTIVITY REPORT

Monthly Report – February 2019

No comments were made on the report.

NOTICES FROM ADJACENT MUNICIPAL UNITS

Two notices were received from the Town of Windsor after the meeting package was circulated. It was noted there was nothing with impact on West Hants.

MISCELLANEOUS

March Consolidation Update

Ms. LeMay reported that the Planning and Development Department is one of the easier departments to consolidate as the Town of Windsor had a contract with the Town of Wolfville to provide planning services. This contract will end April 1st. Wolfville will continue to work on one major MPS/LUB amendment project on the Windsor waterfront, but requests for new amendments and development agreements will be considered by West Hants staff. Windsor Council approved a revised Public Participation Program on March 26. The West Hants Development Officer has been appointed by Windsor Council to act if Windsor's Development Officer is absent for three or more days. The Building and Fire Officials are now fully appointed for both units; responsibility for Windsor will lie primarily with Windsor's Building/Fire Official, Scott Burgess, for this coming year.

Ms. LeMay noted that Tracy Babineau has been appointed as the Civic Addressing Administrator for the Town of Windsor's Nova Scotia Civic Address file, and work is taking place regarding licensing for mapping.

Unfinished Paddy's Pub Building

Councillor Monroe inquired if there any new information with respect to the unfinished Paddy's Pub building. Ms. LeMay commented that there was no new information to date.

QUESTIONS AND COMMENTS FROM PUBLIC

No members of the public were present at this point in the meeting.

ADJOURNMENT

MOVED and SECONDED that the meeting adjourn.

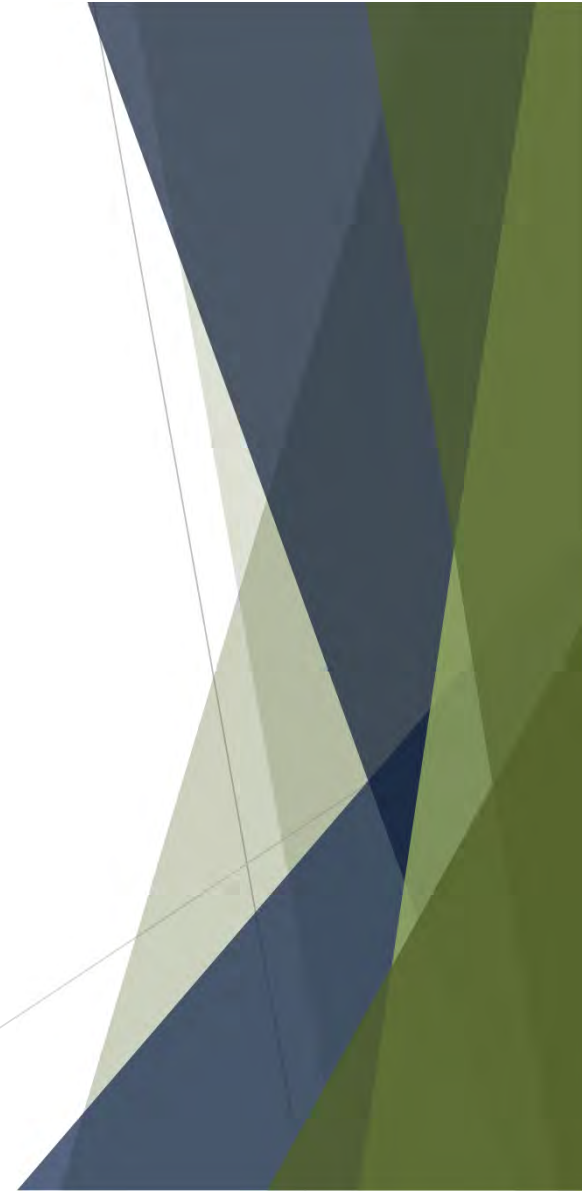
Motion carried.

The meeting adjourned at 7:19 p.m.

Chair



WEST HANTS
NOVA SCOTIA





WEST HANTS
NOVA SCOTIA

Cannabis in West Hants
March 28, 2019

Information From PAC

- ▶ How do you feel about where each license will be permitted?
- ▶ Do you want to proceed with a joint amendment to permit cannabis land uses in the joint industrial park?
- ▶ Would you like to see the separation distance apply to all licensed cannabis land uses or just Standard Cultivation and Processing?
- ▶ Any changes in the length of the separation distance?

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) |

Joint Amendment

- ▶ In the proposed amendments, several cannabis licenses would be permitted in the Joint Industrial Park which will require a joint Land Use By-law amendment with the Town of Windsor



Standard Cultivation and Processing

- ▶ Not limited in terms of size of growing area or production operation
- ▶ Can be operated on the same site
- ▶ PAC requested on January 17th that these licenses be considered industrial in nature

Standard Cultivation and Processing

| Cannabis Licenses | Prime Agriculture (P/Ag) | Agricultural Priority Two (AR-2) | Agricultural Priority Three (AR-3) | General Resource (GR) | Mineral Resource (MR) | Resource Industrial (M-1) |
|---|--------------------------|----------------------------------|------------------------------------|-----------------------|-----------------------|---------------------------|
| Standard-Size Cannabis Cultivation/Processing | ✗ | ✗ | ✗ | ✗ | ✗ | ✓ |
| Micro-Cultivation | | | | | | |
| Micro-Processing | | | | | | |
| Nursery | | | | | | |
| Analytical Testing | | | | | | |
| Research | | | | | | |

Standard Cultivation and Processing

| Cannabis Licenses | Hamlet Industrial (M-2) | Light Industrial (LI-1) | Joint Industrial Type Two (LI-2) | Joint Industrial Type Three (LI-3) | Institutional (I) | Rural Commercial (RC) |
|---|-------------------------|-------------------------|----------------------------------|------------------------------------|-------------------|-----------------------|
| Standard-Size Cannabis Cultivation/Processing | ✓ | ✓ | ✓ | ✗ | ✗ | ✗ |
| Micro Cultivation | | | | | | |
| Micro Processing | | | | | | |
| Nursery | | | | | | |
| Analytical Testing | | | | | | |
| Research | | | | | | |

Micro-Cultivation and Micro-Processing

- ▶ These licenses are limited in size
- ▶ Can be operated on the same site
- ▶ Staff suggest permitting these licenses in any zone that permits Standard Cultivation and Processing
- ▶ Micro-Cultivation and Micro-Processing have recently been added to the definitions for Agricultural Use and Agricultural Support Use

Micro- Cultivation and Processing

| Cannabis Licenses | Prime Agriculture (P/Ag) | Agricultural Priority Two (AR-2) | Agricultural Priority Three (AR-3) | General Resource (GR) | Mineral Resource (MR) | Resource Industrial (M-1) |
|---|--------------------------|----------------------------------|------------------------------------|-----------------------|-----------------------|---------------------------|
| Standard-Size Cannabis Cultivation/Processing | ✗ | ✗ | ✗ | ✗ | ✗ | ✓ |
| Micro-Cultivation | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Micro-Processing | ✗ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Nursery | | | | | | |
| Analytical Testing | | | | | | |
| Research | | | | | | |

Micro- Cultivation and Processing

| Cannabis Licenses | Hamlet Industrial (M-2) | Light Industrial (LI-1) | Joint Industrial Type Two (LI-2) | Joint Industrial Type Three (LI-3) | Institutional (I) | Rural Commercial (RC) |
|---|-------------------------|-------------------------|----------------------------------|------------------------------------|-------------------|-----------------------|
| Standard-Size Cannabis Cultivation/Processing | ✓ | ✓ | ✓ | ✗ | ✗ | ✗ |
| Micro Cultivation | ✓ | ✓ | ✓ | ✗ | ✗ | ✗ |
| Micro Processing | ✓ | ✓ | ✓ | ✗ | ✗ | ✗ |
| Nursery | | | | | | |
| Analytical Testing | | | | | | |
| Research | | | | | | |

Nursery for cannabis

- ▶ The Nursery license restricts licensees to a smaller growing area than Micro-Cultivation (50 m² compared to 200 m²)
- ▶ If someone has any of the cannabis licenses (except Analytical Testing), they can sell cannabis to license holders
- ▶ The intent of the Nursery license is to produce and sell starter plants and seeds (retail use)

Nursery for cannabis

- ▶ Staff suggest permitting the Nursery license in any zone that permits Standard Cannabis Cultivation and Processing
- ▶ The potential for retail sales creates an opportunity for Council to consider this license in commercial areas
- ▶ Staff reviewed current zones in West Hants, specifically which zones permit nursery production and sales

Nursery

| Cannabis Licenses | Prime Agriculture (P/Ag) | Agricultural Priority Two (AR-2) | Agricultural Priority Three (AR-3) | General Resource (GR) | Mineral Resource (MR) | Resource Industrial (M-1) |
|---|--------------------------|----------------------------------|------------------------------------|-----------------------|-----------------------|---------------------------|
| Standard-Size Cannabis Cultivation/Processing | ✗ | ✗ | ✗ | ✗ | ✗ | ✓ |
| Micro-Cultivation | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Micro-Processing | ✗ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Nursery | ✗ | ✗ | ✗ | ✓ | ✗ | ✓ |
| Analytical Testing | | | | | | |
| Research | | | | | | |

Nursery

| Cannabis Licenses | Hamlet Industrial (M-2) | Light Industrial (LI-1) | Joint Industrial Type Two (LI-2) | Joint Industrial Type Three (LI-3) | Institutional (I) | Rural Commercial (RC) |
|---|-------------------------|-------------------------|----------------------------------|------------------------------------|-------------------|-----------------------|
| Standard-Size Cannabis Cultivation/Processing | ✓ | ✓ | ✓ | ✗ | ✗ | ✗ |
| Micro Cultivation | ✓ | ✓ | ✓ | ✗ | ✗ | ✗ |
| Micro Processing | ✓ | ✓ | ✓ | ✗ | ✗ | ✗ |
| Nursery | ✓ | ✓ | ✓ | ✓ | ✗ | ✓ |
| Analytical Testing | | | | | | |
| Research | | | | | | |

Analytical Testing and Research

- ▶ Not limited in size and can be combined with any other cannabis license
- ▶ Staff are considering recommending Analytical Testing and Research licenses as accessory to cannabis operations in any zone that permits a licensed cannabis use
- ▶ Staff are also considering these licenses in the Institutional (I) zone for academic institutions

Analytical Testing and Research

| Cannabis Licenses | Prime Agriculture (P/Ag) | Agricultural Priority Two (AR-2) | Agricultural Priority Three (AR-3) | General Resource (GR) | Mineral Resource (MR) | Resource Industrial (M-1) |
|---|--------------------------|----------------------------------|------------------------------------|-----------------------|-----------------------|---------------------------|
| Standard-Size Cannabis Cultivation/Processing | ✗ | ✗ | ✗ | ✗ | ✗ | ✓ |
| Micro-Cultivation | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Micro-Processing | ✗ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Nursery | ✗ | ✗ | ✗ | ✓ | ✗ | ✓ |
| Analytical Testing | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Research | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

Analytical Testing and Research

| Cannabis Licenses | Hamlet Industrial (M-2) | Light Industrial (LI-1) | Joint Industrial Type Two (LI-2) | Joint Industrial Type Three (LI-3) | Institutional (I) | Rural Commercial (RC) |
|---|-------------------------|-------------------------|----------------------------------|------------------------------------|-------------------|-----------------------|
| Standard-Size Cannabis Cultivation/Processing | ✓ | ✓ | ✓ | ✗ | ✗ | ✗ |
| Micro Cultivation | ✓ | ✓ | ✓ | ✗ | ✗ | ✗ |
| Micro Processing | ✓ | ✓ | ✓ | ✗ | ✗ | ✗ |
| Nursery | ✓ | ✓ | ✓ | ✓ | ✗ | ✓ |
| Analytical Testing | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Research | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

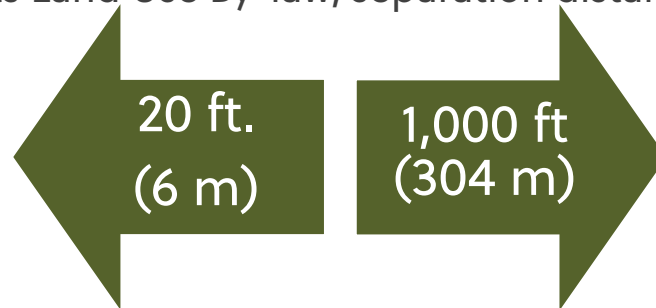
Separation Distances from Residential Uses

- ▶ Staff considered:
 - ▶ the separation distances for other uses in the West Hants Land Use By-law
 - ▶ the separation distances specific for cannabis in other municipalities

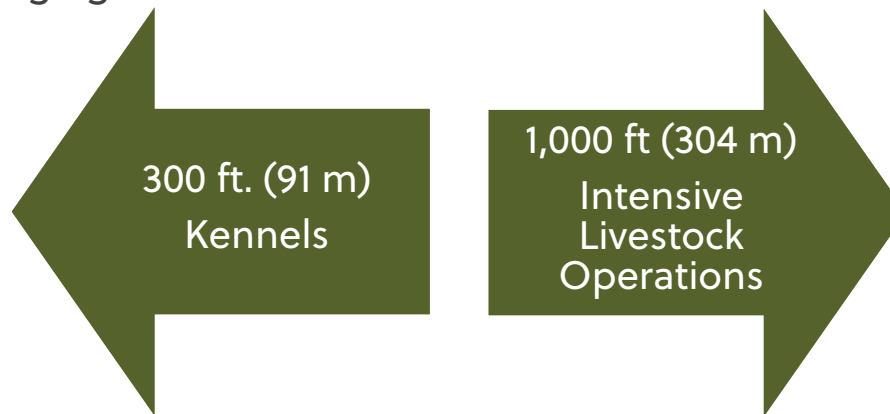


Separation Distances from Residential Uses

- ▶ In the West Hants Land Use By-law, separation distances range from:



- ▶ Some of the most noise and odour intensive operations have a separation distance ranging from:



Separation Distances from Residential Uses

- ▶ Councilor Monroe sent staff articles on cannabis odour concerns in Ontario
- ▶ Staff contacted Curtis Thomson, Planner for the Town of Pelham. Mr. Thomson was kind enough to share his research on separation distances in Ontario municipalities

Separation Distances from Residential Uses

City of Terrace, BC
Wainfleet, ON
<50 M

50 m= 164 ft.
100m= 328 ft.
150m= 492 ft.

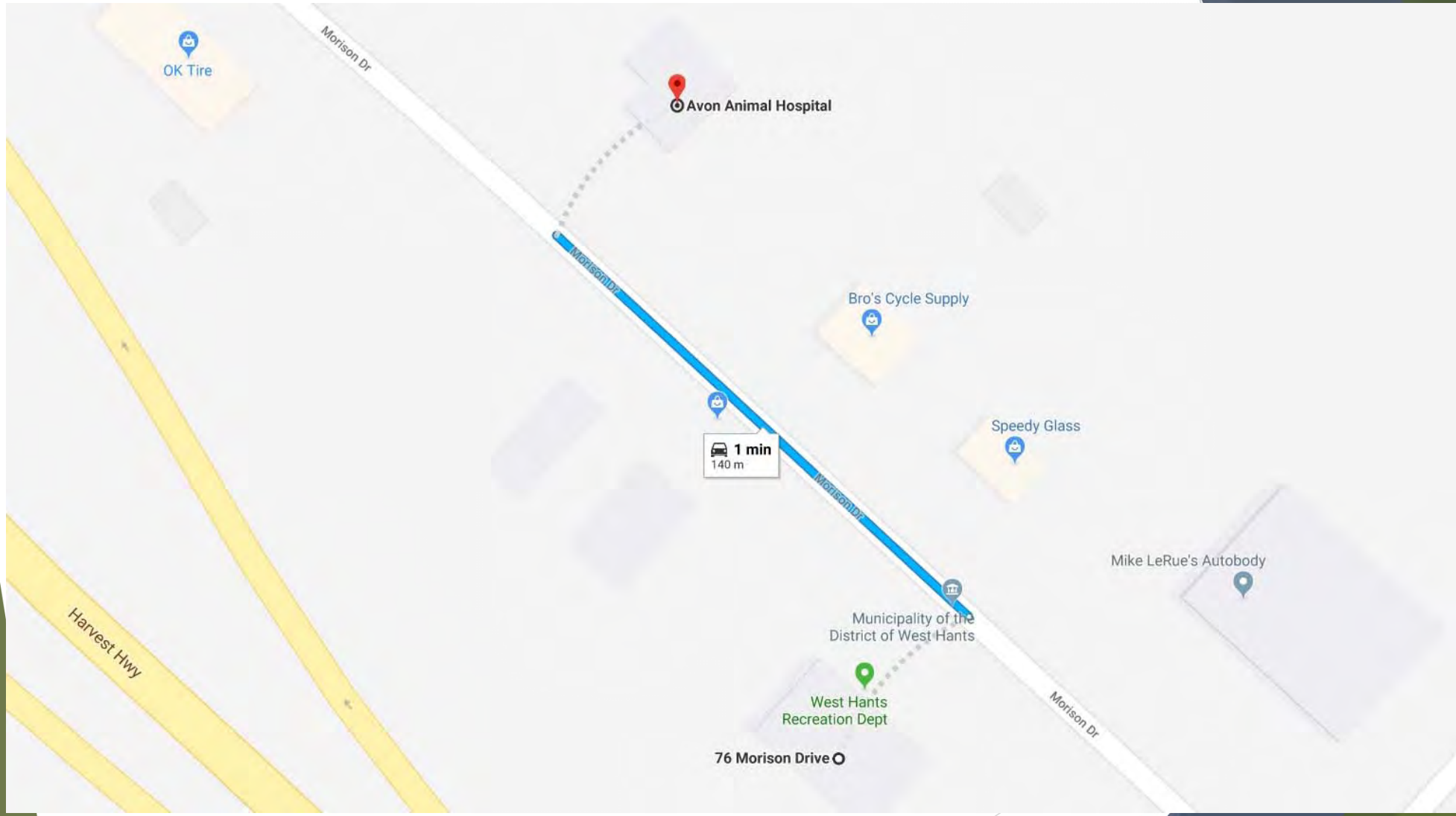
50-100 m
Williams Lake, BC
Halifax, NS
Fort Erie, ON
Kingsville, ON

City of Kamloops, BC
Prince George, BC
West Lincoln, ON
Grimsby, ON
Hamilton, ON
Norfolk, ON
101-150 m

>150 m
Santa Barbra, California
Leamington, ON

Separation Distance for West Hants

- ▶ Staff suggest a separation distance for licensed cannabis uses of 500 ft (152 m) from a residential or institutional building
- ▶ PAC may recommend only applying to Standard Cultivation and Processing
- ▶ PAC may also recommend a smaller separation distance for Standard or Micro- Cultivation and Processing



OK Tire

Avon Animal Hospital

Bro's Cycle Supply

Speedy Glass

Mike LeRue's Autobody

Municipality of the District of West Hants

West Hants Recreation Dept

76 Morison Drive

1 min
140 m

Harvest Hwy

Morison Dr

Morison Dr

Morison Dr

Morison Dr

Information From PAC

- ▶ How do you feel about where each license will be permitted?
- ▶ Do you want to proceed with a joint amendment to permit cannabis land uses in the joint industrial park?
- ▶ Would you like to see the separation distance apply to all licensed cannabis land uses or just Standard Cultivation and Processing?
- ▶ Any changes in the length of the separation distance?