



**MUNICIPALITY OF THE DISTRICT OF WEST HANTS
Planning/Heritage Advisory Committee
April 18, 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 Jennifer Daniels
Councillor Rupert Jannasch
Ms. Traci Curry, Resident Member
- STAFF:** Madelyn LeMay, Director of Planning & Development
Saira Shah, Planner
Sara Poirier, Planner
- REGRETS:** Councillor David Keith
Councillor Debbie Francis
Councillor Randy Hussey
Councillor Kathy Monroe
Mr. Glenn Robinson, Resident Member
- GUESTS:** Ms. Anne Totten, Master of Planning (MPLAN) candidate, Dalhousie University
- PUBLIC:** One member of the public was present.

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 item was moved up on the agenda:

- Reuse of Rural Churches in West Hants

MOVED and SECONDED that the agenda be approved as amended.

Motion carried.

APPROVAL OF PLANNING ADVISORY MEETING MINUTES OF MARCH 28, 2019

MOVED and SECONDED that the Planning/Heritage Advisory Committee meeting minutes of March 28, 2019 be approved as circulated noting any errors or omissions.

Motion carried.

HANTSPORT AREA ADVISORY COMMITTEE UPDATE FROM CHAIR

Chair Zwicker reported that the only major update was the decision of Council not to support the HAAC recommendation for household livestock in Hantsport. The committee was upset that the public opinion was not considered and have requested that staff look into the options for this amendment.

NEW BUSINESS

Reuse of Rural Churches in West Hants (Sara Poirier)

Ms. Totten introduced herself and the project. This project was selected by Anne and her colleague, Victoria Wiles, for their Integrated Team Studio Project as part of the final term of the Master of Planning program at Dalhousie University. Ms. Totten thanked the Municipality for putting the project forward.

Ms. Totten reviewed a presentation with the committee.

The Chair thanked Ms. Totten on behalf of the committee for the presentation.

Ms. Curry spoke of her experience with a church that was decommissioned and explained her familiarity with one of the Hantsport churches that is included in the matrix. Ms. Curry suggested that the municipality should be proactive with the zoning to ensure future owners avoid the risk of purchasing a property and then having to wait to get approval for their intended use (i.e. changing an institutional zoning to commercial or residential zoning).

Councillor Daniels stated that this was an innovative presentation/project. Councillor Daniels agreed with Ms. Curry that it is important to "get ahead of the game" and would love to see this worked into the municipal planning documents.

Councillor Jannasch stated that it was very inspiring to see what could be done. Councillor Jannasch stated that there is an old chapel in his district that the community is trying to revive.

Councillor Leopold reported that the presentation is helpful in two ways: it helps the Committee and the congregations that may be struggling. When looking at the church inventory, Councillor Leopold wondered if Ms. Totten had any idea of congregations that may be struggling and looking for assistance. Ms. Totten responded that she and Victoria were only able to speak to people at two of the churches, St. Croix and Saint Thomas Anglican. The gentleman at St. Croix stated he was very much interested in the project as their congregation is on rotation which means they move to different locations for their service. This makes it difficult to find the resources to preserve the building. Councillor Leopold stated that being proactive would be the best way to approach this and would like staff to look into rezoning these properties to make them more palatable to additional uses.

Ms. LeMay stated that staff can investigate what is required and suggested setting up a group meeting with directors of congregations and looking into potential zoning changes. This project provides a very good base to start.

MOVED and SECONDED that PAC directs staff to explore the repurposing of church structures.

Motion carried.

Warden Zebian clarified the three recommendations in the report. The first recommendation was to explore inclusive zoning. Warden Zebian wanted to ensure that this is what the motion requests.

Councillor Daniels asked about recommendation number three which is to encourage strategic economic development. Councillor Daniels wanted to know if that would be included in the original motion.

Ms. LeMay suggested that staff can look at all the information that Ms. Totten has presented and see how it could apply within the context of West Hants.

BUSINESS ARISING FROM MINUTES

Update - West Hants Household Livestock (Saira Shah)

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

Update - Hantsport Household Livestock (Saira Shah)

Ms. Shah advised that the motion for this amendment was defeated on April 9th. This item can now be removed from the agenda. She has been directed by HAAC to look into other options for this amendment.

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

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

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

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

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

Ms. LeMay advised that the development agreement is with the municipal solicitors to be registered at the Registry of Deeds. This item can now be removed from the agenda.

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

Ms. Poirier noted that there are no new updates at this time. This item can be removed from the agenda.

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

Ms. LeMay advised that the plaque is being made at the foundry. Staff will notify the committee when it is ready and when a presentation ceremony can be held. This item can be removed from the agenda.

Cannabis in West Hants (Saira Shah)

Ms. Shah stated a copy of the presentation was circulated to PAC. She asked for direction on this amendment.

Ms. Shah stated that she received an email from Ms. Curry regarding the proposed 500 ft. setback distance and how some agricultural properties may not be able to meet it depending on the dimensions of the property. Ms. Shah said it will be a situational consideration and will depend on whether there are residential or institutional properties nearby.

The main questions that Ms. Shah requires direction on from the committee are: 1. Is PAC satisfied with the proposed locations for permitting the various licences; and 2. Whether PAC finds the proposed separation distance of 500 ft. suitable.

Ms. Curry provided a recap of the previous meeting where the committee considered the decision on setbacks. Ms. Curry suggested that 500 ft. may be too large of a distance and requested more information about zones in the Industrial Park. Ms. Shah responded that the proposed increased setback would only be from residential or institutional uses which would not be a concern in the Industrial Park as there are none of those uses within that area. The Industrial Park will be handled through a joint amendment with the Town of Windsor as required by the Municipal Planning Strategy and agreed to by PAC at the last meeting.

Councillor Daniels used an example of Avon Valley Greenhouses in Falmouth, which is zoned Industrial (I) but is surrounded by residential development, and asked if the 500 ft. setback will impact them if they choose to get a license in the future? Ms. Shah stated that if the 500 ft. setback was approved, any buildings they wanted to use for cannabis would have to meet that setback. Councillor Daniels asked why the 500 ft. was suggested and what criteria was used (i.e. sight or smell). Ms. Shah discussed the research she conducted and stated that a 500 ft. setback was mid-range of what other places have set.

Ms. Curry asked what Halifax has used as a setback. Ms. Shah stated that it used a setback somewhere between 50 – 100 m.

Councillor Jannasch stated that last meeting the Committee was drifting towards a setback of 250 ft. however Ms. Shah had provided a great explanation of why the Committee might want to consider a higher setback . Ms. Shah reiterated that if the setback is set at 250 ft. and then the municipality receives complaints about odours the Committee can increase the setback distances however it will not affect those existing facilities.

Councillor Daniels stated that they could make a larger separation distance and reduce later on however would there be enough land available for someone to create facilities? Would the setback create barriers?

Councillor Leopold stated that 500 ft. is quite large. The examples from Kamloops and Hamilton show they are using 100 – 150 m. which makes sense as they are far more densely populated areas than West Hants.

MOVED and SECONDED that the separation distance be set at 250 ft.

Motion carried.

Ms. Shah asked PAC if they were in agreement with the locations proposed for each licence. Ms. Curry asked about allowing the analytical testing and research licenses in Institutional zones and the potential to use former churches for these licenses. Ms. Shah confirmed that these licenses do not have size limits. The intention for allowing them in Institutional zones was for university or college which may conduct research however

this would open it up for church buildings to be used for this if approved. Councillor Leopold stated it should be allowed as not all churches will be converted for this use.

Ms. Shah stated that she will provide proposed amendments and a brief presentation at the next meeting.

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

Ms. Poirier stated a Notice of Approval was published in the April 16th edition of Valley Journal Advertiser to start the 14-day appeal period.

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

Ms. Poirier advised that Traci Curry and Councillor Zwicker will be registered for the conference.

BUILDING AND DEVELOPMENT ACTIVITY REPORT

Monthly Report – March 2019

No comments were made on the report.

NEW BUSINESS

Development Agreements and Amendments Annual Report (Madelyn LeMay)

Ms. LeMay reviewed the report and the purposes of the annual review of development agreements.

Councillor Leopold asked what the implications of April 2020 have on the existing development agreements. Ms. LeMay stated that the agreements run with the land and Bill 55 states that any agreements from the Municipality will apply to the new regional municipality. Ms. LeMay stated she is unsure of how it will affect development agreements that may be in the middle of the approval process when the governing body changes, but she hopes to avoid that situation.

NOTICES FROM ADJACENT MUNICIPAL UNITS

No notices were received.

MISCELLANEOUS

April Consolidation Update

Ms. LeMay reported that staff from Windsor and West Hants had a successful joint meeting on Thursday April 18. The meeting gave staff an update on consolidation efforts and provided the opportunity to introduce the HR consultants. RFP's for fire and CAO search were awarded.

QUESTIONS AND COMMENTS FROM PUBLIC

There were none.

ADJOURNMENT

MOVED and SECONDED that the meeting adjourn.

Motion carried.

The meeting adjourned at 7:02 p.m.

Chair