



**MUNICIPALITY OF THE DISTRICT OF WEST HANTS  
Planning/Heritage Advisory Committee  
May 16, 2019, 6:00 p.m.  
Sanford Council Chambers**

- PRESENT:** Councillor Robbie Zwicker, Chair  
Warden Abraham Zebian  
Deputy Warden Paul Morton  
Councillor David Keith  
Councillor Debbie Francis  
Councillor Randy Hussey  
Councillor Kathy Monroe  
Councillor Tanya Leopold, Vice Chair  
Councillor Rupert Jannasch  
Ms. Traci Curry, Resident Member
- STAFF:** Madelyn LeMay, Director of Planning & Development  
Saira Shah, Planner  
Velma Macumber, Planning Admin Assistant
- REGRETS:** Mr. Glenn Robinson, Resident Member  
Councillor Jennifer Daniels
- 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**

Chair Zwicker requested that "PAC HAC Resident Member" be added to New Business.

**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 April 18, 2019 be approved as circulated noting any errors or omissions.**

**Motion carried.**

## **HANTSPORT AREA ADVISORY COMMITTEE UPDATE FROM CHAIR**

Chair Zwicker reported that he did not have an update as he was unable to attend the last HAAC meeting.

## **BUSINESS ARISING FROM MINUTES**

### **Update – Municipal Planning Strategy: Public Engagement Meetings (Madelyn LeMay)**

Ms. LeMay reported that there are no updates at this time. At the February 21, 2019 PAC meeting, the PAC recommended to Council that the Plan Review public meetings remain on hold until the 2019/2020 budget discussions. Since the budget discussions have concluded, PAC/HAC was asked if it would like staff to continue with the plan review public meetings?

The consensus of PAC/HAC members is that members are generally favourable to carrying on with the review process. Staff is to prepare a rough schedule for the next ten months for discussion at the June PAC/HAC meeting. Both staff and Committee members are clear that work related to Consolidation has priority in all instances.

### **Cannabis in West Hants (Saira Shah)**

Ms. Shah presented an overview of the amendments for cannabis. Staff prepared amendments based on comments received at previous PAC meetings.

Ms. Shah explained seven types of cannabis licenses and asked the Committee if they had any concerns with the proposed zones the licenses would be permitted in. Discussion was held and the Committee agreed on the following:

- Standard Cultivation and Processing will be considered an industrial use and permitted in the zones recommended by staff;
- Micro-Cultivation and Micro-Processing be permitted in all the zones that permit Standard Cultivation and Processing.

- Cannabis nurseries will be permitted in the Agricultural Priority Two (AR-2), Agricultural Priority Three (AR-3), and Mineral Resource (MR) zones in addition to those recommended by staff.
- Analytical Testing and Research be permitted in all zones recommended by staff.
- A separation distances of 250 ft will apply to all cannabis land uses from residential buildings and seniors' homes/care homes.

**Update – 50 Lynch Road, Newport Corner – Development Agreement to Permit a Campground (Madelyn LeMay)**

Ms. LeMay advised that the 14-day appeal period for this application ended on April 30, 2019 with no appeals being received. The applicants, municipal staff and Warden have signed the agreement and it has been sent to the Municipal Solicitor, along with the discharge, to be recorded at the Registry of Deeds. This item can now be removed from the agenda.

**Update - Nova Scotia Planning Directors Association 2019 Spring Conference (Madelyn LeMay)**

Ms. LeMay stated that Councillor Zwicker and HAAC Member, Bill Preston, have been registered for the upcoming conference. Ms. Poirier will provide an update of the conference at the next PAC meeting.

**BUILDING AND DEVELOPMENT ACTIVITY REPORT**

**Monthly Report – April 2019**

Councillor Monroe asked what the two (2) industrial permits were in relation to. Ms. LeMay stated she would need to look in to this further.

**NEW BUSINESS**

**PAC HAC Resident Member**

Chair Zwicker raised the matter of Glenn Robinson, Resident Member, being unable to attend the last three meetings. He asked the Committee for their comments. The following motion was made:

**MOVED and SECONDED that the Planning/Heritage Advisory Committee recommends to Council that Resident Member Glenn Robinson be replaced due to his absence from meetings.**

**Motion carried.**

Ms. LeMay advised that she will discuss this matter with the Municipal Clerk on whether the position has to be advertised again or whether a member can be chosen from previous applicants.

**NOTICES FROM ADJACENT MUNICIPAL UNITS**

No notices were received.

**MISCELLANEOUS**

**May Consolidation Update (Chair Zwicker and Madelyn LeMay)**

Ms. LeMay reported that consolidation seems to be going well for planning and development. All relevant documents are being found for each unit, and decisions will be made about what should be changed before consolidation, what must be done immediately at consolidation and what can be done more gradually over time. Any required day-to-day planning is also being done for Windsor. Building/Fire Inspection is more difficult as the Windsor staff person who worked half-time for West Hants has left. The position has been advertised and West Hants is helping with hiring.

Warden Zebian commented that he had received some very positive comments from a member of the public about Tim Leslie, Senior Building Official. He said that Mr. Leslie was doing a great job.

**QUESTIONS AND COMMENTS FROM PUBLIC**

There were none.

**ADJOURNMENT**

**MOVED and SECONDED that the meeting adjourn.**

**Motion carried.**

The meeting adjourned at 6:45 p.m.

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Chair