



**MUNICIPALITY OF THE DISTRICT OF WEST HANTS  
Planning/Heritage Advisory Committee  
June 20, 2019, 6:00 p.m.  
Sanford Council Chambers**

- PRESENT:** Councillor Robbie Zwicker, Chair  
Warden Abraham Zebian  
Deputy Warden Paul Morton  
Councillor Debbie Francis  
Councillor Kathy Monroe  
Councillor Jennifer Daniels  
Councillor Tanya Leopold, Vice Chair  
Councillor Rupert Jannasch  
Ms. Traci Curry, Resident Member  
Mr. Bill Preston, Resident Member
- STAFF:** Madelyn LeMay, Director of Planning & Development  
Saira Shah, Planner  
Sara Poirier, Planner  
Velma Macumber, Planning Admin Assistant
- REGRETS:** Councillor Randy Hussey  
Councillor David Keith
- GUESTS:** Kevin Harvie, Halliburton Representative
- PUBLIC:** 27 members of the public were present

**MEETING CALLED TO ORDER**

Chair Zwicker called the meeting to order at 6:00 p.m. and reviewed fire evacuation procedures. He welcomed Bill Preston to the Committee.

**PUBLIC INFORMATION MEETING – DRESSER MINERALS LAND USE BY-LAW  
AMENDMENT**

Ms. Shah reviewed the information provided in her report which was circulated to PAC in the PAC/HAC agenda package.

Chair Zwicker opened the floor to the public for comments and questions.

The main concerns expressed by the members of the public were:

- Expansion opportunities for industrial development on the site;
- What the products could be used for (i.e. fracking);
- Compatibility with adjacent residential land uses;
- Environmental impact; and
- Transportation and safe storage of dangerous goods.

The public information meeting closed at 7:24 p.m.

The 27 members of the public and the Haliburton representatives left the meeting.

#### **APPROVAL OF AGENDA & ADDITIONS**

**MOVED and SECONDED that the agenda be approved as circulated.**

**Motion carried.**

#### **APPROVAL OF PLANNING ADVISORY MEETING MINUTES OF May 16, 2019**

**MOVED and SECONDED that the Planning/Heritage Advisory Committee meeting minutes of May 16, 2019 be approved as circulated noting any errors or omissions.**

**Motion carried.**

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

Chair Zwicker reported that on June 12, 2019 HAAC expressed concerns about the aboiteau construction. The committee thinks there has been lack of transparency with the Province related to the project and that the gates should be installed now for a trial period.

**MOVED and SECONDED that PAC/HAC recommends to Council that a letter be sent to Minister Porter stating that the hinges, supports and securing mechanisms for the gates be put in place and the gates be trialed now; that the community be advised of the plans for installing the gates when they are required; and that the Province advise the community of the intended final height of the structure, considering community knowledge indicates that the former structure was at least two (2) feet too low.**

Discussion followed by the Committee with respect to the impact such a letter might have.

**Motion Carried.**

## **BUSINESS ARISING FROM MINUTES**

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

Ms. Poirier reviewed a staff report with respect to a draft schedule for the public engagement meetings.

It was suggested that the community of Vaughan be added to locations for the public engagement meetings.

It was the consensus of the Committee to continue the public engagement meetings as outlined in the staff report.

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

Ms. Shah advised that a Public Information meeting dealing with amendments for cannabis will be held at the July PAC/HAC meeting. She is working with the Town of Windsor to establish the process for Joint Industrial Park amendments.

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

Ms. Poirier gave a PowerPoint presentation with respect to the Nova Scotia Planning Directors Association Conference that was held in May 2019. The presentation outlined key speakers and their topics relating to housing.

The Committee congratulated Ms. Poirier on a job well done as the Co-Chair of the conference.

## **BUILDING AND DEVELOPMENT ACTIVITY REPORT**

### **Monthly Report – May 2019**

No questions or comments were heard.

## **NEW BUSINESS**

### **Dresser Minerals Land Use By-law Amendment (Saira Shah)**

The Committee discussed the Land Use By-law amendment for Dresser Minerals. The Committee members agreed they had many unanswered questions concerning the

development. They also agreed that Halliburton representatives should be invited back for a presentation to answer their questions before they could make a decision.

It was noted that Halliburton representatives may not have understood they could stay to respond to questions from PAC; this will be clarified on future PIM agendas.

**MOVED and SECONDED that the decision with respect to the Dresser Minerals Land Use By-law Amendment be deferred until the next PAC/HAC meeting.**

**Motion carried.**

It was agreed that a second Public Information Meeting be held.

### **Information Report - Land Use By-law Amendment – Pioneer Drive (Saira Shah)**

Ms. Shah reviewed an information report with respect to a proposed Land Use By-law amendment. An application for a map amendment was received to rezone a property on Pioneer Drive from the General Resource (GR) zone to the Rural Commercial (RC) zone. Ms. Shah noted that as part of the usual process, to determine if this application meets the criteria in the Municipal Planning Strategy (MPS) staff sent inquiries to the appropriate individuals and stakeholders.

Ms. Shah noted that the concerns of the Fire Chief impact a specific criterion and must be addressed before staff could recommend in favour of this application. A rezoning would permit any uses in the Rural Commercial (RC) zone to be permitted as-of-right. There are several uses in that zone that involve flammable goods. The Fire Chief requested that for these uses there should be the requirement for a second egress road and a source of water supply for the Fire Department to use in case of a fire emergency.

Ms. Shah presented the Committee with several options to incorporate this request. The Committee expressed concerns about the potential for forest fires in the area and agreed to add additional requirements for uses that involve flammable goods within the Rural Commercial (RC) zone (Option 3 of the staff report).

**MOVED and SECONDED to direct staff to use Option 3 of the staff report to develop the Land Use By-law amendment for Pioneer Drive.**

**Motion carried.**

### **Heritage Grant Application – 376 Falmouth Dyke Rd. (Madelyn LeMay)**

Ms. LeMay briefly reviewed a staff report dealing with a heritage grant funding request from Maureen Perry, owner of a municipally designated property at 376 Falmouth Dyke Road, Falmouth. Mrs. Perry would like to carry out essential repair work to the existing chimneys.

**MOVED and SECONDED that Heritage Advisory Committee recommends that Council provide a maximum grant of \$5,000.00 to Mrs. Maureen Perry, owner of 376 Falmouth Dyke Road, in order to facilitate the replacement of the exterior brickwork above the roof line on the two existing chimneys on the main building located at 376 Falmouth Dyke Road, and that the funding be provided from account # 0126110-21130 only in accordance with the provisions of the *Municipal Heritage Property Conservation Work Grant Guidelines*.**

**Motion carried.**

#### **NOTICES FROM ADJACENT MUNICIPAL UNITS**

##### **Town of Windsor**

Ms. LeMay advised a notice of public hearing was received from the Town of Windsor, but it does not affect West Hants.

#### **MISCELLANEOUS**

##### **June Consolidation Update (Madelyn LeMay)**

Ms. LeMay stated that there was no new information to report.

#### **QUESTIONS AND COMMENTS FROM PUBLIC**

No members of the public were present at this time.

#### **ADJOURNMENT**

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

**Motion carried.**

The meeting adjourned at 8:55 p.m.

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Chair