



**MUNICIPALITY OF THE DISTRICT OF WEST HANTS
Planning/Heritage Advisory Committee
October 17, 6:00 p.m.
Sanford Council Chambers**

- PRESENT:** Councillor Robbie Zwicker, Chair
Warden Abraham Zebian
Councillor Debbie Francis
Councillor Kathy Monroe
Councillor Rupert Jannasch
Councillor David Keith
Councillor Jennifer Daniels
Councillor Randy Hussey
Mr. Bill Preston, Resident Member
Ms. Traci Curry, Resident Member
- STAFF:** Sara Poirier, Planner
Saira Shah, Planner
Vanessa Lake, Planning Meeting Secretary
- REGRETS:** Councillor Tanya Leopold, Vice Chair
Deputy Warden Paul Morton
Madelyn LeMay, Director of Planning and Development
- PUBLIC:** No members of the public were present.

MEETING CALLED TO ORDER

Chair Zwicker called the meeting to order at 6:00 p.m.

APPROVAL OF AGENDA & ADDITIONS

The following items were added under Miscellaneous:

- 9 a) Public Participation Plan Review
- 9 b) Public Hearings

MOVED and SECONDED that the agenda be approved as amended.

Motion carried.

APPROVAL OF PLANNING ADVISORY MEETING MINUTES OF SEPTEMBER 19, 2019

MOVED and SECONDED that the Planning/Heritage Advisory Committee meeting minutes of September 19, 2019 be approved as circulated noting any errors or omissions.

Motion carried.

BUSINESS ARISING FROM MINUTES

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

Ms. Shah informed the committee that this application has been appealed, and that there will be a hearing with the Nova Scotia Utility and Review Board on October 24th.

Pioneer Drive Land Use By-law Amendment (Saira Shah)

This application had been approved by Council on October 8th, and the appeal period began this week (week of October 14th) with a notice in the paper, and the appeal period will end on October 29th.

Cannabis in West Hants (Saira Shah)

This application had been approved by Council on October 9th, and the appeal period will end on October 29th. There will be a joint public hearing for the cannabis amendment for the Joint Industrial Park in November, hosted by both West Hants and Windsor Council.

Fees for Non-profit organizations and municipally registered heritage properties (Sara Poirier for Madelyn LeMay)

Ms. Poirier reviewed a presentation on behalf of Ms. LeMay. As changes to the West Hants Fees policy will be presented in November, staff have requested that PAC consider recommending that fees be waived for non-profit organizations and municipally registered heritage properties.

MOVED and SECONDED that PAC/HAC recommends that the Fees Policy be amended to include material which would establish that West Hants pay all costs related to the registration of a municipally registered heritage property.

Motion Carried.

MOVED and SECONDED that PAC/HAC recommends that the Fees Policy be amended to include material which would establish that West Hants waives processing fees for all planning, development, building and heritage-related applications for municipally registered heritage properties.

Motion Carried.

MOVED and SECONDED that PAC/HAC recommends that the Fees Policy be amended to include material which would establish that West Hants will waive processing fees for properties in West Hants owned by non-profit organizations which are registered under the Societies Act.

Motion Carried.

HANTSPORT AREA ADVISORY COMMITTEE UPDATE FROM CHAIR

There were no updates.

BUILDING AND DEVELOPMENT ACTIVITY REPORT

Monthly Report – September 2019

No questions or comments were heard.

NEW BUSINESS

Rural Churches (Sara Poirier)

Ms. Poirier reviewed a presentation regarding rural churches in the Municipality. She outlined a few options for the Committee to discuss based on the recommendations made by Dalhousie University School of Planning students in April regarding repurposing church structures. 32 churches were identified within West Hants.

There were three recommendations which were discussed at length. The first is to explore inclusive zoning; revising the permitted uses in certain zones to include a variety of uses on church sites including institutional, community services, commercial and residential. The second recommendation, identifying alternative funding, has two sub-options, grants and combining resources. The third option presented was strategic economic development, to leverage church assets and capitalize on the Valley's growing agritourism industry.

Direction was provided to Ms. Poirier to investigate the taxation of churches with the Tax Clerk and report back at the next PAC meeting. Additionally, PAC members requested that staff reach out to owners of the churches to determine if they are interested in any of the options provided by staff.

Heritage Grant Application Report: 376 Falmouth Dyke Road (Sara Poirier for Madelyn LeMay)

Ms. Poirier reviewed a presentation on behalf of Ms. LeMay regarding a heritage property that requires repairs and the associated requested grant.

MOVED and SECONDED that PAC/HAC recommends that Council include as part of the maximum grant of \$5,000.00 approved by Council July 9, 2019, the replacement of the roof of the garage located at 376 Falmouth Dyke Road.

Motion Carried.

NOTICES FROM ADJACENT MUNICIPAL UNITS

There were none.

MISCELLANEOUS

Public Participation Plan Review (Sara Poirier)

Ms. Poirier reviewed a short presentation to update the committee on the Plan Review public meetings. She reported that the past couple of meetings have had a low turnout and staff are requesting any additional suggestions from the committee, on top of what staff has already done, to potentially increase the attendance at future meetings.

A discussion was held on how to increase public participation, and what is done with the information gathered from the public.

Ms. Poirier stated information will be summarized and put into a “what we heard” report which will be presented to PAC and used to inform the Plan Review.

To get the word out, some committee members suggested that staff reach out to various Social Media pages (community, etc.) to post the information, rather than just the municipal page. It was also suggested that more outreach could be done with schools.

Public Hearings (Abraham Zebian)

Warden Zebian brought up his concerns regarding recent public hearings. Many committee members questioned the purpose and effectiveness of these hearings. Committee members stated they would like to see more criteria that better addresses the concerns raised by the public.

It was put forth that the public is "losing hope" in hearings as Council can not refuse an application if it meets the criteria. Suggestions to make these hearings more meaningful were given, such as adding more policies to give the public more of a voice and explaining things more fully, so people understand how policy impacts decision making.

QUESTIONS AND COMMENTS FROM PUBLIC

No members of the public were present.

ADJOURNMENT

MOVED and SECONDED that the meeting adjourn.

Motion carried.

The meeting adjourned at 7:25 p.m.

Chair