



**MUNICIPALITY OF THE DISTRICT OF WEST HANTS  
SUPPLEMENTARY REPORT**

**To:** Members of West Hants Planning Advisory Committee

**Submitted by:** \_\_\_\_\_  
Madelyn LeMay, Director of Planning and Development

**Date:** September 21, 2017

**Subject:** **West Hants Land Use By-law:**  
**Text Amendment** to allow aquaponic industries in the Hamlet Industrial (M-2) Zone  
**Map Amendment to amend** 1989 Wentworth Road, Hamlet of Newport Station; PID # 45403946 from the Rural Residential (R4) Zone to the Hamlet Industrial (M-2) Zone

**File No.** 17-01 C H8LUB

---

**1.0 BACKGROUND**

On July 20, 2017, the Planning Advisory Committee (PAC) determined that PAC would hold a Public Information Meeting (PIM) regarding the requested amendments noted above.

Background information can be found in the July 20, 2017 staff report and the July 20, 2017 PAC minutes.

**2.0 RECOMMENDED MOTION**

Following the PIM, should PAC wish to forward a positive recommendation, the following motion would be in order:

**That PAC recommend that Council give First Reading and hold a public hearing to consider amending the West Hants Land Use By-Law to add aquaponics industries as a permitted use in the Hamlet Industrial (M-2) Zone, and to consider amending the zoning of the lot located at 1989 Wentworth Road, Hamlet of Newport Station; PID # 45403946 from the Rural Residential (R4) Zone to the Hamlet Industrial (M-2) Zone on the Zoning Map of the West Hants Land Use By-Law.**

**3.0 Attachments**

Attachment A Draft Text Amendment  
Attachment B Draft West Hants Zoning Map

**Attachment A**  
**Draft Text Amendment**

Municipality of West Hants  
Amendment to the Land Use By-law

Text Amendments to permit aquaponics industrial uses in the Hamlet Industrial (M-2) Zone

1. Amend the list of permitted uses in in Part 27 of the West Hants Land Use By-law by inserting the phrase "*Aquaponics industries*" following the phrase "Agricultural processing industries" in Section 27.1, so that Section 27.1 reads as follows:

**27.0 HAMLET INDUSTRIAL (M-2)**

**Permitted Uses**

27.1 The following uses shall be permitted in the Hamlet Industrial (M-2) zone:

- Agricultural processing industries
- **Aquaponics industries**
- Feed and fertilizer establishments
- Fruit and vegetable sorting, grading and packaging establishments
- One dwelling unit in conjunction with a permitted industrial use, either located in the same building or as a single unit dwelling or manufactured home on the same lot
- Saw Mills
- Self Storage Operations (**Amendment GC1LUB 11-01 Effective October 7, 2011**)
- Service industries and shops
- Wood processing and manufacturing establishments

## Attachment B Draft West Hants Zoning Map

