



WEST HANTS PLAN REVIEW



SUMMARY OF PUBLIC INFORMATION MEETING, FEBRUARY 21, 2008

Revised drafts of the proposed *West Hants Municipal Planning Strategy, Land Use By-law* and *Subdivision By-law* were presented to the public at a Public Information Meeting on February 21, 2008 at the West Hants Council Chambers. Changes to the drafts took into account comments made at community meetings in June 2007, written submissions received subsequent to those meetings, zoning requests and staff recommendations.

The meeting was well-attended, with 68 people present. Almost half (32) were from Mount Denson. In all, 19 people spoke during the question-and-answer part of the meeting. Most of the discussion related to two topics: (1) Mount Denson Hamlet/servicing; and (2) agricultural zoning.

Mount Denson Hamlet/Servicing

Nine people spoke on the Mount Denson Hamlet/servicing issue. Four of these clearly expressed their opposition to the provisions in the draft documents that would not allow services to be extended to Mount Denson. Others were somewhat less clear in their opposition, asking questions about the impact of the Hamlet designation on provision of services, the benefits of the Hamlet designation, the criteria used to define Hamlets, and whether the Falmouth Growth Centre boundaries could be expanded in the future to include Mount Denson.

Agricultural Zoning

The proposed agricultural zoning generated comments from seven people. Two of these indicated support for the provisions and concerns about the future food supply. A third suggested the requirements be strengthened to limit subdivision in the Avondale area to one lot per calendar year, rather than two.

Two people expressed opposition for the agricultural zoning because it would limit the potential for future development of the land.

Two people asked questions related to subdivision of a single lot and the minimum road frontage requirement in the AR-2 zone.

Other Issues

Other issues were raised by a few people. One person asked how the wind turbine regulations were developed and suggested the Municipality use provisions from a recent study commissioned by the Union of Nova Scotia Municipalities.

One person questioned the inclusion of a policy allowing consideration of multiple residential development in the Falmouth Growth Centre given the concerns expressed in the past by some Falmouth residents.

The need for watercourse protection and the impact of forestry practices such as clear cutting on watercourses was brought up by one person.

Another individual commented that Department of Environment's requirements for minimum lot sizes for unserviced lots often exceed the Municipality's requirements.