

**WEST HANTS PLANNING ADVISORY COMMITTEE
MEETING MINUTES
August 19, 2009**

- PRESENT:** Councillor Shirley Pineo, Chair
Warden Richard Dauphinee
Deputy Warden Gary Cochrane
Councillor Randy Matheson
Councillor Reed Allen
Councillor Tom Brown
Councillor Pam Ainslie
Mr. Raymond Parker
- STAFF:** Lynn Davis, Director of Planning
Jeanne Bourque, Planner
Cheryl Chislett, Administrative Assistant
Velma Macumber, Administrative Assistant
- REGRETS:** Councillor Rick Gaudet
Councillor Gloria Shanks
Ms. Traci Curry
- GUESTS:** Yolán Lake, Yolán & Associates Hair Studio

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

APPROVAL OF MINUTES OF JULY 16, 2009

Moved By: Warden Dauphinee
Seconded By: Councillor Allen

**THAT THE MINUTES OF THE WEST HANTS PLANNING ADVISORY COMMITTEE
OF JULY 16, 2009 BE APPROVED AS CIRCULATED NOTING ANY ERRORS OR
OMISSIONS.**

MOTION CARRIED.

NEW BUSINESS

Land Use By-law amendment - Kenny Lake - 545 Wentworth Road, Wentworth Creek (PID 45197340) to rezone from Rural Residential (R-4) to Rural Commercial (RC)

Ms. Bourque reviewed a staff report addressing a request from Kenny Lake to rezone 545 Wentworth Road, Wentworth Creek from Rural Residential (R-4) to Rural Commercial (RC). The applicant wishes to expand the total area of his hairdressing salon, which currently operates as a home-based business, to more than 1,000 ft². He would also like to employ more than two staff and erect larger signage than what is permitted as-of-right for a home based business.

Policy 7.2.1 of the West Hants Municipal Planning Strategy allows Council to consider rezoning land from R-4 to RC.

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Ms. Bourque reviewed the property location and surrounding land uses and the Municipal Planning Strategy and Land Use By-law considerations. The proposal satisfied the policies and requirements of the MPS and the LUB. Therefore, Planning staff recommended in favour of the proposal.

Moved By: Warden Dauphinee
Seconded By: Councillor Ainslie

TO RECEIVE THE STAFF REPORT DATED AUGUST 19, 2009 RE APPLICATION FOR REZONING PROPERTY OF KENNY LAKE, 545 WENTWORTH ROAD, WENTWORTH CREEK FROM RURAL RESIDENTIAL (R-4) TO RURAL COMMERCIAL (RC.)

MOTION CARRIED.

Moved By: Councillor Matheson
Seconded By: Warden Dauphinee

TO RECOMMEND THAT COUNCIL AMEND THE WEST HANTS LAND USE BY-LAW BY REZONING PROPERTY OWNED BY KENNY LAKE, 545 WENTWORTH ROAD, WENTWORTH CREEK FROM RURAL RESIDENTIAL (R-4) TO RURAL COMMERCIAL (RC).

MOTION CARRIED.

A brief discussion was held about signage requirements.

Ms. Lake left the meeting at 6:16 p.m.

BUILDING INSPECTOR AND DEVELOPMENT OFFICER REPORT

Monthly Report of July 2009

Moved By: Councillor Brown
Seconded By: Warden Dauphinee

THAT THE MONTHLY REPORT OF THE BUILDING INSPECTOR AND DEVELOPMENT OFFICER FOR THE MONTH JULY 2009 BE RECEIVED.

MOTION CARRIED.

PLANNING PROGRAM UPDATE

JPAC Executive

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The JPAC Executive has not met.

BUSINESS ARISING FROM THE MINUTES

Infrastructure charges

No new information.

Lot Grading By-law

No new information.

Cost of taking over and maintaining new municipal streets

Chair Pineo stated she believed that the matters of infrastructure charges and the cost of taking over and maintaining new municipal streets were interrelated and suggested both be discussed together. She noted that there was some confusion about the direction given to staff at the last PAC meeting. It was noted that infrastructure charges can only be used to recover the capital costs of new or expanded infrastructure, not maintenance costs.

Warden Dauphinee advised that the Municipality would have to justify charging infrastructure fees and it would have to be allocated to a separate account.

Councillor Matheson suggested that for new roads, the Municipality should charge an area rate for snow removal, maintenance, etc.

Chair Pineo advised that she would like an updated report to explain lot development charges plus how and what could be done to create an area rate. She would also like to know what the maintenance costs would be to plow, grade per kilometre. This would give some indication of costs for potential homeowners. Chair Pineo expressed concern about burdening new homeowners.

Warden Dauphinee said he would like to know what other areas are doing.

Councillor Matheson excused himself from the meeting at 6:30 p.m.

Ms. Davis noted that several municipalities have introduced infrastructure rates. This is a one-time charge that applies to new development. She advised that what she has heard is that most areas do not charge area rates for road maintenance. She noted that the Committee would have to consider whether it is fair to make homeowners in new developments pay an area rate for maintenance costs when residents on existing Department of Transportation roads do not have to pay. Ms. Davis said Halifax Regional Municipality has done some work on the issue of tax reform and the Cape Breton Regional Municipality has established tax rates for rural areas versus urban areas.

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The Committee agreed to ask the Director of Public Works to come to the next PAC meeting to talk about the issues of infrastructure charges and area rates, and if possible to update the report he provided the former Environment Committee a few years ago.

Ms. Davis will distribute two staff reports prepared by planning staff in the past addressing infrastructure charges.

Development Agreement - Falls Lake Resort Inc.

Ms. Davis advised that the Falls Lake Resort Inc. development agreement is in place and the process has been completed. She recommended that this item be taken off the agenda.

Atlantic Superstore, Cole Drive - driveways

Deputy Warden Cochrane advised that there have been some discussions back and forth with the Atlantic Superstore regarding a second access into the Superstore and the safety issues. He said the matter is now before Atlantic Superstore's realtor. Deputy Warden Cochrane suggested a letter be written to Loblaw Properties explaining the urgency of the matter to be addressed.

Moved By: Deputy Warden Cochrane
Seconded By: Warden Dauphinee

TO RECOMMEND TO COUNCIL THAT A LETTER BE WRITTEN TO LOBLAW PROPERTIES LIMITED TO REQUEST THAT THE MATTER OF THE SECOND ACCESS BE ADDRESSED WITH SAFETY BEING THE MAIN ISSUE.

MOTION CARRIED.

NOTICES FROM ADJACENT MUNICIPAL UNITS

Moved By: Warden Dauphinee
Seconded By: Councillor Ainslie

TO RECEIVE LETTER FROM CINDY L. BARKER, ADMINISTRATIVE ASSISTANT, COMMUNITY DEVELOPMENT SERVICES, MUNICIPALITY OF THE COUNTY OF KINGS, DATED AUGUST 4, 2009, RE NOTICE OF PUBLIC PARTICIPATION MEETING - PROPOSED AMENDMENTS TO ALLOW FOR THE EXPANSION OF LEGAL NON-CONFORMING RESIDENTIAL DWELLINGS IN THE SHORELAND DISTRICTS.

MOTION CARRIED.

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MISCELLANEOUS

Minute Recording System

The Committee briefly discussed the need for a new minute recording system and the legitimacy of recording minutes of meetings.

QUESTIONS & COMMENTS FROM PUBLIC

No members of the public were present.

ADJOURNMENT

Moved By: Warden Dauphinee
Seconded By: Councillor Ainslie

THAT THE MEETING ADJOURN.

The meeting adjourned at 7:50 p.m.

Chair

