

**WEST HANTS PLANNING ADVISORY COMMITTEE
MEETING MINUTES
February 18, 2010**

- PRESENT:** Councillor Shirley Pineo, Chair
Warden Richard Dauphinee
Deputy Warden Gary Cochrane
Councillor Reed Allen
Councillor Gloria Shanks
Councillor Tom Brown
Councillor Rick Gaudet
Councillor Pam Ainslie
Mr. Raymond Parker
- STAFF:** Lynn Davis, Director of Planning
Velma Macumber, Administrative Assistant
- GUESTS:** Grant Cooke, 4-site Group
Chris Millier, 4-site Group
- REGRETS:** Councillor Randy Matheson
Jeanne Bourque, Planner
Ms. Traci Curry

Chair Pineo called the meeting to order at 6:30 p.m.

INTEGRATED COMMUNITY SUSTAINABILITY PLAN (ICSP) PRESENTATION

Mr. Grant Cooke gave a power point presentation (attached) to the Committee that dealt with the draft ICSP for the Municipality of West Hants. The draft plan identifies four pillars of sustainability: Environmental, Economic, Social and Cultural. Each pillar has its own goals and responses to address each goal. Mr. Cooke advised that in some cases the response is a statement of steps that the Municipality has already taken to achieve the goal, and other responses call for action. He advised that the latter responses were expanded to address matters as priority and timing and the identification of other stakeholders. Mr. Cooke reviewed the pillars and the goals and responses for each.

Chair Pineo asked the Committee for comments.

Councillor Gaudet asked why Avon View High School was not included in the community workshops. Mr. Cooke advised that they had tried to organize something, but it was inconvenient for the school as it was very busy with the middle school program and split shifts.

Councillor Gaudet commented with regard to the goal for the Joint Industrial Park, that expansion of the Industrial Park is currently being looked into.

Councillor Gaudet advised that the Municipality cannot use the gas tax revenue for public transit as it does not own the Kings Transit buses.

**WEST HANTS PLANNING ADVISORY COMMITTEE
MEETING MINUTES
February 18, 2010**

Deputy Warden Cochrane expressed interest in the idea of encouraging community gardens. He asked if there were any community gardens in the Province. Mr. Cooke advised of community gardens in HRM and PEI.

The Committee reviewed Part 9 Implementation to prioritize the ICSP Projects. The Committee prioritized the following items. These items can be amended if needed in the future.

1. Improvements to Falmouth wastewater treatment
2. Energy Projects
3. Development of trails
4. Provision of public transportation
5. Support for community groups
6. Green upgrades for fire stations
7. Improvements to the Three Mile Plains water system
8. Improvements to the Falmouth water system
9. Strategy for better communication with residents
10. Designation of bicycle routes
11. Sustainability education projects
12. Other projects as determined by Council

Mr. Cooke advised that after Council adopts the ICSP there is a need for someone to get behind the projects to keep them moving before Council. Chair Pineo agreed and suggested the ICSP be added as an ongoing agenda item for PAC.

A discussion was held about articles being placed in the Hants Journal to communicate to the public as previously done by the Waste Reduction Coordinator and Recreation Director. A suggestion was made about having a Warden's newsletter.

Chair Pineo advised that the draft of the ICSP will be presented at a public meeting on March 3, 2010. She asked Mr. Cooke what format he would be using. Mr. Cooke advised that he would be doing a power point presentation followed by a comment and question period.

Ms. Chislett advised that the public meeting will be advertised in the Hants Journal, on the website, radio ads and posters circulated. The Councillors agreed that they will distribute posters at convenience stores and other key locations in their districts.

**WEST HANTS PLANNING ADVISORY COMMITTEE
MEETING MINUTES
February 18, 2010**

Chair Pineo thanked Mr. Cooke and Mr. Millier for the presentation.

Mr. Cooke and Mr. Millier left the meeting at 7:30 p.m.

APPROVAL OF MINUTES OF JANUARY 21, 2010

Moved By: Warden Dauphinee
Seconded By: Councillor Shanks

**THAT THE MINUTES OF THE WEST HANTS PLANNING ADVISORY COMMITTEE
OF JANUARY 21, 2010 BE APPROVED AS CIRCULATED NOTING ANY ERRORS
OR OMISSIONS.**

MOTION CARRIED.

BUSINESS ARISING FROM THE MINUTES

Infrastructure charges/cost of taking over and maintaining new municipal streets

No new information to date.

Lot Grading By-law

Staff is working on a report.

Atlantic Superstore, Cole Drive - driveways

No new information to date.

General Service Area (GSA) - Ashdale

No further action is required. The Committee agreed that this matter can be removed from the agenda.

Joint Planning for Border Areas

Ms. Davis referred to the consultant's study that the Town agreed to release to West Hants. She advised that Windsor PAC wanted to meet to discuss joint planning for the border areas

**WEST HANTS PLANNING ADVISORY COMMITTEE
MEETING MINUTES
February 18, 2010**

because it would be a benefit to both units to see development take place in an orderly fashion, with adequate servicing, and fair treatment of the areas.

Chair Pineo noted that the consultant's report was prepared before The Crossing development came about. Ms. Davis agreed.

Moved By: Warden Dauphinee
Seconded By: Councillor Shanks

TO RECEIVE AND PLACE ON FILE THE CORRESPONDENCE OF G.A. ISENOT CONSULTING LIMITED DATED APRIL 30, 2007 REGARDING THE CAPITAL COST CONTRIBUTION CHARGE.

MOTION CARRIED.

The Committee agreed that a JPAC meeting should be scheduled and directed staff to arrange it.

BUILDING INSPECTOR AND DEVELOPMENT OFFICER REPORT

Monthly Report of January 2010

Moved By: Councillor Gaudet
Seconded By: Councillor Shanks

THAT THE REPORT OF THE BUILDING INSPECTOR AND DEVELOPMENT OFFICER FOR THE MONTH OF JANUARY 2010 BE RECEIVED.

MOTION CARRIED.

Annual Report 2009

Moved By: Warden Dauphinee
Seconded By: Councillor Brown

THAT THE ANNUAL REPORT 2009 OF THE BUILDING INSPECTOR AND DEVELOPMENT OFFICER BE RECEIVED.

MOTION CARRIED.

Discussion was held about the development of homes in the rural unserved areas in the Municipality versus homes in the served areas.

**WEST HANTS PLANNING ADVISORY COMMITTEE
MEETING MINUTES
February 18, 2010**

NEW BUSINESS

No new business to be heard.

PLANNING PROGRAM UPDATE

JPAC Executive

The JPAC Executive has not met.

MISCELLANEOUS

NS Agricultural Land Review Discussion Paper

Moved By: Warden Dauphinee
Seconded By: Councillor Shanks

**TO RECEIVE AND PLACE ON FILE THE CORRESPONDENCE REGARDING A
DISCUSSION PAPER BY THE AGRICULTURAL LAND REVIEW COMMITTEE.**

MOTION CARRIED.

Ms. Davis stated that she brought this matter to the Committee for information purposes and there is an opportunity to make written submissions, if the Committee is interested. Ms. Davis advised that the Agricultural Land Review Committee will be accepting submissions into the first week of March.

Chair Pineo asked Ms. Davis for her comments. Ms. Davis advised that the Municipality was mentioned in the report as being one of a few municipalities that do have agricultural zoning protection. Ms. Davis referred to Page 5 in the report where questions were asked about: if there is an agricultural land issue in Nova Scotia, if something should be done about it, what should be done, does it involve public expenditures and if municipalities are willing to pay for it, and whose responsibility is it to preserve agricultural lands. Ms. Davis advised there are options mentioned in the report. She noted during the Plan Review there were comments made from farmers and others who had concerns. Many concerns were beyond the Municipality's control such as the price that farmers get for their crops, what people are willing to pay, etc. She also noted that the matter of land banking has been mentioned repeatedly. Ms. Davis advised that at the municipal level, there is not enough money to get into land banking, and it seems that this type of initiative should be coming from the provincial or federal level.

**WEST HANTS PLANNING ADVISORY COMMITTEE
MEETING MINUTES
February 18, 2010**

Ms. Davis advised that the Agricultural Land Review Committee's next public meeting is February 24th in Lunenburg. Chair Pineo asked the Committee if they wanted a response submitted.

Chair Pineo recalled a previous discussion by the Committee regarding farmers who wanted to retire and could not sell their land to anyone except to another farmer and therefore losing their retirement income. Chair Pineo stated she thought that the Committee discussed this matter with the Department of Agriculture. The Department suggested that perhaps the Farm Loan Board might be a body responsible for looking at purchasing and paying the difference between what the farmer would get from another farmer or a developer. This would be a one-time agreement.

Deputy Warden Cochrane stated he felt that most farmers disagree with land banking, and he is not in favour of it.

Mr. Parker felt it was a good idea to respond to the Province to acknowledge that there are agricultural land issues and that something should be done about it.

Councillor Gaudet advised that the Municipality was mentioned in the report as they had already taken action in the planning documents with the protection of agricultural land.

The Committee directed staff to respond by stating that the Municipality has a municipal planning strategy as well as an ICSP that address agricultural issues, and that municipalities cannot afford to get involved in land banking.

Warden Dauphinee stated he felt that the issue was not about agricultural land itself, but staying in the business of farming.

Mr. Parker advised that with respect to farmland conservation, he knew of two farms in the Municipality that are under conservation easements.

The Committee asked staff to draft a response on their behalf. Warden Dauphinee asked if the draft could be circulated prior to being sent out.

Wind Energy Development Plan - UNSM Request for Expressions of Interest

Ms. Davis advised that she received information from a consultant recently about a UNSM request for expressions of interest for a wind energy development plan. She stated she wanted to find out if the Committee was interested in proceeding with a proposal for a wind energy plan. Ms. Davis advised that there is some funding available up to a maximum of \$50,000 to help with the preparation. She advised that the consultant said he would prepare a proposal for West Hants at no charge. She referred to Page 9, 5.3 Evaluation Criteria. The proposal has to include an extensive public engagement process, that the Municipality made a resource commitment in terms of in-kind contribution, staff time in preparation of the plan, and management capacity to manage the wind energy plan during and after the study period, and

**WEST HANTS PLANNING ADVISORY COMMITTEE
MEETING MINUTES
February 18, 2010**

interest in wind energy development. Ms. Davis advised that the existence of small wind turbines in the Municipality could be used as an indication of interest for wind energy development. Ms. Davis stated, unfortunately, the deadline for proposal submissions is March 5, 2010.

Warden Dauphinee questioned if there was any interest for attracting wind farms, and commented that it would be hard to get anything in place because of the short notice. He said that the Municipality would want to know upfront about the funding before hiring anyone. Ms. Davis stated the consultant said he would prepare the proposal for the Municipality at no cost.

Chair Pineo stated she received an email stating that the UNSM wants someone to sit on the committee.

Warden Dauphinee questioned if the Committee was interested. Chair Pineo stated she was interested but she was unsure of the other Committee members.

The Committee agreed not to take any action.

NOTICES FROM ADJACENT MUNICIPAL UNITS

No notices were received.

MISCELLANEOUS cont'd

Councillor Brown expressed concern about a Brooklyn fire truck he saw driving back and forth, which he surmised could not find a house number.

Ms. Davis advised that the Municipality has a Civic Addressing By-law that requires the civic numbers for new dwellings to be posted before occupancy. Councillor Brown asked if the by-law was being followed. Ms. Davis stated that the by-law was being followed by the Building Official. Councillor Gaudet agreed that an occupancy permit would not be issued without the civic number being posted. Chair Pineo stated that it is the homeowner's responsibility to have their civic number posted. She suggested if there was a problem, the By-law Enforcement Officer could investigate the matter. Ms. Davis advised that the by-law requires that all buildings have their civic numbers posted, not just new homes.

The Committee agreed that emergency responders such as the fire departments, ambulance, and RCMP should advise the Municipality if there are any problems finding civic addresses. The Committee asked the CAO to put this matter on the agendas of the Fire Advisory and REMO Committees for discussion.

QUESTIONS & COMMENTS FROM PUBLIC

No members of the public were present.

**WEST HANTS PLANNING ADVISORY COMMITTEE
MEETING MINUTES
February 18, 2010**

ADJOURNMENT

Moved By: Warden Dauphinee
Seconded By: Councillor Brown

THAT THE MEETING ADJOURN.

The meeting adjourned at 8:26 p.m.

Chair