

**MUNICIPALITY OF THE DISTRICT OF WEST HANTS
PLANNING ADVISORY COMMITTEE MEETING
July 16, 2009
6:30 p.m.**

In attendance:

S. Pineo	Councillor
T. Curry	Citizen Member
R. Dauphinee	Warden
G. Cochrane	Deputy Warden
R. Allen	Councillor
R. Matheson	Councillor
T. Brown	Councillor
G. Shanks	Councillor
R. Gaudet	Councillor
P. Ainslie	Councillor
R. Parker	Citizen Member
J. Bourque	Planner
C. Chislett	Administrative Assistant

Pending the appointment of a Committee Chair, C. Chislett called the meeting to order at 6:30 p.m.

1. Appointment of Chair & Vice-Chair

C. Chislett called for nominations for Chair of the West Hants Planning Advisory Committee.

Councillor Allen nominated Councillor Pineo for the position. After two additional calls for further nominations, and none being received, Warden Dauphinee moved that nominations cease. Councillor Pineo accepted the nomination.

Chair Pineo called for nominations for Vice-Chair of the West Hants Planning Advisory Committee. Councillor Matheson nominated Traci Curry for the position. After two additional calls for further nominations, and none being received, Warden Dauphinee moved that nominations cease. Traci Curry accepted the nomination.

2. Approval of Minutes of March 19, 2009

MOVED by Warden Dauphinee and Councillor Shanks that the minutes of the March 19, 2009 meeting be approved as circulated, noting any errors or omissions.

Councillor Gaudet noted a correction to be made to Page 8, last paragraph, first sentence, should read *"Councillor Gaudet noted the Municipality is building a big facility and putting it through the general tax rate. He feels if there is also an area rate for street maintenance, residents will be asking why that facility is being paid through the general tax rate, but they have to pay an additional rate for streets in their subdivision"*.

MOTION CARRIED.

3. Business Arising

a) Infrastructure Charges

There is no new information to present.

b) Lot Grading By-law

There is no new information to present.

c) Development Agreement (Falls Lake Resort)

J. Bourque updated the Committee that the Development Agreement has been executed. The final NS Supreme Court appeal time period has expired. The developer is now required to apply for development permits and the West Hants Development Officer intends to photograph vegetation in the area of the development. This will be done once the roads are constructed and the lots are marked.

Chair Pineo and Vice-Chair Curry both suggested the photographs should be taken at this time of year while the vegetation is at peak growth. It was noted that many cottage and property owners in the area have boats that could possibly be rented for this endeavour. It was also noted that Windsor Fire Department owns a zodiac that might also be available.

d) Atlantic Superstore (Cole Drive) - Driveways

There is no new information to report.

Deputy Warden Cochrane noted that some progress has taken place on this matter. The Manager of the Superstore has referred the issue to the District Manager, who in turn will address the situation with their Planning Department. Superstore has been advised that the West Hants' Development Officer is willing to meet and provide assistance, if required. It was agreed this matter will remain on the agenda.

e) Cost of Taking Over & Maintaining New Municipal Roads

There is no new information to present.

Councillor Matheson said he feels that it is cost prohibitive for the Municipality to be assuming ownership of streets. He added that as the Municipality continues to acquire streets, consideration has to be given to future maintenance costs.

Chair Pineo noted that the Municipality of East Hants levies an infrastructure charge and suggested that perhaps West Hants should explore this option.

It was agreed that the Director of Public Works be asked to prepare an updated report to Committee of the Whole on the cost of maintaining municipal roads. The report will also be copied to Citizen Members on the Planning Advisory Committee.

4. Building Inspector & Development Officer Reports

MOVED by Councillor Shanks and Councillor Ainslie that the Development Officer Reports be received.

- March 2009
- April 2009
- May 2009
- June 2009

Motion Carried.

5. Leonard MacAskill - Application for LUB Amendment to Rezone 8879 Highway 216, Pembroke, from General Resource (GR) to Resource Industrial (M-1)

J. Bourque reviewed the application from Mr. Leonard MacAskill to rezone 8879 Highway 215, Pembroke from General Resource (GR) to Resource Industrial (M-1). A copy of the Staff Report dated July 16, 2009 is attached to the minutes. Councillor Gaudet questioned if it was necessary to make application to have the full parcel of land rezoned and asked if it would be preferable to consider rezoning only the portion of land required for the industrial use. Deputy Warden Cochrane agreed the parcel of land is substantial in size; however, only a portion of the property will be utilized as an industrial use.

J. Bourque responded she would address the feasibility of subdividing the property with the Director of Planning; but suggested that the intent of the MPS is to have larger lots zoned for industrial and commercial use in the GR zone, thus enabling larger setbacks from surrounding uses.

MOVED by Councillor Allen and Vice-Chair Curry to recommend to Council to amend the West Hants Land Use By-law by rezoning property owned by Leonard MacAskill, 8879 Highway 215 (PID 45173804) from General Resource (GR) to Resource Industrial (M-1).

Motion Carried.

6. Planning Program Update

The JPAC Executive did not meet in June / July.

7. Miscellaneous

There was no miscellaneous business presented for discussion.

8. Notices from Adjacent Municipal Units

MOVED by Councillor Matheson and Warden Dauphinee that the notices from adjacent municipal units be received.

- a) Municipality of Kings (Telecommunications Tower)
- b) Windsor-West Hants Planning Department (Amendments to the Windsor Municipal Planning Strategy and Land Use By-law)

c) Windsor-West Hants Planning Department (Development Agreement)

Motion Carried.

9. Questions / Comments from Public

There is no public in attendance.

10. Adjournment

MOVED by Councillor Allen and Councillor Ainslie that the meeting adjourn.

Motion Carried.

The meeting adjourned at 7:15 p.m.

S. Pineo, Chair