

**WEST HANTS PLANNING ADVISORY COMMITTEE
MEETING MINUTES
September 16, 2010**

PRESENT: Councillor Shirley Pineo, Chair
Warden Richard Dauphinee
Deputy Warden Gary Cochrane
Councillor Randy Matheson
Councillor Reed Allen
Councillor Rick Gaudet
Councillor Gloria Shanks
Councillor Tom Brown

STAFF: Jeanne Bourque, Planner
Velma Macumber, Administrative Assistant
Cheryl Chislett, CAO

REGRETS: Councillor Pam Ainslie
Ms. Traci Curry
Mr. Raymond Parker

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

APPROVAL OF MINUTES OF APRIL 15, 2010

Moved By: Warden Dauphinee
Seconded By: Councillor Gaudet

**THAT THE MINUTES OF THE WEST HANTS PLANNING ADVISORY COMMITTEE
OF APRIL 15, 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.

Lot Grading By-law

No new information.

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Atlantic Superstore, Cole Drive - driveways

Deputy Warden Cochrane suggested removing this item from the agenda as no further action was required. The Committee agreed.

Integrated Community Sustainability Plan (ICSP)

Chair Pineo advised that the Recreation Department is dealing with items in the ICSP.

Joint Planning for Border Areas

Warden Dauphinee advised that West Hants had chosen two councillors to sit on the special committee to deal with joint planning for the border areas. However, it was unknown whether the Town has done the same.

LUB Amendment - L. VanZoost, Sangster Bridge Road, Upper Falmouth

Ms. Bourque updated the Committee about conference calls she had with the NSURB, and the result of that was that a preliminary hearing will be held on October 6th to determine if the appellant has aggrieved status. The Board will then decide whether to go forward to a hearing on the merits, or dismiss the appeal. If the appellant has aggrieved status, the hearing will be held on November 16th and November 17th.

Councillor Gaudet advised he would like to attend the preliminary hearing and asked what time it was being held. Ms. Bourque said she would forward the information to all PAC members.

BUILDING INSPECTOR AND DEVELOPMENT OFFICER REPORTS

Monthly Reports of April, May, June, July and August 2010

Moved By: Councillor Gaudet
Seconded By: Councillor Shanks

THAT THE REPORTS OF THE BUILDING INSPECTOR AND DEVELOPMENT OFFICER FOR THE MONTHS OF APRIL, MAY, JUNE, JULY AND AUGUST 2010 BE RECEIVED.

MOTION CARRIED.

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NEW BUSINESS

Rezoning Application (R-1 to HC) - Richard Pineo, Highway 1, Falmouth

Chair Pineo stated that shortly before this meeting she discussed with Committee members if she would be in conflict with this request as the applicant was related to her husband. The Committee agreed that she would not be in conflict.

Ms. Bourque reviewed a staff report that dealt with an application from Richard Pineo to rezone a parcel of land that abuts his commercial property at 1813 Highway 1 in Falmouth. Mr. Pineo owns the lot and uses it to park vehicles. He wishes to construct an addition to his commercial building but the existing commercial property is not large enough to meet the side yard requirements of the Land Use By-law. Rezoning the abutting lot and consolidating the two properties would allow him to meet the side yard requirements and to build the addition.

Ms. Bourque reviewed the property location and surrounding land uses. The subject property is in the Falmouth Growth Centre. Both lots are designated as dykeland, and have been granted variances under the Agricultural Marshland Conservation Act. The property has been infilled and has a retaining wall.

Policies 5.5.6 and 5.6.1 of the Municipal Planning Strategy allow Council to consider rezoning land for the expansion of an existing Highway Commercial (HC) or General Commercial (GC) use in the Falmouth Growth Centre outside the commercial designation if the use does not conflict with the surrounding areas, and that it not be considered as precedent setting for permitting future HC uses outside the designated commercial core.

Ms. Bourque advised that the application was reviewed against relevant policies and requirements of the MPS and LUB and generally satisfies those policies and requirements, and therefore staff recommends in favour of the request.

Moved By: Warden Dauphinee
Seconded By: Councillor Brown

TO RECOMMEND THAT COUNCIL AMEND THE WEST HANTS LAND USE BY-LAW BY REZONING PROPERTY OWNED BY RICHARD PINEO, PID 45205069, HIGHWAY 1, FALMOUTH, FROM SINGLE UNIT RESIDENTIAL (R-1) TO HIGHWAY COMMERCIAL (HC).

MOTION CARRIED.

First Reading to be held at the October 12th Council meeting. The Public Hearing and Second Reading will be held at the November 9th Council meeting.

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PLANNING PROGRAM UPDATE

JPAC Executive

The JPAC Executive Committee has not met since May.

MISCELLANEOUS

GIS Technician Position

Ms. Bourque advised that the GIS Technician employment offer closes at noon on September 17th. Approximately 30 applications have been received to date. The two CAOs will then begin the short-listing and interview process. The successful applicant will be asked to begin work immediately for a term ending March 31, 2011.

NOTICES FROM ADJACENT MUNICIPAL UNITS

Moved By: Councillor Gaudet
Seconded By: Warden Dauphinee

**TO RECEIVE THE LETTER FROM PLANNING STAFF, DATED JUNE 3, 2010 RE
PROPOSED LAND USE BY-LAW AMENDMENT - BRISON DEVELOPMENTS
PROPERTY, PAYZANT DRIVE (PID 45336773).**

MOTION CARRIED.

The Committee discussed receiving adjacent municipal unit notices at the Committee of the Whole particularly when PAC meetings have been cancelled. This would allow time to address anything that could affect West Hants.

The Committee expressed concerns about the proximity of proposed buildings next to the existing hospital heliport and that it may interfere with a helicopter take off and landing. The Committee agreed that a letter be written to the Town expressing their concerns.

Moved By: Warden Dauphinee
Seconded By: Councillor Matheson

**THAT A LETTER BE WRITTEN TO THE TOWN OF WINDSOR EXPRESSING
CONCERNS REGARDING NEW BUILDINGS ON THE ADJACENT PROPERTY
(PID 45336733) INTERFERING WITH HELIPORT OPERATIONS. COPIES TO BE
SENT TO THE HANTS COMMUNITY HOSPITAL, CAPITAL HEALTH, LIFEFLIGHT
AND ANY OTHER FEDERAL OR PROVINCIAL DEPARTMENTS AND AGENCIES AS
DEEMED NECESSARY.**

MOTION CARRIED.

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QUESTIONS & COMMENTS FROM PUBLIC

No members of the public were present.

IN-CAMERA SESSION - PERSONNEL MATTER

Moved By: Councillor Gaudet
Seconded By: Warden Dauphinee

TO GO IN-CAMERA TO DISCUSS A PERSONNEL MATTER AT 7:10 P.M.

MOTION CARRIED.

Ms. Bourque and Ms. Macumber were excused from the meeting.

Moved By: Councillor Matheson
Seconded By: Councillor Gaudet

TO COME OUT OF IN-CAMERA AT 7:37 P.M.

MOTION CARRIED.

Moved By: Councillor Gaudet
Seconded By: Councillor Brown

**THAT DIRECTION BE GIVEN TO THE CAO TO PROCEED TO HIRE A PLANNER
EXCLUSIVELY FOR THE MUNICIPALITY OF THE DISTRICT OF WEST HANTS.**

MOTION CARRIED.

ADJOURNMENT

Moved By: Warden Dauphinee
Seconded By: Councillor Brown

THAT THE MEETING ADJOURN.

The meeting adjourned at 7:38 p.m.

Chair