



**MUNICIPALITY OF THE DISTRICT OF WEST HANTS
Planning/Heritage Advisory Committee
November 21, 2019, 6:00 p.m.
Sanford Council Chambers**

- PRESENT:** Councillor Tanya Leopold, Vice Chair
Warden Abraham Zebian
Deputy Warden Paul Morton
Councillor Debbie Francis
Councillor Kathy Monroe
Councillor Rupert Jannasch
Councillor David Keith
Mr. Bill Preston, Resident Member
Ms. Traci Curry, Resident Member
- STAFF:** Madelyn LeMay, Director of Planning & Development
Saira Shah, Planner
Sara Poirier, Planner
Vanessa Lake, Meeting Secretary
- REGRETS:** Councillor Jennifer Daniels
Councillor Robbie Zwicker, Chair
Councillor Randy Hussey
- PUBLIC:** No members of the public were present

MEETING CALLED TO ORDER

Vice Chair Leopold called the meeting to order at 6:00 p.m. and reviewed fire evacuation procedures.

APPROVAL OF AGENDA & ADDITIONS

MOVED and SECONDED that the agenda be approved as circulated.

Motion carried.

APPROVAL OF PLANNING ADVISORY MEETING MINUTES OF OCTOBER 17, 2019

MOVED and SECONDED that the Planning/Heritage Advisory Committee meeting minutes of OCTOBER 17, 2019 be approved as circulated noting any errors or omissions.

Motion carried.

BUSINESS ARISING FROM MINUTES

Dresser Minerals Land Use By-law Amendment (Saira Shah)

Ms. Shah informed the committee that this appeal concluded last month, and all associated amendments had been incorporated in the planning documents. This item can be removed from the agenda.

Pioneer Drive Land Use By-law Amendment (Saira Shah)

Ms. Shah informed the committee that the appeal period had ended, and all amendments have been incorporated in the planning documents. This item can be removed from the agenda.

Cannabis in West Hants (Saira Shah)

Ms. Shah informed the committee that this item has received Ministerial approval and all associated amendments have been incorporated in the planning documents. This item can be removed from the agenda.

Fees for Non-profit organizations and municipally registered heritage properties (Madelyn LeMay)

Ms. LeMay informed the committee that Council has agreed the Fees Policy will be amended to include material which indicates fees for non-profits and heritage organizations will be waived related to all planning matters.

Rural Churches (Sara Poirier)

Ms. Poirier reviewed a presentation regarding a replacement of the definition of church with place of religious congregation in all planning documents. Ms. Poirier also mentioned that she had spoken to the Municipal Tax Clerk and Director of Finance regarding tax concerns raised at the October 17, 2019 PAC meeting and advised that the Director of Finance has made note of the concerns and will be presenting a regional tax exemption policy to the new regional government to approve.

MOVED and SECONDED that PAC recommends that Council consider amending the text of the West Hants and Hantsport Municipal Planning Strategies and Land Use By-laws during the Plan Review to:

- (a) remove the term church from the definitions;**
 - (b) add the term place of religious congregation to the definitions as described as “Place of Religious Congregation means a building dedicated to any religious congregation and/or worship and includes a church, synagogue, temple or assembly hall and may include such accessory uses as an auditorium, a nursery school, a school of religious education, convent, monastery, parish hall or residence operated by the place of religious congregation on the same lot or an abutting lot.”**
 - (c) replace the use of term church with “place of religious congregation” in all documents**
- as attached as Appendix A of report to the Planning Advisory Committee dated November 21, 2019.**

Motion Carried.

HANTSPORT AREA ADVISORY COMMITTEE UPDATE FROM CHAIR

Updates regarding Hantsport are discussed later in the meeting.

BUILDING AND DEVELOPMENT ACTIVITY REPORT

Monthly Report – October 2019

No questions or comments were heard.

NEW BUSINESS

Municipal Planning Strategy Amendments for Brooklyn Servicing (Sara Poirier)

Ms. Poirier reviewed a presentation regarding the necessary Municipal Planning Strategy amendments to allow the community of Brooklyn to be serviced by water and sewer. Brooklyn is currently considered a “village” and water and sewer services are not required. Ms. Poirier brought up three main questions to consider; the future intent for Brooklyn, would the committee consider water and sewer services for Brooklyn, and is the committee willing to expend the necessary money? The committee discussed possibly changing Brooklyn’s designation to Growth Centre, conducting a feasibility study, and locating a potable water supply. Overall, the committee requested more information on the subject.

MOVED and SECONDED that PAC direct staff to prepare an information report for providing water and sewer service to the community of Brooklyn, and the implications of changing Brooklyn from a Village to a Growth Centre.

The majority of the committee voted yes, with Councillor Munroe opposed.

Motion Carried.

Municipal Planning Strategy Criteria (Sara Poirier and Saira Shah)

Ms. Poirier and Ms. Shah gave a presentation outlining the roles of the planning department and examples of the planning process. The three planning documents were examined; Municipal Planning Strategy, Land Use By-law, and Subdivision By-law. The presentation provided examples of applications, discussion of the roles of advisory committees versus Council, the difference between Public Information Meetings and Public Hearings, and examples of how appeals to the NSUARB work. Examples of criteria from other Municipal units were given for consideration, as well as the pros and cons of each. The purpose of this presentation was to inform the committee of the process and to provide examples of other possible options. There was unanimous support from the committee to investigate these options further.

NOTICES FROM ADJACENT MUNICIPAL UNITS

There were no updates.

MISCELLANEOUS

There were no further topics to discuss.

QUESTIONS AND COMMENTS FROM PUBLIC

No members of the public were present at this meeting.

ADJOURNMENT

MOVED and SECONDED that the meeting adjourn.

Motion carried.

The meeting adjourned at 7:57 p.m.

Chair