



THE MUNICIPALITY OF THE DISTRICT OF WEST HANTS

P.O Box 3000, 76 Morison Drive

Windsor, NS B0N 2T0

Planning Department

Phone: (902)798-6900

An amendment to the West Hants Land Use By-Law (LUB) can be in two forms: (i) an amendment to the zoning map, more commonly called a rezoning; or (ii) an amendment to the text of the by-law, which is a change in the wording of the by-law, perhaps to allow a new use in a zone, or to change the requirements of a particular zone.

A development agreement is a legal agreement between Council and a property owner which sets out the type and form of development which will be permitted on a property, as well as requirements such as landscaping, screening, parking, building size, hours of operation, and the like. Similar to a mortgage, a development agreement is registered against the title to the property and runs with the land regardless of changes in ownership. Development agreements are more flexible than traditional zoning and may allow Council to authorize a use which otherwise would not be permitted. They can only be used, however, when there is a specific policy in the Municipal Planning Strategy (MPS) which authorizes them. The Municipal Planning Strategy for West Hants has identified several types of development which can only occur through development agreements; for example, apartment buildings in excess of three storeys, manufactured home parks, large format retail stores, and a variety of other uses. Application for a Land Use By-law amendment or a development agreement is made to the Municipality through the West Hants Municipal Office (or the Planning Department). The Planning Department prepares a report on the application for the Planning Advisory Committee (PAC), the committee of Council which considers planning matters. This committee meets once per month.

The Planning Department's report evaluates the application to determine whether it complies with the policies of the Municipal Planning Strategy. The MPS sets out issues which must be addressed when considering development agreements or amendments to the Land Use By-law. These issues include the potential impacts of the proposal on water supply, sewage disposal, schools, roads and traffic, neighbouring uses, and costs to the Municipality. In addition, the proposed amendment or development agreement must be examined for compliance with various Municipal by-laws including the Land Use By-law, as well as with requirements of federal and provincial agencies. All of these issues must be addressed by the Planning Department in its report, by the Planning Advisory Committee, and ultimately by West Hants Municipal Council, the only body with the authority to make a

decision. The Planning Department's report contains a recommendation on whether or not to approve the application, based on policies of the MPS. PAC reviews the report, considers and discusses the issues and makes a recommendation to Council; this recommendation may be the same as that of the Planning Department, or it may differ, depending on how the PAC views the issues and the impact of the amendment/development agreement.

If PAC's recommendation is to approve the request, the matter proceeds to first reading by Council. This is an approval in principle, following which a public hearing date is set. Council is not bound by the first reading when it comes time to make the final decision at second reading. The Municipal Government Act provides that Council cannot approve the amendment without first holding a public hearing. It can, however, deny the application without holding a public hearing. If a public hearing is scheduled, two notices must be published in the local newspaper, The Valley Journal Advertiser, with the first notice appearing at least 14 days before the date of the public hearing. All property owners within 300 feet of the property subject to the rezoning must be notified of the hearing by mail. At the public hearing, Council considers the application, the report and recommendation of the Planning Department, the recommendation of the PAC, and written or oral presentations made at the hearing from interested persons who may either support or oppose the application. Following the public hearing, Council gives second reading to the amendment and a decision is made. The decision may be made at the same meeting as the public hearing or at a subsequent meeting. Like the PAC, Council meets only once per month. If Council approves the application, a notice of approval must be published in the Hants Journal. Council's decision may be appealed to the Nova Scotia Utility and Review Board within 14 days of the publication of this notice. If Council refuses to approve the application, the applicant has the right to appeal to the Nova Scotia Utility and Review Board within 14 days of receiving written notice of the refusal.

The process for a development agreement application is the same as for a land use by-law amendment.

An amendment to the Land Use By-law generally takes at least three to four months to complete once the Municipal Government Act's requirements for appeal periods and advertising have been fulfilled, monthly meetings of both PAC and Council have been held, and the publishing schedule of a local weekly newspaper has been accommodated. Development agreements may be more complex, requiring a longer time for completion.

The applicant is required to deposit with the Municipality of West Hants a fee of \$600 which must accompany the completed application form for the amendment/development agreement. This fee is intended to cover the costs of advertising. After advertising, if the amount deposited is insufficient, the applicant is responsible for any additional costs. A development agreement is subject to an additional fee to cover the cost of registering the document at the Registry of Deeds.

**APPLICATION FORM FOR
LAND USE BY-LAW AMENDMENT OR DEVELOPMENT AGREEMENT**

Letter of Explanation to Applicants:

1. Complete and submit the attached application to the Municipal Office, 76 Morison Drive, Windsor or mail to:

West Hants Planning Department
Municipality of West Hants
76 Morison Drive
P.O. Box 3000
Windsor, NS B0N 2T0
2. A \$600.00 application fee must accompany this form.
3. If the cost of advertising exceeds the \$600.00 application fee, the applicant will be invoiced accordingly.
4. Where outstanding information required to complete the application form is not provided within four months of initial submission by the applicant, then the application will be automatically considered void and the application fee lost. In light of this, please read this form in its entirety and ensure that all information requested has been forwarded correctly before signing this application.
5. It is advisable to discuss your application with Planning Department staff and familiarize yourself with the Municipal Planning Strategy and Land Use By-law. In this way, your case can be processed with a minimal degree of possible delay and conflict. Copies of the Land Use By-law and Municipal Planning Strategy are available from the Municipal Office or the Planning Department for your perusal and/or purchase, or online at www.westhants.ca.
6. If you have any questions, do not hesitate to contact the Planning Department at 798-6900.

**MUNICIPALITY OF WEST HANTS APPLICATION FORM FOR
LAND USE BY-LAW AMENDMENT OR DEVELOPMENT AGREEMENT**

1. (a) Name of Applicant _____
Mailing Address _____
Telephone (Residence) _____ (Business) _____
Email: _____

(b) Name of Property Owner (if different from above) _____
Mailing Address _____
Telephone (Residence) _____ (Business) _____

(c) If the applicant is not the owner of all lands involved in the application, then please have the owner(s) complete the following authorization.

I (We) _____

The owner(s) of the property known as:

Civic address or lot number and PID (if available)

hereby authorize _____
to make application on my (our) behalf to the Municipality of the District of West Hants for a
Land Use By-law amendment/development agreement as set out in this application.

SIGNATURE(S)

2. The subject property is located at:

Civic address or lot number and PID (if available)

(If the property does not have a designated civic address, please attach a plot plan to indicate the location of the property.)

3. Existing use(s) of subject property: (please specify below)

Existing use(s) of abutting properties:

4. (a) Are municipal services available? (please check the appropriate box below)

- | | |
|---|------------------------------------|
| <input type="checkbox"/> Water | <input type="checkbox"/> connected |
| <input type="checkbox"/> Sanitary sewer | <input type="checkbox"/> connected |
| <input type="checkbox"/> Storm sewer | |

(b) If municipal water supply and sanitary sewer services are not available has the subject property been approved by Nova Scotia Environment for an on-site disposal system?

- Yes No

(c) Does the subject property abut a public street?

- Yes No

(d) Existing Land Use By-law zoning of the subject property.

Proposed Land Use By-law zoning of the subject property.

Existing Municipal Planning Strategy designation of the subject property.

5. Give a general explanation of the proposal.

ADDITIONAL SUBMISSIONS

The following information may be required to complete your application. Please consult with the Planning Department to determine which, if any, of the following items should be submitted:

- Site Plan, drawn to scale, showing the area and dimensions of the property, the location and dimensions of existing and proposed buildings, driveways, parking areas, landscaping, etc.
- Plan of Subdivision.
- Building plans and architectural elevation drawings of any proposed structure.
- Legal description of the subject property (required for Development Agreement application).
- Proposed Servicing Plan.



DECLARATION

I certify that all the above statements and attachments are true and accurate.

Dated this _____ day of _____, _____.

Signature: _____