



MUNICIPALITY OF THE DISTRICT OF WEST HANTS
Planning Advisory Committee
March 16, 2017, 6:00 p.m.
Sanford Council Chambers

PRESENT: Councillor Jennifer Daniels, Chair
Warden Abraham Zebian
Deputy Warden Paul Morton
Councillor Rupert Jannasch
Councillor Kathy Monroe
Councillor David Keith
Councillor Tanya Leopold
Councillor Debbie Francis
Councillor Randy Hussey
Councillor Robbie Zwicker
Mr. John Smith, Citizen Member
Mr. Matt Smith, Citizen Member

STAFF: Madelyn LeMay, Director of Planning & Development
Jeanne Bourque, Planner

PUBLIC: Lorraine McQueen
Bill Preston, HAAC member

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

**Public Information Meeting – Hantsport Municipal Planning Strategy Amendment
– Enabling Rezoning Single Unit Residential (R-1) to Two Unit Residential (R-2)**

**Public Information Session – Hantsport Land Use By-Law Amendment – Rezoning
7 Jubilee Lane from Single Unit Residential (R-1) to Two Unit Residential (R-2)**

PAC members introduced themselves and described their districts or the area in which they lived.

Chair Daniels introduced the Public Information Meeting.

Ms. Bourque introduced the applicant and the member of the Hantsport Area Advisory Committee.

Chair Daniels closed the Public Information Meeting.

Ms. Bourque described the proposed Hantsport Municipal Planning Strategy and Land Use By-law amendments.

Councillor Zwicker noted that the proposed amendments fit with the style of Hantsport. Ms. Bourque noted he owns the neighbouring property.

Matt Smith asked if the neighbourhood had been polled. Ms. Bourque noted that through the public participation process adopted by the municipality, landowners within 300 feet of a property being considered for an amendment are contacted by letter. For this application, she received two calls in favour of the amendments in response to the letter.

Matt Smith asked what the impact on the assessment would be. Ms. Bourque noted that in her experience there would be no impact.

Moved and Seconded that the Planning Advisory Committee recommend that the proposed amendments to the Hantsport Municipal Planning Strategy to enable rezoning Single Unit Residential (R-1) to Two Unit Residential (R-2), as contained in the Planning Staff Report to the Hantsport Area Advisory Committee dated December 14, 2016, be sent to West Hants Council for First Reading.

Motion carried.

Moved and Seconded that the Planning Advisory Committee recommend that the proposed amendments to the Hantsport Land Use By-law to rezone 7 Jubilee Lane from Single Unit Residential (R-1) to Two Unit Residential (R-2) be deferred.

Motion carried.

APPROVAL OF AGENDA & ADDITIONS

Moved and Seconded that the agenda be approved as circulated.

Motion carried.

APPROVAL OF PLANNING ADVISORY MEETING MINUTES OF JANUARY 19, AND FEBRUARY 21, 2017

Moved and Seconded that the Planning Advisory Committee meeting minutes of January 19, and February 21, 2017 be approved as circulated noting any errors or omissions.

Motion carried.

HANTSPORT AREA ADVISORY COMMITTEE UPDATE FROM CHAIR

The Hantsport Area Advisory Committee did not meet during March.

BUSINESS ARISING FROM MINUTES

Update – MPS Amendment – rezoning lands in MR zone

The file is now closed.

Update – Amendment to Development Agreement – “The Crossing” Land Lease Community

The Development Agreement has been signed and registered; file closed.

Update – MPS Amendment – Transportation Map

Second Reading was held on March 15. The Notice of Approval will be published once approval from Service NS has been received.

Hantsport Municipal Planning Strategy Amendment – Enabling Rezoning Single Unit Residential (R-1) to Two Unit Residential (R-2)

First Reading will be held on April 11, 2017.

Update – Alternative Resource Energy Authority – Ellershouse Wind Farm Expansion

Council approved amending the existing development agreement to permit the expansion of the Ellershouse Wind Farm. The Notice of Approval will be published on March 20th with the appeal period expiring on April 3, 2017.

BUILDING AND DEVELOPMENT ACTIVITY REPORTS

(a) Monthly Reports – January and February 2017

(b) Building Code Update

The Building Official will send the Building Code Update to the Councillors.

Councillor Leopold stated she would like to have the year displayed on the monthly report reversed.

NEW BUSINESS

No New Business was heard.

MISCELLANEOUS

No Miscellaneous business was heard.

NOTICES FROM ADJACENT MUNICIPAL UNITS

Municipality of Chester

Ms. LeMay advised that a notice has been received from Chester Municipality; residential developments which now require site plan approval will also now require architectural controls.

Town of Windsor

Ms. LeMay advised that a notice was received regarding allowing urban agricultural uses, chickens, and beekeeping in the Town.

Councillor Leopold felt that current requirements for a minimum lot size to accommodate household livestock in West Hants eliminate many residents from owning poultry. Ms. Bourque noted that planning staff had spoken with a number of individual councillors on the matter. Staff had also spoken with residents who expressed concerns, but none were willing to make the application to change the Land Use By-law, so the matter was deferred to the Plan Review. Councillor Leopold asked if the PAC could request that staff undertake a report on the matter prior to the Plan Review, and Ms. Bourque confirmed that this body can direct staff to prepare reports.

Moved and Seconded to direct Planning Staff to investigate the lot size requirement for household livestock.

Motion carried.

Councillor Zwicker briefly discussed the Hantsport Land Use By-law and household livestock. Councillor Jannasch asked that staff also review the definition of barn. Ms. Bourque advised that staff will review the appropriate planning documents and policies, consider all options and alternatives, and bring this report to the PAC for review and discussion.

QUESTIONS & COMMENTS FROM PUBLIC

Mr. Preston noted that there are roosters in Hantsport.

ADJOURNMENT

Moved and Seconded that the meeting adjourn.

Motion carried.

The meeting adjourned at 6:33 p.m.

Chair