



**WEST HANTS REGIONAL MUNICIPALITY
Hantsport Area Advisory Committee (HAAC)
January 5, 2021 – 6:30p.m.
Sanford Council Chambers / Zoom**

PRESENT: Paul Morton, Deputy Mayor
Angela Carver, Resident Member
Bill Preston, Resident Member (Chair)
Glenn Deering, Resident Member
Jane Davis, Resident Member
Jason Tucker, Resident Member
Rob Frederick, Resident Member (Vice-Chair)
Elaine Warner, Resident Member

STAFF: Madelyn LeMay, Director of Planning and Development
Saira Shah, Planner
Sara Poirier, Planner
Vanessa Lake, Planning Meeting Secretary

REGRETS: There were no regrets.

PUBLIC: There were no members of the public present.

Call to Order

Chair Preston called the meeting to order at 6:30pm.

Approval of Agenda and Additions

Moved by Resident Member Carver and seconded by Resident Member Tucker that the agenda be approved as circulated. Motion carried.

Approval of Minutes

Moved by Resident Member Tucker and seconded by Resident Member Warner that the minutes be approved as circulated. Motion carried.

Business Arising from the Minutes

Food Security and Sustainability Report (Saira Shah)

Ms. Shah informed the Committee that this item will be brought forth to the Planning Advisory Committee on their January 13th meeting.

File # 20-02 Cannabis in Hantsport (Saira Shah)

Ms. Shah informed the Committee that this item has been approved by Council and is awaiting Ministerial approval.

File # 20-22 20 Main St. (Sara Poirier)

Ms. Poirier gave a presentation regarding the proposed application.

Moved by Resident Member Tucker and seconded by Resident Member Warner that:

HAAC recommends that PAC recommend that Council give First Reading and hold a Public Hearing to consider amending the Zoning Map of the Hantsport Land Use By-law to enable the lots located at 20 Main Street, Hantsport, now identified as PID 45043312 and 45043304 and after consolidation of the lots by their joint successor PID, to be rezoned from the Institutional (I) Zone to the Mixed Commercial / Residential (C-2) Zone, as shown on Figure 2, and to consider amending the text of the Hantsport Land Use By-law to add "20 Main Street, West Hants Regional Municipality, Government Office" to the list of permitted institutional uses existing as of May 1, 2018 in the Mixed Commercial / Residential (C-2) Zone, in a manner substantively the same as Attachment A, all as attached to the report to the Hantsport Area Advisory Committee dated January 5, 2021, conditional on consolidation of the lots.

Motion carried.

Building and Development Activity Report

The report had not yet been generated and will be sent to the Committee later. Ms. LeMay commented that the number of permits and development agreements was up compared to this time last year.

New Business

Review of Some General MPS Policies (First Set) (Madelyn LeMay, Saira Shah, Sara Poirier)

These policies are a part of the Planning Strategy Review. The policies are short and broad in scope, allowing for the Land Use By-law to expand upon them. The Planners explained each of the 24 policies and asked if the Committee thought it was either satisfactory for inclusion in the draft Regional MPS or should be revised for inclusion in the draft Regional MPS and referred to the Planning Advisory Committee or should be deleted. The only issue the Committee had with the policies was G7.3, regarding Signs: this policy should regulate, but not prohibit, signage in the Town Centre. For Policies G18 and G23, further discussion and clarification was requested.

Notices from Adjacent Municipal Units

There were no notices received.

Questions and Comments from Public

There were no questions or comments.

Adjournment

Moved by Resident Member Carver and seconded by Resident Member Tucker that the meeting adjourn at 8:13pm.