



**WEST HANTS REGIONAL MUNICIPALITY
Hantsport Area Advisory Committee (HAAC) Agenda
March 2, 2021 – 6:30p.m.
Sanford Council Chambers / Zoom**

1.0 Call to Order

2.0 Approval of Agenda and Additions

3.0 Approval of Minutes

4.0 Business Arising from the Minutes

4.1 Food Security and Sustainability in Hantsport (Saira Shah)

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

5.0 Building and Development Activity Reports

6.0 New Business

6.1 Council intention regarding Area Advisory Committees

6.2 Review of Some MPS General Policies (Accessory Uses and Accessory Buildings,
Administrative Policies, Home-Based Businesses)

7.0 Notices from Adjacent Municipal Units

8.0 Questions and Comments from Public

9.0 Adjournment



**WEST HANTS REGIONAL MUNICIPALITY
Hantsport Area Advisory Committee (HAAC)
March 2, 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
Elaine Warner, Resident Member
Abraham Zebian, Mayor

STAFF: Madelyn LeMay, Director of Planning and Development
Saira Shah, Planner
Mark Phillips, CAO
Vanessa Lake, Planning Meeting Secretary

ABSENT: Rob Frederick, Resident Member (Vice-Chair)

PUBLIC: There were no members of the public present.

Call to Order

Chair Preston called the meeting to order at 6:33pm.

Approval of Agenda and Additions

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

Approval of Minutes

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

Business Arising from the Minutes

Food Security and Sustainability in Hantsport (Saira Shah)

Council voted against this amendment on January 26th. This was a Planning Strategy amendment so there was no chance to appeal. This item can be removed from the agenda.

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

The Public Hearing for 20 Main St. began at Council on Tuesday February 23 and will conclude on March 23. Council will make the final decision on the application on March 23.

Building and Development Activity Report

The report had not yet been generated and will be sent to the Committee when it is ready. Ms. LeMay noted that a total of 38 applications had been received.

New Business

Council Intention Regarding Area Advisory Committees

Ms. LeMay explained that COTW has indicated it will recommend that Council disband the Hantsport Area Advisory Committee and the Windsor Area Advisory Committee and enact changes to the existing Planning Advisory Committee. Ms. Davis noted that members would have appreciated the opportunity to discuss this before COTW did so. She feels the local perspective will be lost without the Area Advisory Committees and that it is unfortunate that they could not continue at least until the planning documents are combined. Chair Preston stated that he had sent a letter to the Mayor.

The CAO Mark Phillips agreed that engagement will be reduced as will be the level of intimacy. However, he feels a strong level of engagement will be maintained through the traditional process required by the MGA. He cited the need to look for efficiencies of staff and time and is confident in the Planning Department.

The Chair asked whether this would carry on to other committees; the CAO responded that there is no indication of other committees being affected so far.

Mayor Zebian left the meeting at the end of this discussion.

Review of Some MPS General Policies (Accessory Uses and Accessory Buildings, Administrative Policies, and Home-Based Businesses)

Director LeMay and Planner Shah presented some proposed changes to some general policies within the Municipal Planning Strategy. The topics covered included Accessory Uses and Accessory Buildings, Administrative Policies, and Home-Based Businesses. The Committee did not make any motions but indicated whether they agreed with the proposed policies or not. Overall, the Committee found the proposed policies to be agreeable. Regarding Home-Based Businesses, the Committee had many questions and held various discussions about the content. They agreed there should be no limitation to the number of employees, as there are other requirements that would limit the size of the business. The Committee also thought the maximum space for a Home-Based Business should be based on 25% of the gross floor area of the home rather than a specific maximum size. Regarding Bed and Breakfasts, the Committee agreed they should not serve meals other than breakfast in Hantsport and that there should be no maximum size. Hantsport currently limits parking locations for B&Bs and the Committee agreed that this requirement be eliminated. The material considered will be carried forward into the Hantsport Secondary Plan section of the Regional Plan.

Notices from Adjacent Municipal Units

There were no notices.

Questions and Comments from Public

There were no questions or comments.

Adjournment

Moved by Resident Member Tucker and seconded by Deputy Mayor Morton that the meeting adjourn at 8:36pm. Motion carried.