



**MUNICIPALITY OF THE DISTRICT OF WEST HANTS
Hantsport Area Advisory Committee (HAAC)
November 23, 2016, 11:00 a.m.
Hantsport Office**

PRESENT: Councillor Robbie Zwicker
Jane Davis, Citizen Member
Donald Hussey, Citizen Member
Greg Pace, Citizen Member
Bill Preston, Citizen Member
Philip Zamora, Citizen Member

STAFF: Karen Dempsey, Director of Planning
Jeanne Bourque, Planner
Velma Macumber, Adm. Assistant

ABSENT: Bertina Evers, Citizen Member

Ms. Dempsey called the meeting to order at 11:00 a.m.

ELECTION OF CHAIR & VICE CHAIR

Ms. Dempsey called for nominations for the position of Chair of the Hantsport Area Advisory Committee.

Mr. Preston nominated Councillor Zwicker as Chair. Ms. Dempsey asked Councillor Zwicker if he accepted the nomination. Councillor Zwicker accepted the nomination.

Mr. Zamora nominated Ms. Davis as Chair. Ms. Dempsey asked Ms. Davis if she accepted the nomination. Ms. Davis accepted the nomination.

Ms. Dempsey called for further nominations three times. No other nominations were made.

The Committee agreed to hold a secret ballot.

Ms. Dempsey appointed Ms. Bourque and Ms. Macumber as scrutineers.

Following the counting of the ballots by Ms. Bourque and Ms. Macumber, Ms. Bourque stated that the counting of the ballots resulted in a tie.

Ms. Bourque placed the names of Councillor Zwicker and Ms. Davis into a hat. Ms. Dempsey drew a ballot, and passed it to Ms. Bourque. Ms. Bourque read the ballot and declared Councillor Zwicker as Chair.

Chair Zwicker called for nominations for the position of Vice Chair of the HAAC.

Mr. Hussey nominated Ms. Davis.

Chair Zwicker called for further nominations. Hearing none, he declared Ms. Davis as Vice-Chair.

Ms. Bourque destroyed the ballots.

APPROVAL OF THE AGENDA AND ADDITIONS

Moved and Seconded that the agenda be approved as circulated.

Motion carried.

APPROVAL OF THE MINUTES OF SEPTEMBER 14, 2016

Moved and Seconded that the Minutes of Hantsport Area Advisory Committee of September 14, 2016 be approved as circulated noting any errors or omissions.

Motion carried.

BUSINESS ARISING FROM THE MINUTES

Terms of Reference

Ms. Dempsey noted that the Terms of Reference were reformatted in the new Municipal format. The CAO has reviewed them. Ms. Dempsey advised that the HAAC at their meeting in June 2016 had wanted a clause stating that the Chair and Vice Chair be restricted to a person who resides in the community of Hantsport, as their Council representative could be from another district. The Committee asked that this be sent back to the CAO for reconsideration. The CAO and the municipal solicitor reviewed this again, and it was determined that it is up to Council to appoint someone to sit on the Committee as the municipal representative. However, it should be clarified that the majority of the HAAC members reside in Hantsport, and the HAAC is free to choose whichever of their members they wish to be Chair and Vice Chair.

Update – Existing Two Unit Dwellings

Ms. Bourque advised that the Hantsport Land Use By-law amendments were approved at the September 13, 2016 Council meeting, the final review was done by Municipal Affairs on October 4th, and all existing (as of 2010) two unit dwellings in the Residential Single Unit (R-1) zone are conforming uses.

This matter can now be removed from the agenda.

Update - Housekeeping Amendments to Hantsport Municipal Planning Strategy and Land Use By-law

Ms. Bourque advised that over the last year she and Ms. Dempsey have had an opportunity to work more closely with the Hantsport planning documents, and they have noted some fundamental flaws in the Municipal Planning Strategy (MPS). Of particular concern is the weight that has been given to a household survey that was undertaken in 2008 by the Hantsport Planning Advisory Committee. While there was a good response rate, 33%, or 202 of 606 households responding, how this response was interpreted is stated in the MPS and demonstrates a grave yet common error. For example, if the majority of survey respondents state an opinion, this cannot be interpreted to mean that the majority of the community residents hold that opinion. One hundred percent of the survey responses only equals one third of the whole community. So to state that "most residents" support something, when "most residents" is derived from half of the 33% of respondents, is erroneous. It would be more accurate to say that about 60% of the respondents, or 20% of the residents overall, held a particular opinion.

Overall, how the survey was utilized should be reviewed and corrected.

The Committee discussed a variety of issues with the Hantsport MPS. Particular omissions have previously been discussed such as the lack of provisions to enable proposals for rezoning property from Residential Single Unit (R-1) to Residential Two Unit (R-2). Ms. Bourque advised that she and Ms. Dempsey originally thought this could be done as a housekeeping amendment at a later date. However, a request came to the planning department to rezone a property in Hantsport from R-1 to R-2, and it could not be considered until the MPS amendment was completed. The applicant was willing to pay the costs for the MPS amendment as well as the rezoning.

Ms. Bourque advised that the two applications will be processed together, as much as possible, with Public Hearings being done at the same time. Then consideration of the rezoning application will have to be suspended until such time as Council makes the final decision on whether or not to approve the MPS amendments. If the amendments are approved, then this would enable the application for rezoning to

proceed. Ms. Bourque stated she hoped to have a staff report for January's HAAC meeting.

NEW BUSINESS

Bill 177

Ms. Davis brought up the matter of Bill 177. Ms. Dempsey advised that the Province passed Bill 177 to enable municipalities to create by-laws to give new commercial endeavors tax breaks, and that there would be certain considerations that must be met before this can happen.

The Committee discussed Bill 177 and whether it could be applied to Hantsport and other areas in West Hants. They asked Staff to contact the Town of Windsor's Planner to see how they were dealing with the new legislation.

Moved and Seconded to direct Staff to conduct a preliminary investigation with respect to Bill 177, and to contact other municipal units such as the Town of Windsor to determine how they are dealing with the legislation, and to report back to HAAC on December 14, 2016.

Motion carried.

MISCELLANEOUS

No Miscellaneous Business was heard.

QUESTIONS AND COMMENTS FROM PUBLIC

No members of the public were in attendance.

NEXT MEETING DATE

The next regular HAAC meeting will be scheduled for December 14, 2016 at 11:00 am.

ADJOURNMENT

Moved and Seconded that the meeting adjourn.

Motion carried.

The meeting adjourned at 12:15 pm.

Chair