



MUNICIPALITY OF THE DISTRICT OF WEST HANTS
Hantsport Area Advisory Committee (HAAC)
Wednesday, February 10, 2016 11:00a.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, Admin. Assistant

REGRETS: Rachel Adrian, Citizen Member

Ms. Dempsey called the meeting to order at 11:00 a.m. Ms. Bourque advised that Ms. Adrian was taking university classes on Wednesdays at 11:00 a.m. She stated she will talk to Ms. Adrian about her wishes to continue on with the Committee.

Ms. Dempsey asked the Committee if there were any items that they would like added to the agenda.

Mr. Hussey advised that he would like to add an item with respect to a long term care facility. Ms. Dempsey advised that this matter can be added under New Business.

Mr. Pace requested that clarification with respect to the planning documents and the August 2015 amendments to those documents, be added to the agenda

Ms. Dempsey asked the Committee if they were comfortable with having the election of the Chair and Vice Chair at this meeting. The Committee agreed to go forward with the election at this meeting.

ELECTION OF CHAIR & VICE CHAIR

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

Mr. Preston and Mr. Pace nominated Councillor Zwicker as Chair.

Ms. Dempsey called for further nominations.

Ms. Dempsey declared Councillor Zwicker as Chair. He accepted the position.

Chair Zwicker called for nominations for the position of Vice Chair of the Hantsport Area Advisory Committee.

Ms. Davis nominated Mr. Zamora as Vice Chair.

Chair Zwicker called for further nominations. Hearing none, he declared Mr. Zamora as Vice Chair. Mr. Zamora accepted the position.

NEW BUSINESS

Clarification of Amendments to Planning Documents

Ms. Bourque explained that when the former Town of Hantsport dissolved she had researched the Hantsport Council minutes and correspondence with respect to a number of Land Use By-law (LUB) and Municipal Planning Strategy (MPS) amendments made since the documents were adopted in 2010. She found documentation with respect to the approval process of the amendments but the actual planning documents were not revised to incorporate these amendments. This has now been done, and the consolidated list of amendments in the front of the documents reflects when the revisions were made.

Mr. Hussey stated he felt the planning documents were unique and forward thinking.

Ms. Dempsey noted that one interesting item in the Hantsport planning documents was the ability to consider rezoning any lands to Multiple Residential (R-3) Zone. Multiple unit dwellings can only be considered by development agreement or rezoning in very few areas of West Hants. Ms. Dempsey stated however, Hantsport does not have the ability for development agreements. She suggested that more discussion is needed on that matter and would come later as the Committee continues.

Ms. Bourque advised that a 2010 Fee Schedule was just recently found for Hantsport. Ms. Dempsey advised that the Fee Schedule will be rescinded at a future Council meeting in order to bring Hantsport fees for building permits, etc. in line with the fees charged for the rest of the Municipality.

Mr. Preston mentioned the matter of Deed Transfer Tax for Hantsport. Ms. Dempsey advised that this matter was not a planning issue. She suggested that any concerns be expressed to Chair Zwicker to bring up to Council. Chair Zwicker advised that he did raise this matter to Council.

Mr. Hussey asked if Hantsport had been utilizing the Planning Department prior to its dissolution. Ms. Dempsey advised that Hantsport had a contract with West Hants for building inspection services prior to the dissolution but this did not include planning services.

Draft Terms of Reference

Ms. Dempsey reviewed the draft Terms of Reference with the Committee.

Discussion was held on the following:

- Under Formation/Duration: It was suggested that this section needs to be reworked.
- Under Membership: The first bullet should read: "One (1) Municipal Councillor whose district includes Hantsport *community*"
The second bullet should read: "Up to seven (7) members of the public who reside in Hantsport."
- Under Appointment: It was suggested that perhaps the Committee could look at staggered memberships. Staff will prepare an information report to bring back to the next meeting.
- Under Officers. The first sentence should read: "The Chair and Vice Chair are elected by the majority of the members *and shall be residents of the Community of Hantsport.*"

The Committee agreed that more time is required for further review of the Terms of Reference. Staff will take away the changes and bring them back to the next meeting.

NEXT MEETING DATE

The next HAAC meeting will be scheduled for Wednesday, March 9, 2016 at 11:00 a.m.

NEW BUSINESS CONTINUED

Asset Mapping Exercise

Ms. Dempsey guided an exercise in asset mapping. She asked the Committee to think about why they live in Hantsport and what things that they feel are the most important assets in Hantsport.

The following factors were listed:

Natural Assets

- Hantsport Memorial Community Centre (HMCC)
- Rural feel
- Downtown – level landscape good for walking
- Quiet

Services Assets

- Central sewer and water
- Proximity of school (Grades 1-8), banks, post office, medical/health clinic, Tim Hortons, pharmacy, grocery store
- Railway
- Proximity to hospital

Built Assets

- Heritage (Churchill House and Marine Museum)
- HMCC
- Library
- School
- Churches (4)
- NSLC
- Cemetery
- Senior housing

Social Assets

- People/skills
- Church organization
- HMCC
- Volunteers
- Safety and security in general sense
- Good place to raise families
- Close knit community

- Community spirit
- Flexibility of development rules

Economic Assets

- CKF
- Proximity to Halifax and Annapolis Valley
- Central location
- Empty and vacant buildings
- Major industrial buildings
- Developable land
- International port
- Railway connection
- Proximity to Glooscap First Nation Community

Mr. Preston left the meeting at 12:08 p.m.

Discussion was held with respect to the pros and cons of development agreements.

Long Term Care Facility

Mr. Hussey advised that he wanted to bring forward to the Committee some information with respect to the possibility of a long term care facility locating in Hantsport for the communities of Hantsport and Glooscap First Nation. This proposal would be for a 36-39 bed unit facility which would create many jobs. A feasibility study was completed with four possible locations in mind. Mr. Hussey expressed urgency with respect to a business plan in order to be ready for a RFP to be submitted to the Province. Planning Staff asked Mr. Hussey to visit the Planning Department to discuss with staff the idea from a planning perspective to see where there is suitable land, etc.

ADJOURNMENT

Moved by Mr. Hussey and Mr. Pace that the meeting adjourn.

Motion carried.

The meeting adjourned at 1:05 p.m.

Chair