



**MUNICIPALITY OF THE DISTRICT OF WEST HANTS
Hantsport Area Advisory Committee (HAAC)
June 8, 2016, 11:00 a.m.
Hantsport Office**

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

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

Chair Zwicker called the meeting to order at 11:00 a.m.

APPROVAL OF THE AGENDA AND ADDITIONS

Moved and Seconded that the agenda be approved as circulated.

Motion carried.

APPROVAL OF THE MINUTES OF MAY 11, 2016

Moved and Seconded that the Minutes of Hantsport Area Advisory Committee of May 11, 2016 be approved as circulated noting any errors or omissions.

Motion carried.

BUSINESS ARISING FROM THE MINUTES

Draft Terms of Reference

Ms. Dempsey pointed out that the draft Terms of Reference was reformatted. She advised that it was reviewed by the CAO and the municipal solicitor, and three changes were recommended:

- Under Members/Composition, it was felt that that the municipal councillor that sits on the Committee can be from any district. This is in case the councillor from Hantsport leaves the Committee.

- It was recommended that with the nomination of the Chair and Vice Chair that it not be restricted to a person who just resides in the community of Hantsport, as the councillor could be from another district.
- Under Jurisdiction, HAAC is an Area Advisory committee under Section 201-204 of the Municipal Government Act.

Committee members expressed concerns that the HAAC committee would become undermined if the Chair and Vice were not residents from the Hantsport community, which could indirectly affect their community's interests.

Staff advised that it is unknown until the NS Appeal Court makes its decision with respect to the Polling District Boundary Review about whether Hantsport will become its own polling district or part of a larger polling district. Despite this court decision about polling districts it was noted that potential councillor candidates are not required to reside in the polling district they wish to represent, candidates are only required to be a resident of the Municipality of West Hants.

The Committee agreed that they wanted the Terms of Reference to be sent back to the CAO as they disagreed with the recommended change and felt that the Chair and Vice-Chair should be residents of the community of Hantsport.

Moved and Seconded that draft Terms of Reference be reverted back to the original that was submitted to CAO for approval which stated that the Chair and the Vice-Chair be residents of the community of Hantsport.

Motion carried.

NSPDA Spring Conference – May 18-20, 2016

Mr. Preston shared his conference experience with the Committee. He attended the session about downtown revitalizations and the Planning 101 workshop. Mr. Preston stated he was very impressed with the knowledge and expertise shown.

Ms. Dempsey and Ms. Bourque also shared their experience of the conference. Ms. Dempsey attended a session about dealing with coastline properties, and another session with respect to a project called Recreation for Mental Health. Ms. Bourque attended a workshop about exploring rural housing needs; the focus being on housing for low income and elderly residents.

Ms. Bourque advised that she will circulate a link to the conference presentations to the Committee. Discussion was held about MP Andy Filmore's presentation at the conference concerning infrastructure funding and about possible funding opportunities for capital projects in Hantsport.

Focus & Priorities cont'd

Ms. Dempsey advised that following last month's discussion about focus and priorities for the HAAC she and Ms. Bourque had discussed the Hantsport Planning Documents and how they differ from the West Hants MPS and LUB in that the Integrated Community Sustainability Plan (ICSP) forms part of the Hantsport MPS while it is separate from the MPS in West Hants. While an MPS has some statutory authority under the Municipal Government Act the ICSP's do not. Most of the ICSP goals cannot be addressed in policies for land use planning. Ms. Dempsey advised that it was her understanding from the discussion from the last HAAC meeting, the focus and priorities were leaning towards community promotional and partnership ideas. Ms. Dempsey stated although she thought they were good ideas, the Committee as well as staff are limited in their ability to address these issues from a land use planning perspective. However, there are other organizations and partnership resources such as THIDA, Chambers of Commerce, the BDC, REN, and HMCC, etc. they may be able to assist the community.

Ms. Dempsey suggested that in going forward with respect to a land use planning perspective that the Committee review the existing zoning map and try to identify properties where the zoning does not seem appropriate for the use or area. Ms. Dempsey noted that Hantsport does have some vacant properties that are zoned Multiple Residential (R-3) for multiple unit dwellings. However, when reviewing the LUB requirements, it was recognized that there are no height or size restrictions on new multiple unit dwellings. Ms. Dempsey stated these are the kind of things that the Committee could look at, what they want to see, and would it be appropriate for the area, etc. She stated that the Committee does not want to be too restrictive and curtail development; however, requirements should not be left wide open with little control.

Multiple Unit Dwellings

Ms. Bourque circulated excerpts from both the Hantsport and West Hants Municipal Planning Strategies, with respect to policies on multiple unit residential development. She referred to Policy IM-3 in the Hantsport MPS, and the criteria that Council has to consider before approving a rezoning. She pointed out that there are requirements in the LUB as well that have to be followed when considering a rezoning. Ms. Dempsey circulated excerpts from the LUB to the Committee.

Ms. Dempsey noted that there are no policies in the Hantsport MPS to allow Council to consider uses through development agreements. Development agreements would allow Council some flexibility and control over new developments.

Discussion was held about the public participation process and the length of time it takes to rezone land.

Ms. Bourque noted that the Hantsport development policies actually begin on Page 22 of the MPS. She advised that once any property is rezoned, any use listed under the permitted uses of that zone can occur as-of-right. All that would be required is a building and development permit.

Ms. Dempsey suggested that the Committee take away from this discussion and think about what they would like to see for multiple unit residential development.

MISCELLANEOUS

No Miscellaneous Business to be heard.

QUESTIONS AND COMMENTS FROM PUBLIC

No members of the public were in attendance.

NEXT MEETING DATE

Ms. Dempsey asked if the Committee would be in agreement with a break during the summer months and meeting again in September. The Committee discussed this matter, and agreed that the Committee would meet informally on July 13, 2016 at 11:00 am without staff.

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

ADJOURNMENT

Moved and Seconded that the meeting adjourn.

Motion carried.

The meeting adjourned at 12:44 pm.

Chair