



**MUNICIPALITY OF THE DISTRICT OF WEST HANTS
Hantsport Area Advisory Committee (HAAC)
July 13, 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 JUNE 8, 2016

Moved and Seconded that the Minutes of Hantsport Area Advisory Committee of June 8, 2016 be approved as circulated noting any errors or omissions.

Motion carried.

BUSINESS ARISING FROM THE MINUTES

Draft Terms of Reference

The Committee agreed to defer this matter until September.

Focus & Priorities

The Committee agreed to defer this matter until September.

Multiple Unit Dwellings

The Committee agreed to defer this matter until September.

NEW BUSINESS

Housekeeping Amendments to Hantsport Land Use By-law

Ms. Bourque explained background information which led up to staff preparing a report with respect to HLUB amendments to allow existing two unit dwellings in the Single Unit Residential (R-1) zone. Ms. Bourque advised that the planning department had received zoning and potential use inquiries on 11 Porters Avenue in Hantsport. Staff researched the matter and found that a building permit was issued in 1987 for an addition for a second dwelling unit but the zoning was not changed. This makes the use of the dwelling as two units non-conforming.

Ms. Bourque advised that the non-conforming status restricts what can be done on a property such as expanding the living space or rebuilding. Also, if a non-conforming use ceases to exist for more than six months, it cannot start again. She advised that staff conducted a brief site survey of the area noting other existing two unit dwellings, and concluded that there had been an oversight in the drafting of the 2010 HLUB. In addition, there are no enabling policies in 2010 HMPS that would allow rezoning property from R-1 to R-2. Staff are proposing Land Use By-law amendments that will permit two unit dwellings that existed at the time of the adoption of the planning documents in 2010.

The proposed HLUB amendments are as follows:

- The first is to add to the list of permitted uses for the Single Unit Residential (R-1) zone– “Existing two unit dwellings”
- The second is to amend the definition of “existing” so it reflects the change to the R-1 permitted uses

A lengthy discussion was held with respect to what the HLUB amendments were and how they relate to two unit dwellings that existed prior to the adoption of the 2010 planning documents.

The Committee also discussed possibilities to address how two unit dwellings proposed after 2010 could be enabled through an amendment to the HMPS. Staff have been directed to prepare a report for the September 2016 HAAC meeting on this issue.

The following motion was made:

Moved and Seconded to accept staff's recommendation and that the Hantsport Land Use By-law amendments as contained in the Staff Report of July 13, 2016 be forwarded to the Planning Advisory Committee for further consideration and action.

Motion carried.

Ms. Bourque explained the public participation process for the approval of the HLUB amendments.

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 September 14, 2016 at 11:00 am.

ADJOURNMENT

Moved and Seconded that the meeting adjourn.

Motion carried.

The meeting adjourned at 12:01 pm.

Chair