



**MUNICIPALITY OF THE DISTRICT OF WEST HANTS  
Hantsport Area Advisory Committee (HAAC)  
September 14, 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

**STAFF:** Jeanne Bourque, Planner

**REGRETS:** Karen Dempsey, Director of Planning  
Velma Macumber, Admin Assistant  
Bertina Evers, Citizen Member

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

**APPROVAL OF THE AGENDA AND ADDITIONS**

Ms. Davis requested that an item be added under New Business, "Tiny Homes".  
**Moved and Seconded that the agenda be approved as amended.**

**Motion carried.**

**APPROVAL OF THE MINUTES OF July 13, 2016**

**Moved and Seconded that the Minutes of Hantsport Area Advisory Committee of July 13, 2016 be approved as circulated noting any errors or omissions.**

**Motion carried.**

**BUSINESS ARISING FROM THE MINUTES**

**Draft Terms of Reference**

Ms. Bourque did not have the final version of the Terms of Reference as approved by the CAO, these will be circulated prior to the next HAAC meeting.

**Focus & Priorities**

Ms. Bourque commented that the Committee is now moving into the area of day to day operations, such as the amendments to the planning documents to permit

existing two unit dwellings that are underway, and more staff reports being prepared that the Committee will be reviewing. She suggested that perhaps future discussion could be on the Plan Review and potential timelines for that. Ms. Davis suggested that the list of focus & priorities as contained in the May 2016 minutes could be used for discussion.

### **Existing Two Unit Dwellings**

Ms. Bourque reported that the Public Hearing on this LUB amendment was held on September 13, and Council approved the amendments. This decision will now be published, and there is a 14 day appeal period during which appeals may be submitted to the Nova Scotia Utility and Review Board. If no appeals are received by the NSUARB, then the amendments are effective.

### **Housekeeping Amendments to Hantsport Land Use By-law**

Committee members inquired how new two unit dwellings could be accommodated within Hantsport. Ms. Bourque reported that work was yet to begin on a staff report that would address how to deal with new applications for two units dwellings on a go forward basis.

Ms. Bourque also noted that staff were also working on the staff report as noted in the May 11 minutes, which will review Multiple Unit Residential zone specifications. Ms. Davis provided Ms. Bourque with some samples of how other communities are dealing with this matter.

## **NEW BUSINESS**

### **Tiny Homes**

Discussion was held to clarify the terms, "Mini Home" and "Tiny Home". A "Mini Home" is a term used in the planning documents and is clearly defined in the Land Use By-law as a particular type of structure. The term "Tiny Home" is a marketing term used by the public and some in the development community while promoting smaller residential structures. The planning documents have no restrictions on what size a dwelling unit can be, and Ms Bourque will inquire of the Building Official as to whether or not the National Building Code has any restrictions on size.

## **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 Wednesday november 23, 2016 at 11:00 am.

**ADJOURNMENT**

**Moved and Seconded that the meeting adjourn.**

**Motion carried.**

The meeting adjourned at 11:55 am.

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Chair