



**MUNICIPALITY OF THE DISTRICT OF WEST HANTS  
Hantsport Area Advisory Committee (HAAC)  
January 11, 2017, 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:** Karen Dempsey, Director of Planning  
Velma Macumber, Admin. Assistant

**REGRETS:** Jeanne Bourque, Planner

**GUEST:** Lorraine McQueen

Chair Zwicker called the meeting to order. Ms. Dempsey announced to Committee members that this would be her last HAAC meeting as she was retiring and her last day of work is January 20, 2017.

**APPROVAL OF THE AGENDA AND ADDITIONS**

The following item was added under Miscellaneous:

- Multiple Unit Residential (R-3) Zone

**Moved and Seconded that the agenda be approved as amended.**

**Motion carried.**

**APPROVAL OF THE MINUTES OF DECEMBER 14, 2016**

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

Mr. Pace noted that the minutes stated he was present at the last meeting, but he did not attend.

**Motion carried.**

## **BUSINESS ARISING FROM THE MINUTES**

### **Update - Amendments to Hantsport Municipal Planning Strategy and Land Use By-law to enable rezoning to R-2**

Ms. Dempsey advised that in December 2016, the HAAC recommended that HMPS amendments, that would enable rezoning from R-1 to R-2, go to PAC for consideration. It was noted that currently the HMPS policies do not enable this type of rezoning though it does enable rezoning from R-1 to R-3. An application was received for rezoning property from R-1 to R-2, and this is why the amendments were being expedited. It is anticipated that the HMPS amendments and the rezoning occur simultaneously, however, the rezoning is conditional on the approval of the new MPS policies. Ms. Dempsey advised that the HMPS amendments will be considered by PAC on January 19, 2017.

### **Bill 177**

Ms. Dempsey reported that she met with the Windsor, Town Planner, Devin Lake to discuss how Windsor intends to proceed with a new By-law enabled by Bill 177. She advised that Devin concurred that the first step in this process is to conduct a detailed financial analysis of commercial assessments within a defined area. To the best of her knowledge this type of analysis requires the expertise of an accountant and finance staff at both Windsor and West Hants are currently concentrating their resources on preparation of the 2017-2018 budgets.

Ms. Dempsey asked the Committee for direction. The Committee agreed to keep the matter on the agenda to serve as a reminder.

**Moved and Seconded that staff continue the research component with respect to Bill 177 and contact the Town of Yarmouth for their comments, and this matter be discussed with the Planning Director's successor.**

**Motion carried.**

### **Update – HAAC member vacancies**

Ms. Dempsey reported that one of the interviewees for PAC Citizen members was contacted to see if they were interested in sitting on HAAC as they resided in Hantsport. She advised that that person was unable to assume the responsibility as they worked during the day and would be unable to attend day time HAAC meetings.

## **NEW BUSINESS**

### **Application to rezone 7 Jubilee Lane from Single Unit Residential (R-1) to Two Unit Residential (R-2) – Lorraine McQueen, File # HLUB 16.03**

Ms. Dempsey advised that an application was received from Lorraine McQueen to rezone 7 Jubilee Lane from R-1 to R-2. Ms. Dempsey noted that the staff report dated January 11, 2017 stated that the subject property was owned by Becky Corkum, and that Lorraine McQueen was the trustee with the authority to apply for the rezoning. However, Lorraine advised that the property is held in a trust and that both Corkum and McQueen are trustees.

Ms. Dempsey reviewed the staff report with respect to the property location and surrounding uses, as well as the general HMPS policies that must be considered for any rezoning.

The Committee briefly discussed the proposal and asked the applicant about the number of driveways that would be placed on the property. The HAAC agreed with the staff recommendation as outlined in the staff report as Option 1.

**Moved and Seconded that the proposed application to rezone 7 Jubilee Lane from Single Unit Residential (R-1) to Two Unit Residential (R-2) be forwarded to the Planning Advisory Committee for further consideration and action.**

**Motion carried.**

## **MISCELLANEOUS**

### **Multiple Unit Residential (R-3) Zone**

Ms. Davis noted that at a previous HAAC meeting, the Committee directed staff to review the Multiple Unit Residential (R-3) zone specifications due to the lack of restrictions as they relate to building height and size and bring information back to the Committee. Ms. Davis inquired about the status of this matter.

Ms. Dempsey advised that she and Ms. Bourque had discussed the matter and concluded that if the zone requirements were to be amended that a broader discussion about the Multiple Unit Residential (R-3) zone is required at both the staff and HAAC level. Due to the number of applications that staff are currently dealing with this discussion has not progressed any further.

This matter will be added to the next HAAC meeting agenda to serve as a reminder.

## **QUESTIONS AND COMMENTS FROM PUBLIC**

Lorraine McQueen was the only member of the public in attendance and had no further comments than those expressed earlier in the meeting.

## **NEXT MEETING DATE**

The next regular HAAC meeting will be scheduled for February 8, 2017 at 11:00 am.

## **ADJOURNMENT**

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

**Motion carried.**

The meeting adjourned at 11:24 am.

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Chair