



**MUNICIPALITY OF THE DISTRICT OF WEST HANTS
Hantsport Area Advisory Committee (HAAC)
April 12, 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: Madelyn LeMay, Director of Planning and Development
Jeanne Bourque, Planner
Velma Macumber, Admin. 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.

Motion carried.

APPROVAL OF THE MINUTES OF JANUARY 11, 2017

Moved and Seconded that the Minutes of Hantsport Area Advisory Committee of January 11, 2017 be approved as circulated noting any errors or omissions.

Motion carried.

BUSINESS ARISING FROM THE MINUTES

Update - Hantsport Municipal Planning Strategy and Land Use By-law amendments to enable rezoning to Two Unit Residential (R-2) Zone

Ms. Bourque advised that the amendments went to First Reading on April 11, 2017, and the Public Hearing is scheduled for May 9, 2017.

Update – Hantsport Land Use By-law amendment to rezone 7 Jubilee Lane from Single Unit Residential (R-1) Zone to Two Unit Residential (R-2) Zone

Ms. Bourque advised that the rezoning application is on hold until the HMPS amendments to enable the rezoning have been approved by the Minister of Municipal Relations. She advised that Mrs. McQueen is aware of the length of time for both processes.

Update – Bill 177

Ms. LeMay advised that the idea of creating commercial zones that this Bill would apply to would be something that could be looked at during the Plan Review, but it is a complex one in which many factors would have to be considered.

Ms. Davis advised that it was her understanding that the Town of Wolfville had created a commercial tax relief policy, and that the Town of Windsor is in the process of doing this. She advised that Ms. Dempsey had been asked to contact the Town of Yarmouth for their comments. Ms. Davis said that she was proposing that Bill 177 only apply to the community of Hantsport as it has its own planning documents, and not West Hants as a whole.

Ms. LeMay advised that Ms. Dempsey had left her a message stating that Devin Lake, Planner for the Town of Windsor, had advised that the Town was not going forward with Bill 177. However, since that time, Mr. Lake is no longer doing planning for the Town of Windsor. She stated she had heard that Colin Simic, Planner for the Town of Wolfville, was going to be doing the planning for the Town of Windsor. Ms. LeMay said she will contact him about this.

Ms. Bourque noted that the Director of Finance, Martin Laycock, had advised that an extensive financial analysis would have to be done to determine the overall implications of this Bill on West Hants.

Multiple Unit Residential (R-3) Zone

Ms. Bourque advised that this matter was put on the agenda as a reminder to be looked at with respect to how to fit it into staff's work plan. She stated that she has not had the opportunity to review this to date. Ms. Bourque advised that the Institutional Zone needs to be reviewed as well as it is very restrictive.

Discussion was held with respect to lack of policies to allow Home Based Businesses. Also discussed was the matter of the Commercial Zone being wide open to allow any commercial use, and the potential need for controls to be put in place.

Mr. Hussey asked if Land Use By-law amendments could be done to allow Home Based Businesses and to cover Institutional uses. Ms. LeMay advised that with respect to amendments, the Committee would have to look at where they would want those uses to be permitted, as well as including policies in the MPS to allow the uses, and creating regulations in the Land Use By-law. Ms. LeMay noted that Ms. Bourque is currently working on several applications for amendments. All amendments take time and are generally dealt with in the order in which the applications are received. Ms. LeMay commented that the more time spent on amendments, the less time there is to work on the Plan Review.

Chair Zwicker asked about amendments to permit residents in Hantsport to have chickens. Ms. LeMay advised that Ms. Bourque is currently drafting amendments to the West Hants Land Use By-law to allow household livestock such as chickens on smaller parcels of land than what is currently permitted. Ms. LeMay suggested that Hantsport could be included in that review.

Chair Zwicker asked if amendments could be drafted for the next HAAC meeting. Ms. Bourque advised that the amendments could not be drafted for the next meeting as the other applications for amendments she has before her would take priority.

Ms. LeMay asked if the Committee would like these amendments done during the Plan Review. Mr. Pace expressed concern with respect to the lack of flexibility in allowing people to be creative as to what they can do on their properties, and that creativity is being stifled.

The Committee directed staff to look at allowing chickens and bees in Hantsport.

NEW BUSINESS

There was no New Business to discuss.

MISCELLANEOUS

Public Participation Process

Ms. Davis expressed concern with what she felt was a lack of notification with respect to the Public Hearing on the Hantsport Cemetery By-law. Ms. Davis suggested that a notice about the public hearing should have been mailed out to each resident of Hantsport. Staff noted that this was not a planning matter and had been done through the Recreation Department, following the requirements for such by-laws.

Discussion was held about the public participation process, and how it could be improved. Chair Zwicker advised that he would discuss the matter of a quarterly newsletter with the CAO to get information out to the public.

NS Planning Directors Association Spring Conference - May 17-19, 2017

The NSPDA Spring Conference May 17-19 entitled "Take It to the Streets" takes place at the Lord Nelson in Halifax. The conference program has not been finalized at this time. However, it was noted that two staff members, and one PAC representative and one HAAC representative are permitted to attend the conference.

Mr. Preston and Ms. Davis both expressed interest in attending the conference. Ms. Davis said she will check her schedule. If she cannot attend, then Mr. Preston will go.

MOVED and SECONDED to recommend to the Planning Advisory Committee to permit one HAAC member to attend the NS Planning Directors Association Spring Conference - May 17-19, 2017.

Motion carried.

NS Development Officers Association Spring Conference – May 10-12, 2017

Ms. Bourque advised that the NS Development Officers Association Spring Conference is being held in May as well. Ms. LeMay noted that Committee members could attend this conference as it is at the Old Orchard; anyone wishing to attend should let Ms. LeMay know. Ms. Bourque advised that Mr. Bruce McDow of Cottage Country developments will be attending the conference and she will be attending as well and sitting on a panel with Mr. McDow to speak about bare land condominium development.

Hantsport Plan Review

Discussion was held with respect to the Hantsport Plan Review and creating something fresh and forward thinking for the planning documents.

Municipal Climate Change Action Plan (MCCAP) Committee meeting – April 12, 2017

Ms. Bourque invited Committee members to attend the MCCAP meeting on April 12th at 10:00 am at the Municipal Office.

QUESTIONS AND COMMENTS FROM PUBLIC

No members of the public were present.

NEXT MEETING DATE

The next regular HAAC meeting will be scheduled for May 10, 2017 at 11:00 am.

ADJOURNMENT

Moved and Seconded that the meeting adjourn.

Motion carried.

The meeting adjourned at 12:13 p.m.

Chair