



**MUNICIPALITY OF THE DISTRICT OF WEST HANTS
Hantsport Area Advisory Committee (HAAC)
May 10, 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
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 APRIL 12, 2017

Moved and Seconded that the Minutes of Hantsport Area Advisory Committee of April 12, 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. LeMay advised that the amendments went to Public Hearing and Second Reading on May 9, 2017. Now these can be sent to the Provincial Director for approval.

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. LeMay 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, then it will follow the process.

Multiple Unit Residential (R-3) Zone

Ms. LeMay advised that the matter of the Multiple Unit Residential (R-3) zone was brought forward from the Committee discussion of January 11, 2017. She noted that in the Hantsport Municipal Planning Strategy background documents, there had been clear intent to place controls for the Multiple Unit Residential (R-3) Zone with respect to restricting the number of units and size. However, there are no height restrictions in the Land Use By-law, so any multiple unit building can be constructed as-of-right with a development permit, and no public consultation is required.

The Committee continued discussion regarding Land Use By-law amendments to put in place height restrictions for different types of multiple unit buildings. Ms. LeMay stated she will prepare some draft amendments to deal with the issue.

Update – Bill 177

Ms. LeMay advised that she was unable to speak with the planner in Yarmouth as they are short staffed now, and only have a consultant working. She advised that the Town of Windsor's planner has changed and there has not been anything further on Bill 177 since the fall of 2016. Ms. LeMay advised that the Town of Mahone Bay rejected the idea; and the Town of Shelburne is considering it.

Ms. LeMay advised that the intent of Bill 177 is to encourage new business to the serviced areas and provide for brownfield redevelopment. Commercial assessment increases could be phased in for restorations or new construction, including brownfield remediation, for deferring property tax bills. The area must be serviced with municipal water and sewer services. Ms. LeMay noted that this would require a municipal planning strategy amendment.

Ms. LeMay advised that in discussion with the Director of Finance, a very detailed financial analysis would have to be done to create a formula that would stage the increases annually, and that it could not waive more than 50 percent of the tax revenue generated by either the investment or redevelopment over a maximum of ten years.

The Committee continued discussion on Bill 177, and if it could be applied to Hantsport' s commercial areas. Ms. LeMay will look into whether the Town of Yarmouth has used the by-law since they have put in place.

NEW BUSINESS

There was no New Business to discuss.

MISCELLANEOUS

No Miscellaneous Business was heard.

QUESTIONS AND COMMENTS FROM PUBLIC

No members of the public were present.

NEXT MEETING DATE

The next regular HAAC meeting will be scheduled for June 14, 2017 at 11:00 am.

ADJOURNMENT

Moved and Seconded that the meeting adjourn.

Motion carried.

The meeting adjourned at 11:45 a.m.

Chair