



**MUNICIPALITY OF THE DISTRICT OF WEST HANTS
Hantsport Area Advisory Committee (HAAC)
June 14, 2017, 11:0 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
- PUBLIC:** Five members of the public were present.

Chair Zwicker called the meeting to order at 11:02 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 MAY 10, 2017

Moved and Seconded that the Minutes of Hantsport Area Advisory Committee of May 10, 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 that were sent to the Provincial Director for approval have been returned. A Notice of Approval will be published in the Valley

Journal Advertiser and the amendments are effective on the date of the advertisement.

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 a recommendation for First Reading will be dealt with at the PAC meeting on June 15, 2017.

Update – Bill 177

Ms. LeMay advised that she spoke with the planner of Town of Yarmouth with respect to Bill 177, and they have received three applications. No further information was available.

NEW BUSINESS

Hantsport Land Use By-law Amendment – Multiple Unit Residential (R-3) Zone

Ms. LeMay gave a PowerPoint presentation with respect to text amendments to the Hantsport Land Use By-law to limit the height of buildings and limit the number of units within a multi-unit dwelling in the Residential Multiple (R-3) Zone. Ms. LeMay advised that in preparation of writing a report for the amendments, it was noted that there were no height restrictions in the Land Use By-law for any buildings other than accessory buildings. All accessory structures, including those in the Industrial (M) Zone were limited to 5 m. in height.

The members of the public were asked if they had any comments or questions.

Margaret Weir and Maxine Clarke expressed concerns with respect to the possibility of multi-dwellings such as a long-term facility being developed in their neighborhood, and that the character of the neighbourhood would be changed drastically.

The Committee discussed each text amendment and agreed to recommend the following:

- Clarifying the definition of "Height"
- Maximum number of units per townhouse would be limited to four (4)
- Apartment buildings would be removed from the list of permitted uses, but apartment buildings existing as of June 14, 2017 would be permitted

- Adding an exception for accessory buildings in the Industrial (M) zone to exceed 5 m in height

Moved and Seconded that HAAC recommends that PAC hold a public information meeting regarding amending the general provisions of the Hantsport Land Use By-law by clarifying the definition of "height", establishing a maximum number of units within a building in the Residential Multiple (R3) Zone, adding regulations regarding the maximum height of buildings, and providing exemptions from the maximum height of buildings as shown in Appendix A of the planning staff report to the Hantsport Area Advisory Committee dated June 14, 2016 and as amended by the Hantsport Area Advisory Committee on June 14, 2017.

Motion carried.

The Committee directed Ms. LeMay to present the changes as agreed upon to PAC.

QUESTIONS AND COMMENTS FROM PUBLIC

No further questions or comments were heard from members of the public who were present.

NEXT MEETING DATE

The next regular HAAC meeting will be scheduled for July 12, 2017 at 11:00 am.

ADJOURNMENT

Moved and Seconded that the meeting adjourn.

Motion carried.

The meeting adjourned at 11:49 a.m.

Chair