



**MUNICIPALITY OF THE DISTRICT OF WEST HANTS
Hantsport Area Advisory Committee (HAAC)
July 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
Saira Shah, Planner
Velma Macumber, Admin. Assistant

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

APPROVAL OF THE AGENDA AND ADDITIONS

The following item was added under Miscellaneous:

- Bill 177

Moved and Seconded that the agenda be approved as amended.

Motion carried.

APPROVAL OF THE MINUTES OF JUNE 14, 2017

Moved and Seconded that the Minutes of Hantsport Area Advisory Committee of June 14, 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 amendments came into effect June 26, 2017. This item can now be removed from the agenda.

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 although the report was circulated to PAC for the June 15, 2017 agenda, the item was not considered at the meeting. It has been placed on the July 20 PAC agenda. Ms. McQueen, the applicant is aware of this and has expressed no concern.

NEW BUSINESS

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

Ms. LeMay gave a PowerPoint presentation with respect to Hantsport Land Use By-law amendments that the Committee had agreed upon at the last meeting. A motion was made to send it to PAC for consideration.

The amendments that staff recommended were:

- Clarify the definition of height;
- Limit the height of all main buildings to 10.67 m (35 ft.);
- Add an exemption from height limitations for structures such as spires and water towers;
- Limit the number of townhouses to eight (8) on any lot; and
- Limit the number of apartments in one building to twenty (20).

HAAC at its last meeting proposed additional amendments with respect to townhouses and apartment buildings. In review of the HMPS, the reduction of townhouses to four (4) from the proposed eight (8) is limiting but can be considered as it reasonably carries out the intent of the goals, objectives, and policies of the HMPS. HAAC also recommended removing apartment buildings from the list of permitted uses in the Residential Multiple (R3) Zone. However, Policy RP-5 of the HMPS, identifies apartment buildings as a use which will be permitted in the Residential Multiple (R-3) Zone. The proposed amendment to remove the ability to

have apartment buildings in that zone does not carry out the intent of the HMPS, and therefore an amendment to the HMPS would be required.

After discussion on the amendments, the Committee agreed to the following:

- Clarify the definition of height;
- Limit the height of all main buildings to 10.67 m (35 ft.), except in the Industrial (M) Zone;
- Add an exemption from height limitations for structures such as spires and water towers;
- Limit the number of townhouses to four (4) on any lot; and
- Limit the number of apartments in one building to twenty (20).

The public information meeting on these amendments will be held at the July 20, 2017 PAC meeting.

Hantsport Land Use By-law Amendment – Hantsport and Area Historical Society: to add museums to the list of permitted uses in the Commercial (C) Zone

Ms. Davis declared a conflict of interest at 11:25 am as she sits on the Hantsport and Area Historical Society Board.

Ms. LeMay reviewed an application received from the Hantsport and Area Historical Society to amend the Hantsport Land Use By-law by adding “museums” to the permitted uses in the Commercial (C) Zone. The Society wishes to locate the museum to 50 Main Street in Hantsport. At this time, the building is vacant.

Ms. LeMay advised that the proposal was reviewed against the policies in the HMPS and reasonably carries out the intent of those policies and objectives. The Committee discussed the amendments and the options as outlined in the staff report of July 12, 2017. The following motion was made:

Moved and Seconded to recommend that PAC hold a Public Information Meeting regarding amending the Commercial (C) Zone of the Hantsport Land Use By-law by adding “museums” to the list of permitted uses as shown as Appendix A of the planning staff report to the Hantsport Area Advisory Committee dated July 12, 2017.

Motion carried.

Ms. Davis returned to the table at 11:35 am.

MISCELLANEOUS

Planning Applications – Confidentiality

Ms. LeMay advised that she wanted the Committee to be aware and understand that any development proposals received by Planning Staff are confidential until the Staff Report is sent to the Committee. She explained that she is not at liberty to say one way or another whether a proposal has been received.

HAAC August 2017 Meeting

Ms. LeMay advised that West Hants Council and the Committee of the Whole meetings have been cancelled for August. She asked the Committee if they wanted to cancel HAAC for August as well.

The Committee agreed to cancel the August HAAC meeting too. The next HAAC meeting will be scheduled for September 13, 2017 at 11:00 a.m.

Bill 177

Ms. LeMay advised that Committee that she did not receive any direction at the last HAAC meeting with respect to Bill 177. She suggested waiting to see what model the Province comes up with.

Ms. Davis commented she did not want the matter to be dropped from the agenda, and that it continues on the agenda to serve as a reminder.

QUESTIONS AND COMMENTS FROM PUBLIC

No members of the public were present.

ADJOURNMENT

Moved and Seconded that the meeting adjourn.

Motion carried.

The meeting adjourned at 11:53 a.m.

Chair