



**MUNICIPALITY OF THE DISTRICT OF WEST HANTS
Hantsport Area Advisory Committee (HAAC)
October 11, 2017, 11:00 a.m.
Hantsport Office**

PRESENT: Councillor Robbie Zwicker, Chair
Jane Davis, Citizen Member
Donald Hussey, 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

ABSENT: Greg Pace, Citizen Member

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 as circulated.

Motion carried.

APPROVAL OF THE MINUTES OF JULY 12, 2017

Moved and Seconded that the Minutes of Hantsport Area Advisory Committee of September 13, 2017 be approved as circulated noting any errors or omissions.

Motion carried.

BUSINESS ARISING FROM THE MINUTES

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

Ms. LeMay advised that the Public Hearing was held on October 10, 2017, and Council approved the amendments. The Notice of Approval will be published in the local paper.

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 Public Hearing was also held October 10, 2017, and Council approved the rezoning. The Notice of Approval will be published in the local paper.

Hantsport Land Use By-law Amendment – Addition of Museums to Commercial (C) Zone

Ms. LeMay advised that First Reading of the amendment was held on October 10, 2017, and the Public Hearing and Second Reading will be scheduled for November 14, 2017.

Bill 177

Ms. LeMay advised there is no new information on Bill 177 at this time. The model By-law is being developed.

NEW BUSINESS

Discussion: Commercial Designation and Zone

Ms. Shah and Ms. LeMay reviewed a power point presentation regarding the Commercial designation and Commercial Zone in Hantsport with Committee members. The designation is much bigger than the zone. Ms. LeMay referred to the Generalized Future Land Use Map in the Municipal Planning Strategy, which shows the future intent for residential, commercial, institutional, and open space development in Hantsport. Ms. LeMay pointed out the area of Hantsport that is designated Commercial and the properties within the designation that are currently zoned Commercial (C). It was noted that properties within the designation that are not zoned Commercial (C) are earmarked for future commercial development. Considerable discussion followed on methods through which the requests to intensify residential uses on lots designated Commercial could be achieved. Following discussion, it was agreed that Hantsport Commercial designation and zoning would be added to the list of potential amendments to be considered.

Committee members agreed that the future report should particularly consider:

- use of two different commercial zones within the existing (or similar) designation. One zone should be most similar to the existing Commercial (C) Zone; the second should be a mixed commercial/residential zone which permits multiple-unit residential development
- options 1 and 2 from the Power Point (reduce the designation with 2 different sizes as options)
- option 3 from the Power Point (include a policy to allow re-zonings residential properties which would increase residential density)
- with any amendment care needs to be taken to not create non-conforming uses
- additional restrictions should be considered for the existing requirement that a maximum of 50% of the ground floor area can be used for residential development. The residential development in this area could be restricted to being above, behind or below the commercial use, with the area fronting the street used for commercial purposes.

Pros and cons of the possibilities should be set out, so that the Committee can consider and revise these as they directly apply to Hantsport.

MISCELLANEOUS

Next HAAC meeting

Discussion was held with respect to changing the next regular HAAC meeting to November 15, 2017 due to the upcoming UNSM Conference.

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 12:00 p.m.

Chair



WEST HANTS
NOVA SCOTIA

HANTSPORT COMMERCIAL DESIGNATION AND ZONING

CONCERN

Now: Residential Uses in Commercial Designation

- residential uses are permitted in the commercial designation and zone – provided no more than 50% of the ground floor is used for residential purposes
- good policy as it addresses the question of using up commercial space for residential uses which may:
 - limit amount of commercial space available
 - decrease vitality
 - increase conflict in commercial area

ISSUE

Inquiries (confidential)

- 5 separate properties
- some with more than 1 individual or realtor inquiring

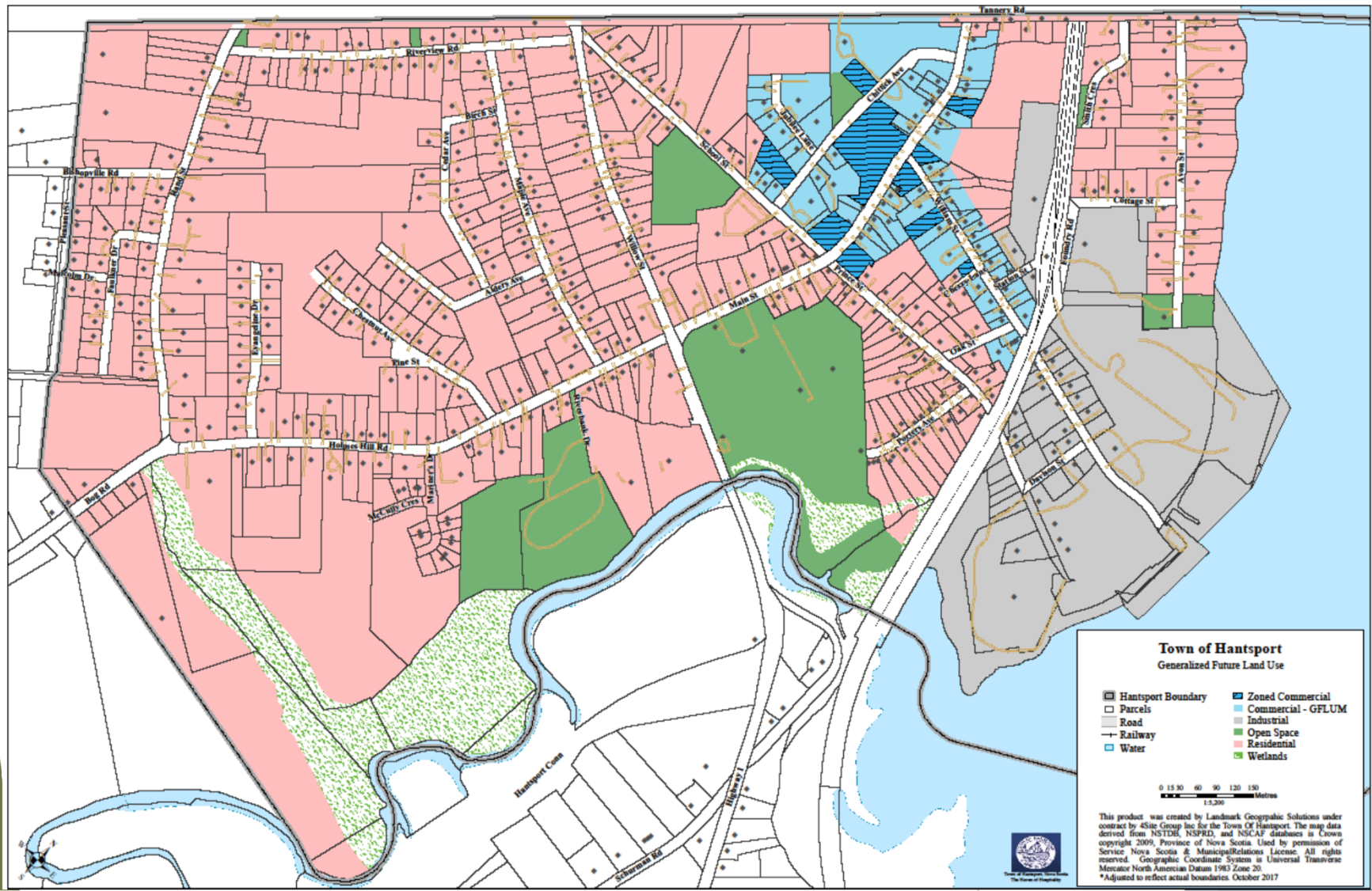
Two types of inquiry

- (1) properties zoned Residential (R1) and proposed use is 2 or more residential units;
 - (2) properties zoned Commercial (C) and proposed use is residential
- neither can now be achieved by **LUB** amendment

ISSUE

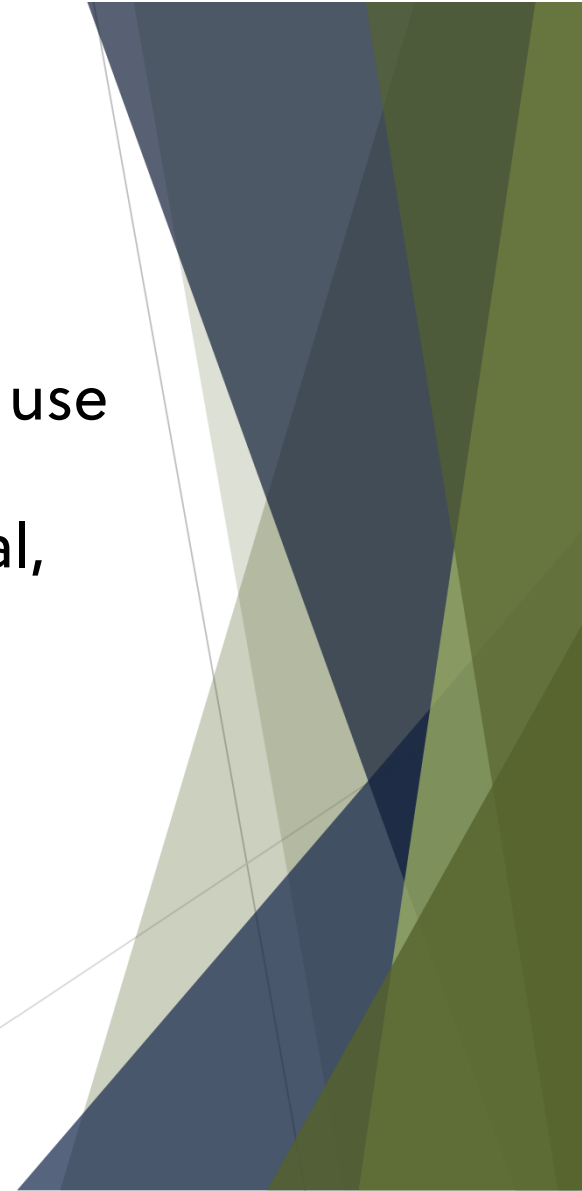
- all designated Commercial on Generalized Future Land Use Map (GFLUM)
- MPS does not include the ability to amend from the Single Unit Residential (R1) Zone to either the Two Unit Residential (R2) or the Multi Unit Residential (R3) in the Commercial designation (etc.)
- MPS does not include the ability to amend from the Commercial (C) Zone to a residential zone in the Commercial designation

Commercial Designation and Zoning



PRESENT BACKGROUND & POLICIES

"The Generalized Future Land Use Map shows land use designations that in the long term are the most appropriate locations for the residential, commercial, open space and other land uses in the Town."



PRESENT BACKGROUND & POLICIES

"3.0 General Land Use Policies

Policy GP-1

It shall be the intention of Council to provide for the overall development of the Town in accordance with the Generalized Future Land Use Map attached as Schedule A of this document.

Policy GP-2

It shall be the intention of Council to allow a range of compatible uses in each designation, subject to the policies of this document."

PRESENT BACKGROUND & POLICIES

“Many municipalities are looking at increasing residential density as a way to increase sustainability both environmentally and economically. Having more housing units in an area to which the municipality already provides services such as recreational, library, and educational services means more people will be able to walk or bike to these services. **In addition more people living near a commercial area will lead to a reduction in the use of the automobile to access goods and services.**”

PRESENT BACKGROUND & POLICIES

"Policy RP-1

It shall be a policy of Council to designate an area as "Serviced Residential" as shown of the Generalized Future Land Use Map. Council shall establish three residential zones in the Land Use By-law which shall apply to this designation, the Residential Single Unit Residential (R-1) Zone, the Two Unit Residential (R-2) Zone and the Residential Multiple Unit (R-3) Zone."

- designation does not appear on the GFLUM

PRESENT BACKGROUND & POLICIES

"Part 5 Commercial Policies

Most of the commercial development in Hantsport is located along Main Street between Prince Street and William Street. Commercial uses are also located on the southeastern side of Chittick Avenue and several may be found along William Street. In addition to the commercial uses, residential uses including multiple unit development are prevalent in these areas.

The commercial uses in Hantsport serve the residents of Town and the immediate surrounding area. A wider range of businesses are available in nearby towns and in the Village of New Minas. ...

PRESENT BACKGROUND & POLICIES

However the existing residential lots in the Commercial designation will be protected. This will be done by placing them into a residential zone. Only when landowners make a decision to establish a commercial use on their property will a rezoning to the commercial zone be considered.

Residential uses will also be permitted in the commercial zone. For residential uses located on the ground floor only 50% of the floor area of the building shall be devoted to the residential uses. This restriction does not apply to residential uses above the ground floor."

PRESENT BACKGROUND & POLICIES

“Policy CP-1

It shall be a policy of Council to designate the area shown on the Generalized Land Use map as Commercial.

Policy CP-2

It shall be a policy of Council to establish a Commercial (C) Zone which will permit a wide variety of commercial uses and residential uses located above the ground floor of commercial buildings. Existing commercial uses shall be zoned C-1.”

PRESENT BACKGROUND & POLICIES

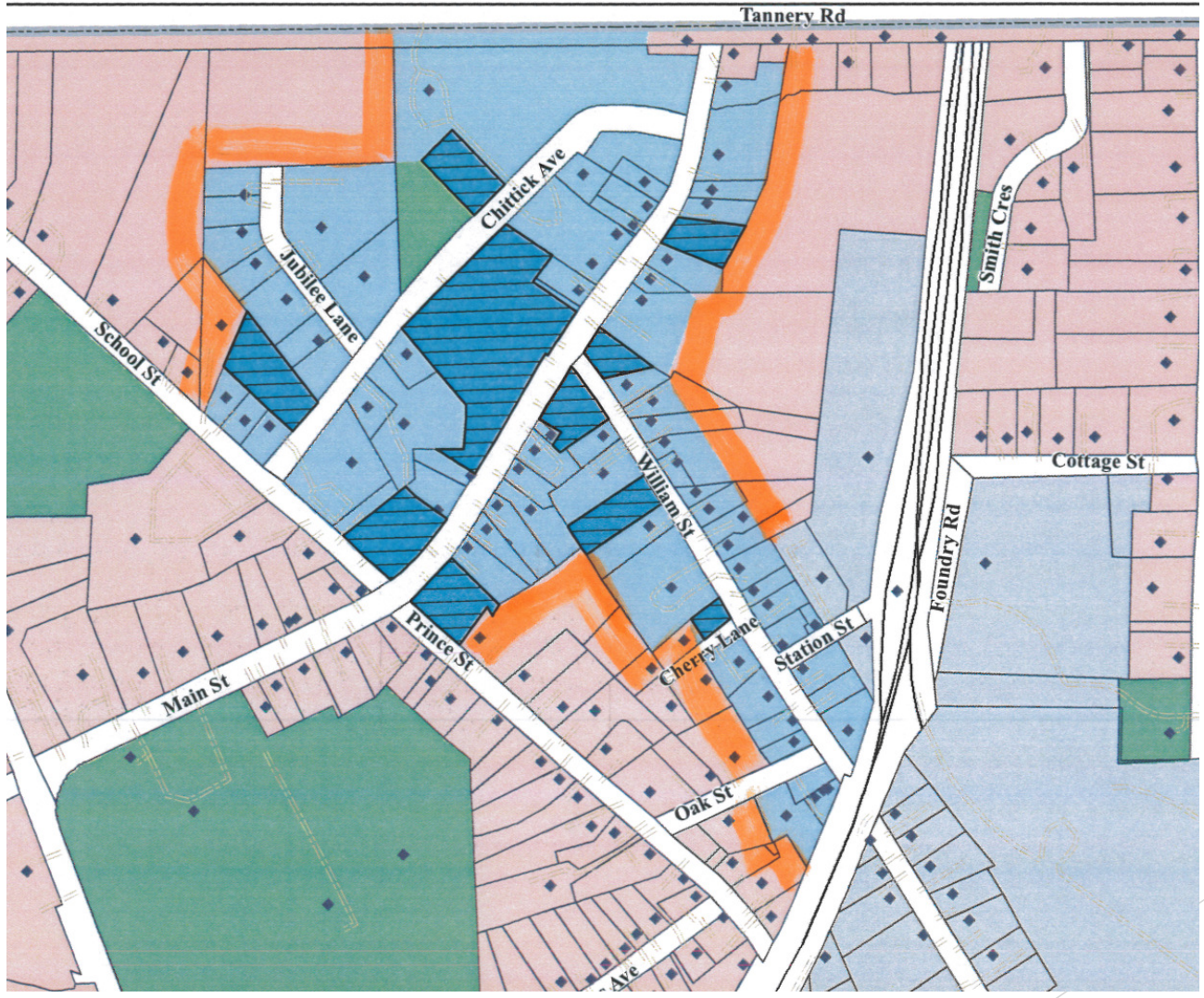
"Policy CP-3

It shall be a policy of Council that the existing residential uses located in the Commercial designation shall be zoned R-1 or R-2.

Policy IM-4

It shall be a policy of Council to consider a Land Use By-law amendment to zone any area immediately adjacent to a given land use designation on the Generalized Future Land Use Map (Map 1) to a zone permitted in the adjacent designation without requiring a Strategy amendment, provided that all policies of the Strategy are satisfied."

Adjacent Designation



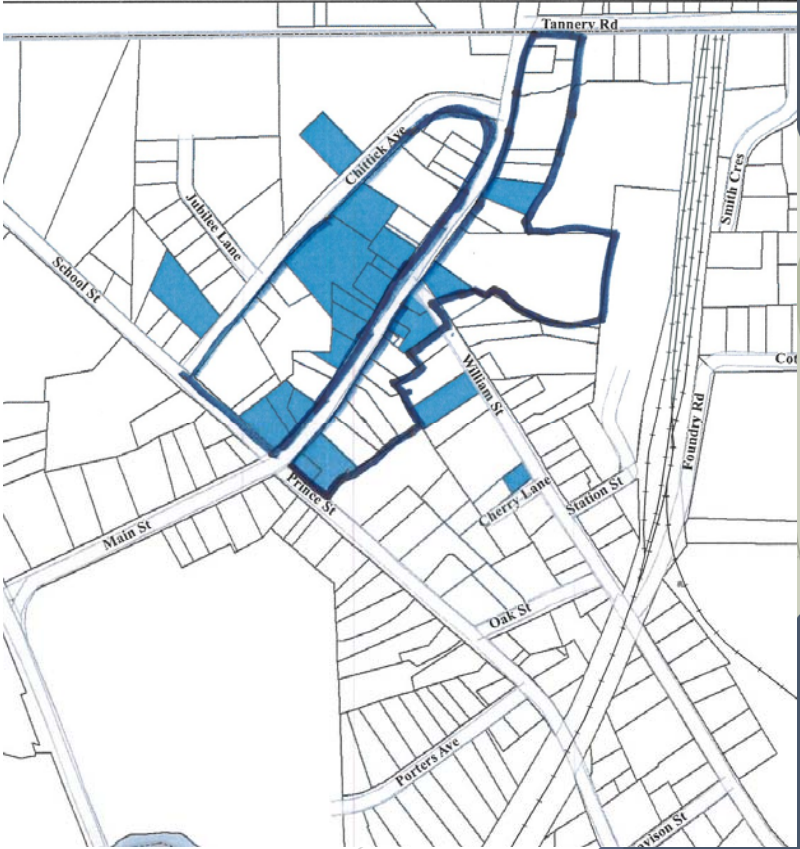
Town of Hantsport

Generalized Future Land Use

Hantsport Boundary	Zoned Commercial
Parcels	Commercial - GFLUM
Road	Industrial
Railway	Open Space
Water	Residential
	Wetlands

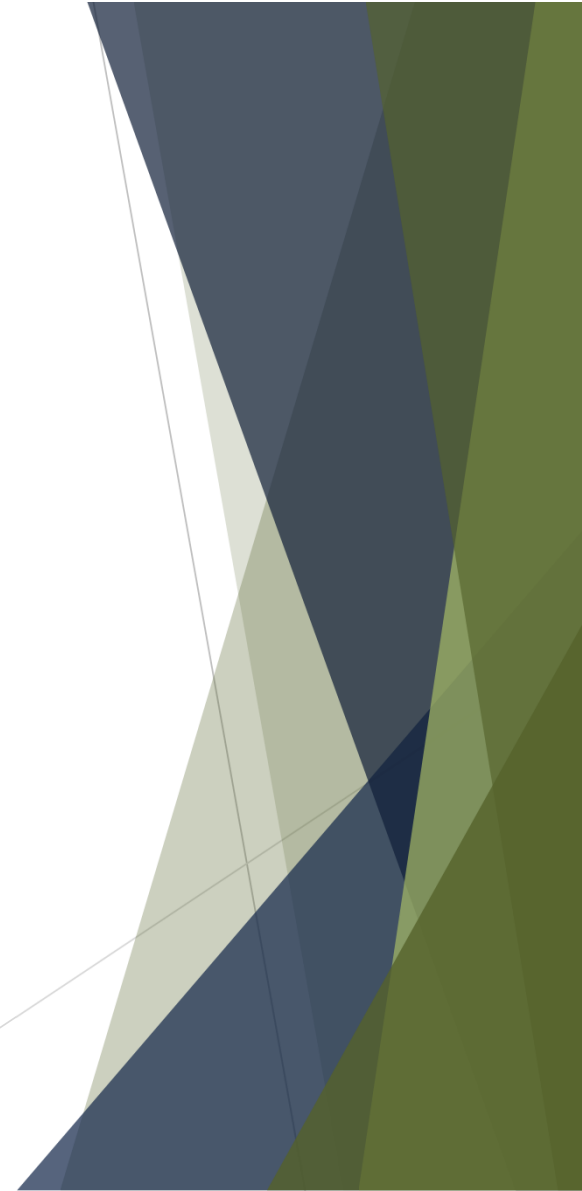
POSSIBLE SOLUTIONS

Amend Generalised Future Land Use Map to reduce size of Commercial Designation & Increase Size of Residential Designation



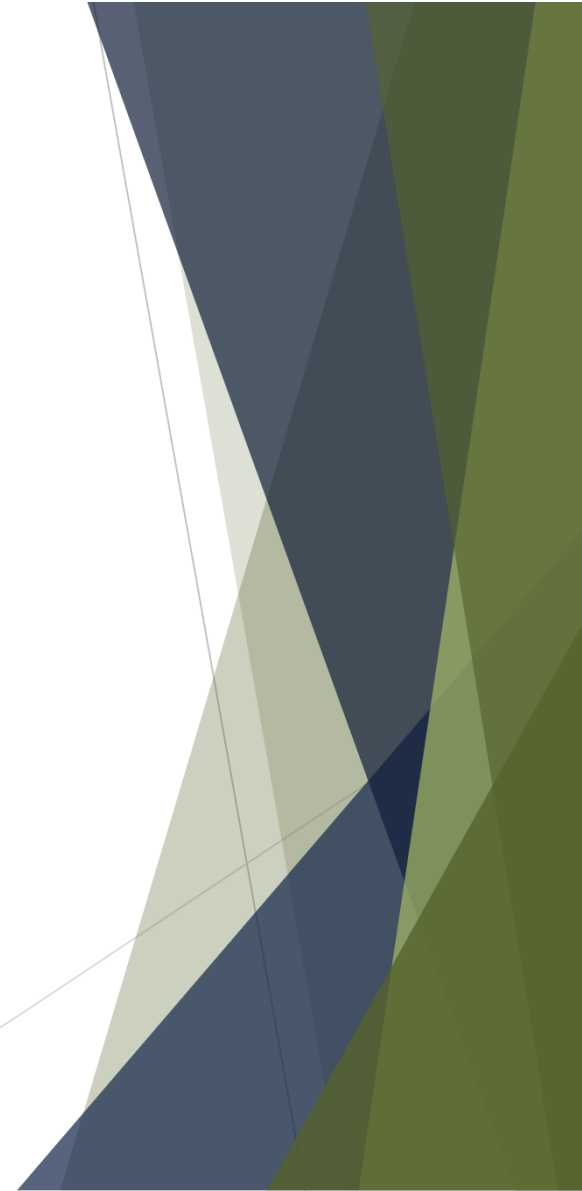
Additional Requirement

Amend LUB to list existing commercial uses as permitted in the Residential (R1) Zone



“Results of Proposed Map Amendment”

- solves the issue for all properties for which requests have been received



POSSIBLE SOLUTIONS

Option3: Amend MPS Text

Proposed Amendment

Policy CP-4

It shall be the policy of Council to consider rezoning land zoned **Commercial (C)**, Residential (R1) or Residential R (2) within the Commercial designation to the Two Unit Residential (R-2) Zone or Multiple Unit Residential (R-3) Zone provided the requirements of Policy IM-3 are met.



“Results of Proposed Policy Amendment”

- solves the issue for properties zoned Residential (R1) where the proposed use is 2 or more residential units;
- does not solve the issue for the 1 property zoned Commercial (C) where the proposed use is residential

PRESENT BACKGROUND & POLICIES

“Policy IM-3

In considering amendments to the Town of Hantsport Land Use By-law, in addition to the criteria set out in various policies of this Strategy, Council shall consider:

(a) whether the proposal is considered appropriate in terms of:

- (i) the adequacy of sewer and water services;
- (ii) the adequacy of school facilities;
- (iii) the adequacy of fire protection;
- (iv) the impact on adjacent uses;
- (v) the adequacy of road networks adjacent to, or leading to the development; and

PRESENT BACKGROUND & POLICIES

Policy IM-3 (cont.)

the adequacy of road networks adjacent to, or leading to the development; and

(vi) the financial capacity of the Town to absorb any costs relating to the development.

(b) the suitability with any aspect relative to the movement of auto, rail and pedestrian traffic;

(c) the adequacy of the dimensions and shape of the lot for the intended use;

PRESENT BACKGROUND & POLICIES

Policy IM-3 (cont.)

- (d) the pattern of development which the proposal might create;
- (e) the suitability of the area in terms of steepness of grade, soil and geological conditions, location of water courses, marshes or bogs and susceptibility of flooding;
- (f) whether the proposal meets the requirements of the appropriate provincial or federal agencies as well as whether it conforms to all other relevant municipal by-laws and regulations;
- (g) the impact of not only the use being proposed but all uses permitted in the zone;
- (h) the site meets all of the zone requirements for the zone sought; and
- (i) any other matter required by relevant policies of this Strategy. "