



**MUNICIPALITY OF THE DISTRICT OF WEST HANTS
Hantsport Area Advisory Committee (HAAC)
November 15, 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
Greg Pace, Citizen Member

STAFF: Madelyn LeMay, Director of Planning and Development
Saira Shah, Planner
Sara Campbell, Planner
Hartley Atwell, GIS Technician
Velma Macumber, Admin. Assistant

Chair Zwicker called the meeting to order at 11:00 a.m. Ms. LeMay introduced Sara Campbell, the new Planner, to the Committee and the Committee introduced themselves.

APPROVAL OF THE AGENDA AND ADDITIONS

The following item was added under Miscellaneous:

- Citizen Members Committee Term

Moved and Seconded that the agenda be approved as amended.

Motion carried.

APPROVAL OF THE MINUTES OF OCTOBER 11, 2017

Moved and Seconded that the Minutes of Hantsport Area Advisory Committee of October 11, 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 process for the amendments has been completed and the amendments are in place. 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 the rezoning amendment has been completed, and the applicant was contacted. This item can now be removed from the agenda.

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

Ms. LeMay advised that the Public Hearing and Second Reading was held on November 14, 2017. A Notice of Approval will be published in the local paper.

Bill 177

Ms. LeMay advised that staff are waiting for the model By-law from Department of Municipal Affairs. Nothing has been received to date.

NEW BUSINESS

Hantsport By-law Amendment – Chickens

Ms. Shah advised that the Planning Advisory Committee made a request to investigate the lot size requirement for household livestock in both the Hantsport and West Hants Land Use By-laws. Ms. Shah reviewed a staff report with respect to an amendment that would allow up to six (6) laying hens on a lot located in a residential zone in Hantsport.

A lengthy discussion was held about allowing chickens in Hantsport. The Committee discussed the following:

- should the number of chickens increase depending on the zone and size of lot;
- should the current accessory building requirements apply to chicken coops;
- should the definition of chicken coop be altered to ensure a coop can be part of an accessory building;
- should roosters be allowed; and

- should the slaughtering of household chickens be permitted?

Ms. Shah stated that she will prepare an updated report for the next meeting.

Chair Zwicker excused himself from the meeting at 12:00 p.m. Ms. Davis continued as Vice Chair.

Information Report: Hantsport Commercial Zone and Designation Options

Ms. Shah advised that at the last HAAC meeting, Staff reviewed a power point presentation regarding the Commercial designation and Commercial Zone in Hantsport. The Committee discussion of methods to intensify residential uses on lots designated Commercial led to the suggestion of an information report that would include the pros and cons of the possibilities which would enable HAAC to evaluate the various options.

Ms. Shah reviewed a report outlining four options and the pros and cons for each option. Discussion followed with respect to the options. The Committee agreed to consider making the necessary amendments to the Hantsport Municipal Planning Strategy and the Hantsport Land Use By-law based on Option 4. Option 4 suggests creating two Commercial zones and keeping the Commercial designation at its current size which allows for flexibility to increase residential density while maintaining commercial growth potential.

PLAN REVIEW: EXISTING LAND USE SURVEY PRESENTATION

Ms. Shah and Ms. Atwell gave an overview of the land use survey that they have been working on. Ms. Shah and Ms. Atwell, and recently Ms. Campbell, have been travelling throughout the Municipality taking notes on the various uses within the Municipality to establish a data base of the existing land uses, and they presented a map of the areas that they have completed.

MISCELLANEOUS

Citizen Members Committee Term

Ms. Davis noted that the term for HAAC citizen members expires on the date of this meeting. A brief discussion was held with respect to how and who committee members need to contact to show their continued interest.

QUESTIONS AND COMMENTS FROM PUBLIC

No members of the public were present.

NEXT MEETING

The next HAAC meeting will be scheduled for December 13, 2017 at 11:00 a.m.

ADJOURNMENT

Moved and Seconded that the meeting adjourn.

Motion carried.

The meeting adjourned at 12:45 p.m.

Chair