



**MUNICIPALITY OF THE DISTRICT OF WEST HANTS  
Hantsport Area Advisory Committee (HAAC)  
December 13, 2017, 11:00 a.m.  
Hantsport Office**

**PRESENT:** Jane Davis, Citizen Member Chair  
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  
Tami McEvoy, Admin. Assistant

**REGRETS:** Robbie Zwicker

Jane Davis called the meeting to order at 11:00 a.m. Ms. LeMay introduced Tami McEvoy, taking minutes to the Committee and the Committee introduced themselves.

**APPROVAL OF THE AGENDA AND ADDITIONS**

**Moved and Seconded that the agenda be approved as amended.**

**Motion carried.**

**APPROVAL OF THE MINUTES OF NOVEMBER 15, 2017**

**Moved and Seconded that the Minutes of Hantsport Area Advisory Committee of November 15, 2017 be approved as circulated noting any errors or omissions.**

**Motion carried.**

## **BUSINESS ARISING FROM THE MINUTES**

### **4 a) Hantsport Land Use By-law Amendment – Addition of Museums to Commercial**

Ms. LeMay advised that the amendment is complete and is now effective.

### **4 b) Update: Hantsport By-Law Amendment – Household Livestock**

Ms. Shah is awaiting responses to questions and estimates it may possibly be February/March 2018 before it is finalized. Mr. Pace offered to assist Ms. Shah in collecting information and research.

### **4 c) Bill 177**

Ms. LeMay suggested that Mico Schwartzentruber be invited to the next meeting, it was agreed for Ms. LeMay to make the arrangements for the January 2018 meeting.

Information regarding the Bill 177 can be found at the following website:

<https://www.nslegislature.ca/>

## **NEW BUSINESS**

### **5 a) Recommendation Report – Hantsport Commercial Zone and Designation Amendments**

Ms. Shah reviewed a recommendation report to create two new commercial zones to replace the current zoning.

Ms. Shah presented options to help prevent empty store fronts;

- 1) Allow residential uses on the ground floor, but require that the ground floor be constructed within the most stringent building code requirements for commercial establishments. Ms. Shah pointed out that the potential problem with that would be the additional construction costs initially.
- 2) Broaden the commercial uses for the ground floor units. The consideration of using the space for 'office' and 'medical clinic' will also include 'online businesses' to broaden the uses of the ground floor units.
- 3) Conducting market analysis to identify which type of businesses would be most suitable. Working with the Valley Regional Enterprise Network to provide the analysis about what services and goods are currently available in Hantsport to provide a guide for potential business owners.

Based on the 3 options available, a text amendment to the Hantsport Land Use By-Law was suggested to replace the definition for office with a new definition to include online businesses and permit offices and medical clinics in the C1 zones and mixed commercial residential C2 zone.

**MOVED and SECONDED that that PAC hold a public information meeting to consider amending:**

- 1. the text of the Hantsport Municipal Planning Strategy to replace the current Commercial (C) Zone with two new commercial zones; and**
- 2. the map of the Hantsport Municipal Planning Strategy to align the Commercial Designation with the existing lot pattern; and**
- 3. the text of the Hantsport Land Use By-law to replace the current Commercial (C) Zone with two new commercial zones and replace the current definitions for Office and Professional Office with a new definition for Office; and**
- 4. the map of the Hantsport Land Use By-law to replace the current Commercial (C) Zone with two new commercial zones; and**

**all amendmenets are attached as Apendix A to the planning staff report to the Hantsport Area Advisory Committee dated December 13, 2017.**

**Motion carried.**

#### **MISCELLANEOUS**

Mr. Hussey discussed Union Hall Building and the suggestion that it should be demolished

#### **QUESTIONS AND COMMENTS FROM PUBLIC**

No members of the public were present.

#### **NEXT MEETING**

The next HAAC meeting will be scheduled for 10 January, 2018 at 11:00 a.m.

#### **ADJOURNMENT**

**Moved and Seconded that the meeting adjourns.**

**Motion carried.**

The meeting adjourned at 11.52 a.m.

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Chair