



Report to Planning Advisory Committee (PAC)

Submitted By: Jeanne Bourque, Planner

Date: February 16, 2017

Subject: **Lorraine McQueen - Amendment to Hantsport Municipal Planning Strategy (HMPS) to enable rezoning Single Unit Residential (R-1) to Two Unit Residential (R-2). File Nos. HMPS 16-01 and HLUB 16-02**

AND

Lorraine McQueen - Amendment to the Hantsport Land Use By-law (LUB) to rezone 7 Jubilee Lane from Single Unit Residential (R-1) to Two Unit Residential (R-2). File No. HLUB 16-03

SUPPLEMENTAL STAFF REPORT

BACKGROUND

The West Hants Planning Advisory Committee is considering two linked applications as part of its Public Participation Process prior to its regular meeting of February 16, 2017. The first application for an amendment is to the Hantsport Municipal Planning Strategy. This amendment would, in turn, enable Council to consider the second amendment being applied for, a rezoning.

To this point, staff have presented the two applications to the Hantsport Area Advisory Committee (HAAC) and the Planning Advisory Committee (PAC), and both applications have been reviewed at the same time. Planning staff reports to both Committees are on the municipal website and have been sent to all Committee members.

From this point of the vetting process, staff are advising that the enabling amendment to the Hantsport Municipal Planning Strategy proceed while the rezoning application be held back until such time as Council makes a final decision on the HMPS amendment. If the Council decision is to approve the HMPS amendment, then the application to rezone would proceed through the remainder of the review process.

STAFF RECOMMENDATION TO PAC:

Staff recommend the following motions to PAC:

THAT THE PLANNING ADVISORY COMMITTEE SEND THE PROPOSED AMENDMENTS TO THE HANTSPORT MUNICIPAL PLANNING STRATEGY TO COUNCIL FOR FIRST READING. THESE AMENDMENTS WOULD ENABLE COUNCIL TO CONSIDER REZONING SINGLE UNIT RESIDENTIAL (R-1) TO TWO UNIT RESIDENTIAL (R-2), AS CONTAINED IN THE PLANNING STAFF REPORT TO THE HANTSPORT AREA ADVISORY COMMITTEE DATED DECEMBER 14, 2016.

THAT THE PLANNING ADVISORY COMMITTEE DIRECT STAFF TO DEFER FURTHER PROCESSING OF THE APPLICATION TO REZONE 7 JUBILEE LANE, HANTSPORT, UNTIL SUCH TIME AS THE APPLICATION TO AMEND THE HMPS IS COMPLETED AND AN AFFIRMATIVE DECISION MADE BY COUNCIL.