



**MUNICIPALITY OF THE DISTRICT OF WEST HANTS
RECOMMENDATION REPORT TO PAC**

To: Members of West Hants Planning Advisory Committee

Submitted by: _____
Councillor Robbie Zwicker, HAAC Chair

Date: July 19, 2018

Subject: **Hantsport Commercial Development District MPS Amendment**

File #: 18-04 HMPS Commercial Development District

1.0 BACKGROUND

Background information on this matter can be found in the following Hantsport Area Advisory Committee report:

June 13, 2018	Hantsport Municipal Planning Strategy Amendment to Designate a Commercial Development District
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and minutes of the following Committees:

June 13, 2018	Hantsport Area Advisory Committee
May 2, 2018	Hantsport Area Advisory Committee
March 15, 2018	Planning Advisory Committee
January 10, 2018	Hantsport Area Advisory Committee

2.0 LEGISLATIVE AUTHORITY

Section 71C and Part 8 of the Municipal Government Act.

3.0 RECOMMENDATION FROM HAAC

The HAAC has recommended:

that PAC recommends that Council give First Reading and hold a Public Hearing to consider amending the map and the text of the Hantsport Municipal Planning

Strategy to designate a Commercial Development District, as attached to the report #18-04 to the Planning Advisory Committee dated July 19, 2018 as Appendix A and B.

4.0 APPENDICIES

Appendix A Draft Amendments to the Hantsport Municipal Planning Strategy

Appendix B Draft Amendment to the Hantsport Generalized Future Land Use Map

Report Prepared by: _____
Sara Campbell, Planner

Report Approved by: _____
Madelyn LeMay, Director of Planning and Development

Appendix A
Draft Amendments to the Hantsport Municipal Planning Strategy

[Red text = changes to the HMPS]

Part 1 Introduction

A key component of the Municipal Planning Strategy is the Generalized Future Land Use Map, attached as Schedule "A". The Generalized Future Land Use Map (GFLUM) shows the areas of the Town which are designated in the long term for residential, commercial, and industrial uses and areas for open space and recreation. **The GFLUM also shows the Commercial Development District designation where the By-law enacted in accordance with Bill 177, a phase in commercial tax program, will apply.**

3.0 General Land Use Policies

3.1 Overall Development

The commercial areas in Hantsport are facing economic pressure similar to other rural commercial areas in Nova Scotia. During the 1900's, the former Town of Hantsport was known as "the Town of Industries". However in the last few decades several of these industries have declined or closed, leaving large vacant buildings in the community. To incentivize development for businesses, it is the intention of Council that the commercial and industrial areas in the community of Hantsport be the focus of a Commercial Development District where the By-law enacted in accordance with Bill 177, a phase in commercial tax program, will apply.

Policy GP-4

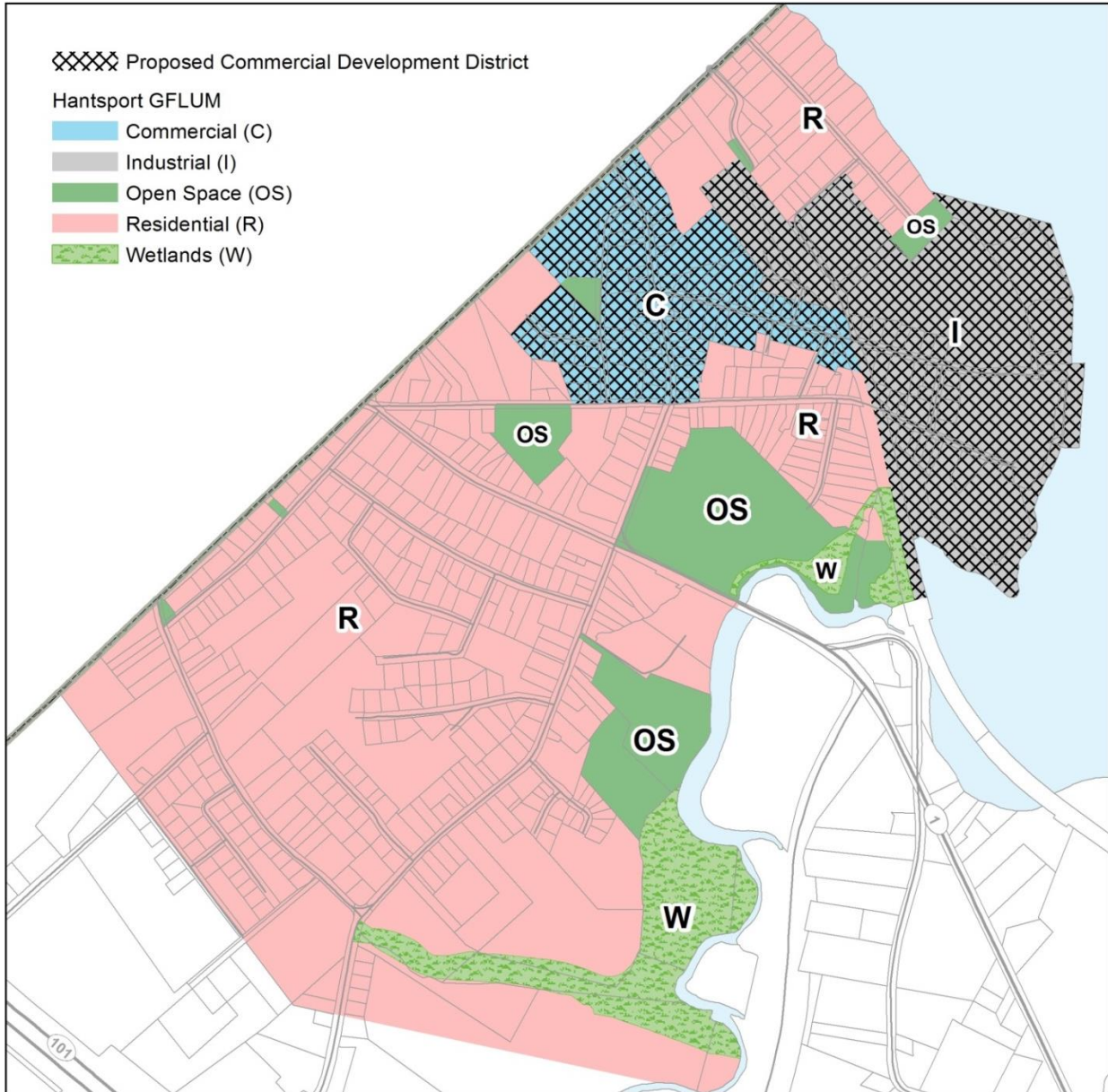
It shall be the policy of Council to establish a Commercial Development District (CDD) designation which will include the properties within the Commercial and Industrial designations identified on the Generalized Future Land Use Map as amended May 1, 2018.

Note: Policies will be renumbered to accommodate this addition.

Appendix B

Draft Amendment to the Hantsport Generalized Future Land Use Map

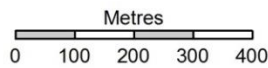
Draft Amendment to the Generalized Future Land Use Map Municipality of the District of West Hants



Prepared by: West Hants Planning Department
 May 2018

Base data derived from the Nova Scotia Property Records Database (NSPRD) and the Nova Scotia Geomatics Centre (NSGC). Copyright Her Majesty The Queen in Right of the Province of Nova Scotia.

This map is a graphical representation only. This map is not a land survey and is not intended to be used for legal descriptions or to calculate exact dimensions or area.



- Property Boundary
- Highway
- Local Road