



**MUNICIPALITY OF THE DISTRICT OF WEST HANTS  
Hantsport Area Advisory Committee (HAAC)  
September 12, 2018, 11:00 a.m.  
Hantsport Office**

**PRESENT:** Councillor Robbie Zwicker, Chair  
Jane Davis, Resident Member  
Donald Hussey, Resident Member  
Bill Preston, Resident Member  
Philip Zamora, Resident Member  
Greg Pace, Resident Member (11:15 a.m.)

**STAFF:** Madelyn LeMay, Director of Planning & Development  
Saira Shah, Planner  
Sara Campbell, Planner  
Velma Macumber, Admin. Assistant

**CALL TO ORDER**

Chair Zwicker called the meeting to order at 11:00 a.m.

**APPROVAL OF THE AGENDA AND ADDITIONS**

The following items were added under New Business:

- Hantsport Storm Water Management Study
- Fundy Park

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

**Motion carried.**

**APPROVAL OF THE MINUTES OF JUNE 13, 2018**

**Moved and Seconded that the Minutes of Hantsport Area Advisory Committee of July 11, 2018 be approved as circulated noting any errors or omissions.**

**Motion carried.**

## **MUNICIPAL UPDATE**

Chair Zwicker reported that a public meeting was held in early August at the Hantsport Baptist Church with representatives from Transportation and Infrastructure Renewal (TIR) to discuss the issue of the collapsed aboiteau. The Province was preparing to take Robert Schmidt, the owner of the Windsor Hantsport Railway Company, to court over the issue in hopes that Mr. Schmidt will do the necessary work to repair the aboiteau. Many concerns were raised over the Hantsport bridge's ability to handle the volume of water and ice from high tides during the upcoming winter season.

Chair Zwicker noted that a Request for Proposals was called for engineering services to evaluate existing underground services, and possible design restoration for Oak Street, Cottage Street, and Porters Avenue in Hantsport.

Chair Zwicker advised at that the West Hants Council meeting on September 11<sup>th</sup>, there had been discussion with respect to the consolidation of the Municipality of West Hants and the Town of Windsor, and what changes could come about with respect to taxation.

Discussion was held with respect to possible District boundary changes.

## **BUSINESS ARISING FROM THE MINUTES**

### **Hantsport Household Livestock By-law Amendment Recommendation Report (Saira Shah)**

Ms. Shah presented several proposed amendments to the Hantsport Municipal Planning Strategy and Land Use By-law for the residential and commercial zones to permit a variety of livestock.

She asked the Committee for comments on a potential requirement for manure storage. The Committee discussed manure storage and agreed that this amendment apply to properties five (5) acres and over.

Mr. Pace had concerns regarding if multiple properties owned by the same person could be considered one lot. Ms. LeMay recommended that "abutting lots" be added to the amendments to ensure multiple properties owned by the same person would be considered one lot.

**Moved and Seconded that HAAC recommends that PAC recommend that Council give First Reading and hold a Public Hearing to consider amending the text of the Hantsport Municipal Planning Strategy and Land Use By-law to enable livestock on lots located in the residential and commercial zones, as attached to the planning staff report dated September 12, 2018 as Appendix A and as amended by the HAAC on September 12, 2018 .**

**Motion carried.**

Mr. Hussey voted "Nay."

**Bill 177 (Sara Campbell)**

Ms. Campbell stated that both the West Hants and Hantsport MPS amendments to designate a Commercial Development District went to Council on September 11th for First Reading. They will be moving on to Public Hearing and Second Reading at Council on October 9th. The by-law is currently being reviewed by Staff and will be brought to the Committee for review in the coming months.

**NEW BUSINESS**

**Hantsport Storm Water Management Study**

Ms. Davis inquired about the information used in the study. She had noted a few areas are shown with potential for development which she feels cannot be developed. Ms. Davis also noted that there was mention of a nursing home going to be developed off Mariners Drive. Ms. Shah advised that staff will look further into this matter.

Ms. Shah advised that she and Ms. Campbell and eighteen masters students from Dalhousie University went on a tour of Hantsport last week. An additional set of undergraduate students from Dalhousie University will be investigating costal planning specifically looking at flooding and costal erosion in different areas of the Municipality, including Hantsport. Ms. LeMay noted that in the spring, Kristyn Remme, a graduate from the Natural Resources Environmental Technology program, investigated creating incentives and regulating low impact development and provided material which will be used in the revised MPS and LUB.

**Fundy Park**

Mr. Hussey reported that extensive vandalism had taken place at Fundy Park during the Hantsport Music Fest weekend. Ms. LeMay suggested Mr. Hussey contact the Parks and Recreation Director, Kathy Kehoe with respect to this matter.

**MISCELLANEOUS**

No Miscellaneous Business was heard.

## **QUESTIONS AND COMMENTS FROM PUBLIC**

No members of the public were present.

## **NEXT MEETING**

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

## **ADJOURNMENT**

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

**Motion carried.**

The meeting adjourned at 11:55 a.m.

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Chair