



**MUNICIPALITY OF THE DISTRICT OF WEST HANTS
Hantsport Area Advisory Committee (HAAC)
April 10, 2019, 11:00 a.m.
Hantsport Office**

- PRESENT:** Councillor Robbie Zwicker, Chair
Jane Davis, Vice Chair
Philip Zamora, Resident Member
Bill Preston, Resident Member
Greg Pace, Resident Member
- STAFF:** Madelyn LeMay, Director of Planning & Development
Saira Shah, Planner
Sara Poirier, Planner
Hartley Atwell, GIS Technician
- REGRETS:** Donald Hussey, Resident Member
- PUBLIC:** No members of the public were present.

CALL TO ORDER

Chair Zwicker called the meeting to order at 11:07 p.m.

APPROVAL OF THE AGENDA AND ADDITIONS

Moved and Seconded that the agenda be approved.

Motion carried.

APPROVAL OF HANTSPORT AREA ADVISORY COMMITTEE MINUTES OF March 13, 2019

Moved and Seconded that the Hantsport Area Advisory Committee Minutes of March 13, 2019 be approved as circulated noting any errors or omissions.

Motion carried.

MUNICIPAL UPDATE

Chair Zwicker reported that the Hantsport area rate is likely to stay the same based on budget discussions. Other discussions have been ongoing regarding the potential for a new fire station for Hantsport. He commented on the aboiteau stating he had no specific updates; however, he has noticed that the project is progressing quickly and there will be a culvert installed to allow for fish passage.

The committee discussed the use of a culvert versus an aboiteau and whether it would be the best method to allow for fish passage while adequately restricting tidal flow.

Ms. Davis inquired about the missing "Save the Aboiteau" signs in Hantsport. Mr. Preston stated that he contacted Warden Zebian and the RCMP about the issue and will be following up with the RCMP.

CONSOLIDATION UPDATE (Madelyn LeMay)

Ms. LeMay reported that the Planning and Development Department for West Hants and Windsor have been combined as of April 1, 2019. The zoning layers for Windsor are being combined within the West Hants TownSuite mapping and application tracking software. Ms. LeMay also noted office spaces are being arranged for West Hants and Windsor staff in each municipal building and Ms. Poirier is considering the first application (discharge of a development agreement) for Windsor. As planning meetings for West Hants and Windsor arise, staff will determine their availability on a first-come basis.

SUSTAINABILITY UPDATE (Saira Shah)

Ms. Shah advised that budget decisions have delayed the hiring of two (2) students and the Request for Proposal for GHG emissions planning. One (1) student that was interviewed has informed the Municipality that they are no longer available. Staff will contact the School of Planning to determine if there are any other students available for the position. The Request for Proposals can be posted once the budget has been approved.

Ms. Shah noted a Municipal Climate Change Action Plan Committee meeting was held on April 8th. CBCL consulting and UPLAND presented the results of the National Disaster Mitigation Project flood risk assessment on the study area from Avondale to Cheverie. Ms. Shah also presented a summary of the coastal research project completed by Dalhousie University Bachelor of Community Design students. Ms. Shah stated that staff will investigate the options presented in both studies and consider policy implementation options.

BUSINESS ARISING FROM THE MINUTES

Update - Hantsport Household Livestock By-law (Saira Shah)

Ms. Shah stated this amendment was not approved by Council on April 9th.

Several committee members voiced their frustration and asked how this amendment could be changed and be re-considered by Council.

Ms. Shah advised that based on discussions that took place at Planning Advisory Committee and Council meetings, that several Councillors would like to see a permitting system established for livestock.

Ms. Shah explained that issues related to animal behaviour such as noise, odour or the treatment of animals can be addressed with the creation of a new municipal by-law or an amendment to an existing by-law. However, these issues can not be addressed in the Land Use By-law (LUB) because the Municipal Government Act (MGA) does not allow municipalities to regulate these issues in the LUB.

Discussion was held with regards to what by-laws apply to Hantsport.

Mr. Pace asked if some restrictive by-laws such as noise by-laws exist in Hantsport already, what changes could be made to the LUB amendment to ensure it is approved by Council?

Several committee members raised concerns about over-regulating livestock.

Ms. Davis asked if the MGA does not allow the LUB to restrict animal behaviour, could Council approve changes to the LUB that would restrict animal behaviour anyway? Ms. LeMay stated Council could approve the amendments, but it opens up an opportunity for a successful appeal and staff would not recommend it.

Ms. Davis expressed her frustration about the Hantsport amendment not being approved and the West Hants amendment being approved. She feared this reflects badly on the public engagement process and on Council's ability to recognize Hantsport as a unique community. Other committee members agreed.

Mr. Pace stated he appreciates the hard work completed by planning staff to draft this amendment. Ms. Davis also expressed her appreciation for Ms. Shah's presentation to Council. She stated it was the best presentation on livestock to date and provided very clear details.

Ms. LeMay stated that if HAAC wishes staff could review options for this amendment, but it would not be done right away.

Committee members questioned if the amendment could be framed differently, perhaps with a focus on sustainability.

There was discussion about the public engagement process and methods to engage in a more informal manner.

Ms. LeMay noted a survey on Quality of Life will be released in the coming weeks from Engage Nova Scotia. The goal of the survey is to understand factors that impact quality of

life outside of economic factors. Invitations are being sent out and the survey will be available online.

Chair Zwicker requested that Ms. Shah investigate the options for this amendment.

Update - Commercial Development District Improvement By-law and Phased-In Assessment Agreement (Sara Poirier)

Ms. Poirier noted that the Minister has approved the By-law. Notice of Approval was placed in the paper and a brochure is available outlining how to apply for the phased-in assessment.

Ms. Davis asked if the brochure could be circulated to realtors in the area. Ms. Poirier stated it can be sent to them digitally.

Update - Nova Scotia Planning Directors Association 2019 Spring Conference (Sara Poirier)

Ms. Poirier advised that she had not heard if any HAAC members would like to register for the conference as Velma Macumber, Planning Administrative Assistant, received all requests. Ms. Macumber will register for those that asked to attend.

NEW BUSINESS

Budget

Ms. Davis inquired about Council's request to cut the Economic Development Officer position for the 2019-2020 budget. She had concerns about how it would impact the development of an economic development plan for Hantsport.

Chair Zwicker said he will look into this for the next meeting.

MISCELLANEOUS

Riverview Cemetery Presentation

Ms. Atwell gave a presentation to the Committee with respect to the completion of the Hantsport Cemetery Project. The purpose of the project was to GPS the monuments and record historical information for the entire cemetery which has over 1,400 headstones. An online mapping application was developed and is now available online on the municipal website.

The committee expressed their appreciation to Ms. Atwell for her diligent work on this project.

QUESTIONS AND COMMENTS FROM PUBLIC

No members of the public were in attendance.

NEXT MEETING

The next HAAC meeting is scheduled for May 8, 2019 at 11:00 a.m.

ADJOURNMENT

Moved and Seconded that the meeting adjourn.

Motion carried.

The meeting adjourned at 12:49 p.m.

Chair