



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

- PRESENT:** Robbie Zwicker, Chair  
Jane Davis, Vice Chair  
Donald Hussey, Resident Member  
Philip Zamora, Resident Member  
Bill Preston, Resident Member  
Greg Pace, Resident Member
- STAFF:** Madelyn LeMay, Planner  
Velma Macumber, Planning Administrative Assistant  
Vanessa Lake, Planning Meeting Secretary
- PUBLIC:** No members of the public were present.

**CALL TO ORDER**

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

**APPROVAL OF THE AGENDA AND ADDITIONS**

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

**Motion carried.**

**APPROVAL OF HANTSPORT AREA ADVISORY COMMITTEE MINUTES OF JULY 10, 2019**

**Moved and Seconded that the Hantsport Area Advisory Committee Minutes of July 10, 2019 be approved as circulated noting any errors or omissions.**

**Motion carried.**

## **MUNICIPAL UPDATE: "HANTSPORT ABOITEAU"**

Chair Zwicker told the committee that all that could be done has been done, and that the aboiteau was not part of the committee's mandate. A discussion of the mandate was held, before returning to the topic of the aboiteau. Although complete, concerns about the safety of the aboiteau were still present. Suggestions were made for those who still wish to discuss it, including making the aboiteau a part of the strategy for Council, possibly the Municipal Climate Change Action Committee (MCCAP), and to join the Hantsport Aboiteau Action committee, which is primarily focused on the aboiteau.

## **CONSOLIDATION UPDATE**

Ms. LeMay expressed that consolidation is going along well, reminding everyone that Planning has been consolidated since April 2019. The addition of Janet Redden from the Windsor planning department and the new Building Official Tina McKay have helped moved things along smoothly; however, they remain one Building Official short, so the day-to-day workload remains high.

## **SUSTAINABILITY UPDATE**

No new updates.

## **BUSINESS ARISING FROM THE MINUTES**

There was no business arising from the minutes.

## **NEW BUSINESS**

### **Food Security By-law**

Ms. Davis mentioned an increased interest in individuals owning egg-laying hens, as well as buying local produce, due to unease about food production and security of imported goods. Discussion was held about how to best ensure safe food practices, such as offering a pamphlet with information for those interested, and discussion of terminology regarding the situation, such as the phrase "household livestock." The suggestion was made to take these recommendations to the Planning Advisory Committee

Ms. LeMay noted that the direction of Council to planning staff and others is that consolidation work is a priority and it will not be possible to consider an amendment for "Food Security" prior to consolidation in April 2020.

### **Fees: Hantsport Land Use By-law Amendment**

Ms. LeMay provided an overview of the proposed amendments to the fees portion of the Land Use By-law. The amendments are intended to clarify and broaden the items for which

Council may charge fees and remove the specific requirements from the Land Use By-law and place them within a proposed Fees Policy.

**HAAC recommends that the West Hants Planning Advisory Committee recommend that Council give First Reading and hold a Public Hearing to consider amending the Hantsport Land Use Bylaw by removing Section 4.5 and replacing it with the following section:**

***4.5 Amendment of By-law***

***“An applicant for a development permit, a development agreement, an amendment to a development agreement, a discharge of a development agreement, an amendment to the Land Use Bylaw, a site plan, a variance, or a zoning confirmation shall pay the fees prescribed by Council from time to time by policy.”***

**Moved and Seconded.**

**Motion Carried.**

**Fees: Hantsport Subdivision By-law Amendment**

Ms. LeMay provided an overview of the proposed amendments to the fees portion of the Subdivision By-law. The amendments are intended to clarify and broaden the items for which Council may charge fees and remove the specific requirements from the Subdivision By-law and place them within a proposed Fees Policy.

**HAAC recommends that the Planning Advisory Committee recommend that Council give First Reading and hold a Public Hearing to consider amending the text of the Hantsport Subdivision By-law by removing the existing Section 6.13 of the Hantsport Subdivision By-law and replacing it with the following section:**

***6.13 The subdivider shall pay:***

- (a) the fees contained in the Costs and Fees Act and its regulations for filing the approved final plan of subdivision, certifying a copy of the plan, and registering a notice of approval of the plan. Where the Development Officer refuses to approve a final plan of subdivision these fees shall be returned to the subdivider; and***
- (b) any processing fees prescribed by Council from time to time by policy.***

**Moved and Seconded.**

**Motion Carried.**

**Recreational Cabins: Hantsport Land Use By-law Amendment**

Ms. LeMay provided an overview of the proposed amendment, which clarifies the definition of dwelling unit in order to ensure that residential units in Hantsport meet Building Code requirements for a single unit dwelling rather than for a “Recreational Cabin.”

Ms. LeMay asked whether members had any questions, and the exact definition of a "recreational cabin" was discussed for clarity.

Chair Zwicker and Phil Zamora left the meeting at 12:20, and Jane Davis took over as chair.

**HAAC recommends that Council give First Reading and hold a Public Hearing to consider amending the Hantsport Land Use By-law by replacing the present definition of dwelling unit with the following:**

***Dwelling Unit means one or more habitable rooms designed or intended to be used by one or more individuals as a separate and independent housekeeping establishment in which separate kitchen and sanitary facilities are provided for the exclusive use of the individual or individuals for year-round occupancy as a primary residence, with a private entrance from outside of the building or from a common hallway or stairway inside the building and excluding a recreational cabin as defined in the Nova Scotia Building Code Regulations.***

**Moved and Seconded.**

**Motion defeated with Ms. Davis and Mr. Pace voting against the motion.**

## **MISCELLANEOUS**

### **Discussion of Mandate (Madelyn LeMay)**

The mandate was previously discussed within the meeting.

## **QUESTIONS AND COMMENTS FROM PUBLIC**

No members of the public were in attendance.

## **NEXT MEETING**

The next HAAC meeting is scheduled for October 9<sup>th</sup>, 2019, at 11:00 a.m.

## **ADJOURNMENT**

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

**Motion carried.**

The meeting adjourned at 12:57 p.m.

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Chair