



WEST HANTS  
NOVA SCOTIA

**MUNICIPALITY OF THE DISTRICT OF WEST HANTS  
Council Minutes  
February 13, 2018 7:00 p.m.  
Sanford Council Chambers**

1. Call to Order

Warden Zebian called the meeting to order at 7:05 p.m.

2. Call of Roll

Present:	A. Zebian	Warden
	R. Jannasch	Councillor District 1
	K. Monroe	Councillor District 2
	D. Keith	Councillor District 3
	T. Leopold	Councillor District 4
	D. Francis	Councillor District 5
	R. Hussey	Councillor District 6
	J. Daniels	Councillor District 7
	P. Morton	Deputy Warden
	R. Zwicker	Councillor District 10
	M. Laycock	Acting Chief Administrative Officer/Director of Finance
	M. LeMay	Director of Planning and Development (Left 7:40 p.m.)
	S. Shah	Planner (Left 7:40 p.m.)
	C. Lowe	Municipal Accountant
	B. Carrigan	Director of Public Works
	R. Brown	Municipal Clerk
	C. Remme	Executive Assistant/Communications Coordinator

There were 32 members of the public in attendance.

3. Announcements

Warden Zebian reviewed the fire evacuation procedures.

4. Approval of Agenda, including additions or deletions

**MOVED and SECONDED that the agenda be approved as circulated with the following additions:**

**13.c. Senior survey (Councillor Daniels)**

**11.e.i. Police Advisory Board Community Program Officer Recommendation Report (Warden Zebian)**

**Motion Carried.**

5. Presentation (s)

There were no presentations.

6. Public Hearings

- a. Ted Harvey Application for a Development Agreement to permit a Distillery and Distillery Retail Store at 329 Falmouth Dyke Road, Falmouth, West Hants (PID 45370780)

**MOVED and SECONDED that the meeting move to a public hearing.**

**Motion Carried.**

The meeting moved to the Public Hearing at 7:07 p.m.

The meeting reconvened at 7:31 p.m.

**MOVED AND SECONDED that the letters from the Falmouth Baptist Church and Janet Baxter be received and placed on file.**

**Motion Carried.**

**MOVED AND SECONDED that the presentation given at the Public Hearing be received and placed on file.**

**Motion Carried.**

**MOVED and SECONDED that Council gives Second Reading to and approves entering into a development agreement to allow a distillery and retail operations at 329 Falmouth Dyke Road (PID 45370780) which is substantively the same as the draft set out in Appendix A of the report dated February 13, 2018.**

**Motion Carried.**

- b. Mitch Brison West Hants Land Use By-law: Map Amendment to amend Underwood Road Area within Three Mile Plains from the Two Unit Residential (R-2) to the Multiple Residential (R-3) Zone and add a Community Use/Local Commercial Building definition

**MOVED and SECONDED that the Meeting move to a public hearing.**

**Motion Carried.**

The meeting moved to a Public Hearing at 7:33 p.m.

The meeting reconvened at 7:39 p.m.

**MOVED and SECONDED that Council gives Second Reading to and approves amending:**

- 1) The map of the West Hants Land Use By-law to amend the zoning of lands within the Underwood Road Area from the Two Unit Residential (R-2) zone to the Multiple Residential (R-3) Zone as attached as Figure 3 to the report dated February 13, 2018; and
- 2) The text of the West Hants Land Use By-law to limit development in the Underwood Road Area; decrease the minimum lot frontage and front and side yards in the Two Unit Residential (R-2) zone and the Residential Multiple (R-3) zone; and add a definition for Community Use; Local Commercial Building as attached as Appendix A to the report dated February 13, 2018 and with the proposed revised definition for Community Use; Local Commercial Building requested by the applicant on February 2, 2018.

**Motion Carried.**

**MOVED and SECONDED that the presentation be received.**

**Motion Carried.**

7. Approval of the Council Minutes of January 9, 2018, Special Council Minutes of January 15, 2018 and Special Council Minutes of January 29, 2018

**MOVED and SECONDED that the Council Minutes of January 9, 2018, Special Council Minutes of January 15, 2018 and Special Council Minutes of January 29, 2018 be approved as circulated.**

**Motion Carried.**

8. Business Arising from Minutes and any Related Correspondence

There was no business arising or related correspondence.

9. Report of the Warden

Warden Zebian reviewed his report.

10. Reconsideration or Rescission of Resolutions of Which Notice Has Been Given on a Previous Day

There were no reconsiderations or rescissions of resolutions.

11. Report(s) of the Committee(s) and Officer(s)

- a. Committee of the Whole
  - i. January 23, 2018 Excerpts

Hantsport Aboiteau

**MOVED and SECONDED that Council direct staff to write a letter to Bob Schmidt, of the Windsor and Hantsport Railway Company Ltd., expressing Council's concern with the deterioration of the aboiteau in Hantsport.**

**Motion Carried.**

Council Remuneration

**MOVED and SECONDED that Council direct staff to amend the Council Remuneration Policy to reflect the consultant's recommendations and bring back to Council for consideration.**

**Motion Carried.**

Provincial Representation Volunteer 2018

**MOVED and SECONDED that Roseanna Boyd be nominated for the Provincial Representative Volunteer for the Municipality of the District of West Hants.**

**Motion Carried.**

Falmouth Watershed Committee Policy

**MOVED and SECONDED that Council approve the Establishment of the Falmouth Watershed Committee Advisory Policy, COPW-002.00.**

**Motion Carried.**

Change of Private Road Names

**MOVED and SECONDED that Council approve the private road name change, from Lantz Road Extension, Bramber, to Marrayatt Lane, Bramber.**

**Motion Carried.**

Happy Community Project

**MOVED and SECONDED that Council instruct staff to draft a letter of support from West Hants Council for the Happy Community Project.**

**Motion Carried.**

b. Planning Advisory Committee

- i. To Recommend Public Hearing and Second Reading for: West Hants Land Use By-law Map Amendment to amend 80 Robert Drive, Hamlet of Ardoise – Cameron Lake (H1) (PID 45060266) from Rural Residential (R-4) Zone to the Hamlet Industrial (M-2) Zone

**MOVED and SECONDED that Council give First Reading and proceed to a Public Hearing and Second Reading regarding the proposed amendment to the Zoning Map of the West Hants Land Use By-law to rezone the lot located at 80 Robert Drive, Hamlet of Ardoise – Cameron Lake; PID # 45060266 from the Rural Residential (R-4) Zone to the Hamlet Industrial (M-2) Zone, as shown in Figure 2, and as outlined in the planning staff report to the Planning Advisory Committee dated January 18, 2018.**

**Motion Carried.**

- ii. To Recommend Public Hearing and Second Reading for: Text Amendment to the Hantsport Municipal Planning Strategy to replace the current Commercial (C) Zone with two new commercial zones; Map Amendment to the Hantsport Municipal Planning Strategy to increase the Commercial Designation; Text Amendment to the Hantsport Land Use By-law to replace the current Commercial (C) Zone with two new commercial zones and replace the current definition for Office and Professional Office with a new definition for Office; and Map Amendment to the Hantsport Land Use By-law to add the two new commercial zones

**MOVED and SECONDED that Council give First Reading and hold a Public Hearing and Second Reading to consider amendments to:**

- 1) The text of the Hantsport Municipal Planning Strategy to replace the current Commercial (C) Zone with two new commercial zones; and
- 2) The map of the Hantsport Municipal Planning strategy to align the Commercial Designation with the existing lot pattern; and
- 3) The text of the Hantsport Land Use By-law to replace the current Commercial (C) Zone with two new commercial zones and replace the current definitions for Office and Professional Office with a new definition for Office; and
- 4) The map of the Hantsport Land Use By-law to replace the current Commercial (C) Zone with two new commercial zones;

**All as attached as Appendix A to report dated February 13, 2018.  
Motion Carried.**

iii. Hantsport Area Advisory Committee (HAAC) Membership

**MOVED and SECONDED that Council appoint the following persons to the Hantsport Area Advisory Committee with the term to expire in November 2019: Bill Preston; Jane Davis; Donald Hussey; Phillip Zamora; and Greg Pace.  
Motion Carried.**

c. Report of the Chief Administrative Officer

There was no report from the Acting Chief Administrative Officer.

d. REMO Advisory Committee

There was no report of the REMO Advisory Committee.

e. Police Advisory Committee

i. Community Program Officer (Recommendation Report)

**MOVED and SECONDED that, as part of the 2018-19 budgetary process, Council explore the opportunity and costs of hiring a Community Program Officer (CPO) on a part time basis as requested by the rural detachment of the Windsor RCMP.**

Councillor Leopold questioned if there would be an opportunity to share the cost with the Municipality of the District of East Hants and the Town of Windsor as it would be a shared service. Deputy Warden Morton replied that Staff Sergeant Stairs would be contacting the other municipal units to inquire if they would be interested in cost sharing.

**Motion Carried.**

f. MCCAP Committee

There was no meeting of the MCCAP Committee.

g. Other Committee Reports or Recommendations

There were no other reports for recommendations.

12. Correspondence

There was no correspondence.

13. Miscellaneous / New Business

a. FCM Annual Conference and Trade Show Registration (May 31-June 3, 2018)

The Municipal Clerk spoke of the Council Policy which states that Council must approve the number of council and staff participating in the FCM Conference annually. She noted that the Conference is normally held outside of Nova Scotia, however this year it will be in Halifax.

Councillor Daniels expressed interest in attending the Conference noting that they are very informative and provide a wonderful networking opportunity. Councillor Leopold stated that she would be interested in attending the event as well.

Discussion took place surrounding the number of participants, both Council and staff, that Council would approve. The Director of Finance advised Council that there was approximately \$4000 in the budget for conference costs.

**MOVED and SECONDED that Council approve nine individuals to attend the FCM Annual Conference and Trade Show taking place from May 31 to June 3, 2018.**

**MOVED and SECONDED that the motion be amended by increasing the number of individuals to attend to a maximum of ten.**

**Amendment Carried.**

Councillor Zwicker voted nay.

**Motion Carried as amended.**

b. Fracking (Councillor Jannasch)

Councillor Jannasch spoke of the resolution introduced in 2013 on fracking in Nova Scotia. He stated that, at that time, Premier McNeil pledged to banning the practice of fracking in the Province unless communities were interested in the idea at which time the government would investigate how to make it possible.

**MOVED and SECONDED that the 2013 UNSM Resolution 2C on Fracking be received and placed on file.**

**Motion Carried.**

Councillor Jannasch spoke of the language being used in the current debate surrounding fracking stating that "community" was the common word being used in the discussions. He went on to say that Guysborough County had recently stated that the ban on fracking be lifted which he found odd as the County does not have natural gas in it's region.

The Councillor went on to speak of the word community noting that it brings about a sense of warmth and working together and questioned what the Province considered to be the definition of the word in the context of consideration of lifting the ban on fracking that was put in place in 2013. He expressed that use of "community" in the discussions is misleading without a definition.

The Councillor went on to say that the thrust of Premier McNeil's message is that there is an opportunity to allow fracking in the Province and went on to ask if it was also a possibility to have the right to say no. Councillor Jannasch stated that municipal government must be part of the discussion surrounding fracking and have the ability to make informed decisions for the communities they represent.

Councillor Zwicker began by stating that hypocrisy is the practice of claiming to have moral standards or beliefs to which one's own behavior does not conform. He went on to say that the Province uses the resource so speaking against the process to obtain it makes Nova Scotians hypocrites. The Councillor went on to say fracking in the Province would allow for opportunities for reasonably priced natural gas. He voiced that the process should be investigated to determine how it can be safely harvested and supplied to our communities.

Councillor Daniels spoke of the movement in Canada to reduce green gas emissions. She went on to say that the Country and the communities within it are very passionate about the land and do not want it to be spoiled. She went on to say that there are many large businesses that currently use the oil and gas obtained through the practice of fracking and went on to say that she felt as though this is a time where investigation should be surrounding more sustainable ways to produce energy.

Councillor Hussey stated that he had seen a fractured well and the side effects it created. He went on to say that there are thousands of abandoned wells in the Country many of which had affected the area where they were located, leaving many areas where the water is no longer usable. He continued, speaking of the chemicals that were used in the process noting that one fractured well could affect the entire Province. The Councillor went on to say that he is in favour of exploration but not the practice of fracking.

Councillor Jannasch pointed out that the 2013 resolution outlined some of the safeguards that would need to take place for the Province to consider fracking.

Councillor Leopold thanked Councillor Jannasch for bringing the topic to Council's attention noting that she knows little about the process or the affects it has on the environment. She went on to say that she felt it was important that municipal units have a say on the issue.

**MOVED and SECONDED that a letter be drafted to the Premier and other appropriate departments to determine the definition of the word "community" in the context of fracking in Nova Scotia.**

**Motion Carried.**

- c. Senior Survey – (Councillor Daniels)

Councillor Daniels spoke of the Redefining Retirement Survey recently put out by the Acadia Entrepreneurship Centre aimed at helping people over the age of 60 remain connected to and engaged with their communities. She asked that Councillors encourage seniors to take the survey.

14. Date of Next Meeting – March 13, 2018

The next Regular Council meeting will be held March 13, 2018 at 7:00 p.m.

15. Adjournment

**MOVED and SECONDED that the meeting be adjourned.**

**Motion Carried.**

The meeting adjourned at 8:20 p.m.

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Abraham Zebian, Warden

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Rhonda Brown, Municipal Clerk