



WEST HANTS
NOVA SCOTIA

MUNICIPALITY OF THE DISTRICT OF WEST HANTS
Council Minutes
March 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 7:57 p.m.)
	S. Campbell	Municipal Planner (Left 7:57p.m.)
	C. Lowe	Municipal Accountant
	B. Carrigan	Director of Public Works
	R. Brown	Municipal Clerk
	C. Remme	Executive Assistant/Communications Coordinator

There were 8 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. Business Development Officer (Councillor Monroe)

13.d. Fire Department Service Awards (Councillor Daniels)

13.e. Fire Coordinator (Councillor Daniels)

12.a. Rails to Trails Initiative of the Uniacke Trails Association (Warden Zebian)

12.b. UNSM Board Report – March 2, 2018 (Warden Zebian)

Motion Carried.

5. Presentation (s)

a. Newport Rink

Warden Zebian welcomed Darryl Landry, Chair of GFL Newport Recreation Centre.

The Chair, Darryl Landry reviewed his presentation speaking of the GFL Newport Recreation Centre stating that it is currently in full operation for the ice season. He noted that aside from regularly scheduled hockey games the Centre offers public skating events and have reached out to both the elementary and middle schools in Brooklyn who are able to use the facility free of charge for children with special needs during the day. He went on to speak of the convenience of the location, adding that the organizers of the events want to ensure that everyone can enjoy the facility regardless of income.

The Chair spoke of future of the facility, informing Council that plans to complete the upper level utility/multi-purpose room are underway. He noted that the space will include an exercise room and a free membership to seniors to give back to the community.

The Chair noted that since it's reopening, the facility has been rented to capacity and has been recognized to have one of the best ice surfaces in Nova Scotia which has encouraged more visitors to the arena, which has enhanced the local economy. He went on to say that the facility currently employs one full time facility manager, two full time seasonal and a part time seasonal employee. He added that there is an on-site skate sharpening site as well as a canteen. The Chair added that two additional employees are being considered to accomplish the Board wishes to see the site as a sustainable year-round recreational and community centre for all residents of West Hants. He noted that fundraising efforts will

continue to ensure the completion of the facility while offering more programs to our community.

The Chair stated that, moving forward, the facility is looking to continue ensuring operational financial independence and to be the most successful recreation centre in the Province and beyond. He noted that the Board is looking to broaden its horizons and offer events that have yet to be offered in West Hants that would showcase talents and what the region has to offer. He went on to say that the Centre aspires to work with community partners to promote healthy living and free programs to the community, while developing innovative ways to attract people to the area and a place to share our heritage and promote our culture.

Chair Landry voiced that the GFL Newport Recreation Centre is a self-sustained facility governed by a volunteer board of director and are reaching out to the Municipality for assistance to complete the facility. He advised that \$838,000 would be required to meet all aspects of the project based on estimated quotes. He went on to explain that each project has been assigned a priority number explaining how the priorities were set. He added that the Board has made the decision that the purchase of a dehumidifier will happen this year as it will allow the facility to open earlier in the season. He noted that the purchase of a generator, although not a priority, is being considered as it would allow the Centre to be used as a warming shelter for the Municipality if the need arose.

The Chair thanked Council for the opportunity to present. He asked that Council consider the request and recognize that the Centre provides a benefit to the region.

Councillor Keith noted that the GFL Newport Recreation Centre was the first to move forward with the fibre-optic network expansion adding that the service should be complete soon. Chair Landry voiced that not being able to offer wi-fi has been the biggest complaint from the users of the facility, noting that he is looking forward to the completion of the project.

Warden Zebian voiced that he and his family had visited the site often noting that it is appreciated by the community and is a great example on what can be done when a community pulls together. Chair Landry expressed gratitude noting that he had been in contact with the Director of Parks and Recreation who had used the site for some of the programs offered through the Municipality. He encouraged Councillors to contact the Board if they had ideas for programming or would like to use the site.

Councillor Hussey spoke of the two phases originally proposed in the completion of the facility noting that many of the objectives had been complete. He asked if the request being brought forth to Council was for additional funding on top of what had already been asked. Chair Landry responded that it was a request for additional funds, noting that \$450,000 had been used to take the facility to its current state. The Chair added that after the election which recently took place, the Board has many new members with new visions. He went on to say that the plan for the facility must grow to succeed. He spoke of the new initiative where sports equipment, such as lacrosse gear, will soon be available at the facility to enable to introduce more sports options to families. He went on to say that the rentals will allow families in the area to let their children try the sport without having to make the initial investment in the gear that would be needed.

The Chair noted that the Board is aware of several items that must be addressed to grow the facility such as secondary heating in some areas and the awnings that have to be redone. He noted that the Board has been working on a collaborative plan to allow themselves to get the facility to where they wish to see it in the future.

Councillor Hussey questioned if the issues with the heating system had been addressed. Chair Landry explained that as the ice plant is old, it is only able to produce heat of 95°F and where the mats creates a barrier to the in-floor heating, the heat will have to be updated to allow for 115°F to maintain a standard during extreme conditions. The Chair went on to say that oil can be used as a secondary heat, but the Board recognizes that it is not the most efficient way to deal with the issue. He went on to say that the issue has not been identified as being urgent but has been recognized adding that the ice plant will have to be replaced within the next five to ten years with one that will allow for heat recovery.

Councillor Monroe voiced that the facility is offering many programs that are offloading the costs on the Municipality's facilities. She went on to say that she fully endorsed the opportunities.

**MOVED and SECONDED that the presentation be received and placed on file.
Motion Carried.**

6. Public Hearings

- a. West Hants Land Use By-law Amendment to amend 80 Robert Drive, Hamlet of Ardoise – Cameron Lake (H); PID #45060266 from Rural Residential (R-4) Zone to the Hamlet Industrial (M-2) Zone

**MOVED and SECONDED that the meeting move to a Public Hearing.
Motion Carried.**

The meeting moved to the Public Hearing at 7:37 p.m.
The meeting reconvened at 7:44 p.m.

MOVED AND SECONDED that Council gives Second Reading to and approves the 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.

Councillor Leopold asked about the 40-foot yard setback requirement and when it would come into place for the development to ensure adequate buffering on the side of the property. The Municipal Planner responded that it would be required for any future building on the property adding that there is no policy of Council and that all the requirements for the zone being considered are met.

Motion Carried.

- b. 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 definitions 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 the Meeting move to a Public Hearing.
Motion Carried.**

The meeting moved to a Public Hearing at 7:47 p.m.
The meeting reconvened at 7:55 p.m.

MOVED and SECONDED that Council gives Second Reading to and approves 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 amend the current definition of Artisan Workshop; 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 the report to Council dated March 13, 2018.

Motion Carried.

7. Approval of the Council Minutes of February 13, 2018, Special Council Minutes of February 13, 2018

**MOVED and SECONDED that the Council Minutes of February 13, 2018 and Special Council Minutes of February 13, 2018 be approved as circulated.
Motion Carried.**

8. Business Arising from Minutes and any Related Correspondence

- a. Mayor versus Warden System (Committee of the Whole, February 27, 2018)

Warden Zebian spoke on the report expressing that he felt as though dynamic areas need dynamic leaders. He went on to say that, in the last election, all incumbents were able to run successful campaigns without spending a lot of money and did not see the argument of cost to be a valid argument in the debate of a mayor versus warden system.

The Warden reviewed several pros and cons of the mayor system that he created, noting pros of visibility, legitimacy and a leader elected by the people as opposed to by Council. He went on to state that moving to a mayor system could attract more people to run stating that a mayor is the only democratically elected position in government. The Warden spoke of the

cons related to the position noting that there is a perception of power related to a mayor as well as celebrity posturing. He acknowledged the cost involved in making the change, including the need for a boundary review. The Warden expressed that he felt that moving to a mayor system would be the best step forward for the Municipality.

MOVED and SECONDED that Council adopt the Mayoral system for the next general election in 2020.

Councillor Daniels voiced that she would not support the motion without clear evidence of the benefits noting that the Municipal Government Act states that one system is no greater than the other. She went on to say that she is satisfied with the Warden system being used by the Municipality and the representation it provides for the citizens of West Hants.

The Councillor went on to say that, as grass roots politics, the current system allows for an opportunity for anyone, regardless of financial status, to sit around the Council table and provides for greater diversity. She continued, stating that the warden or the mayor is simply the spokesperson for the Municipality and mitigates between the region and the Province.

Councillor Hussey stated that he would not support the motion as it would add an additional representative at the Council table and increase costs. He went on to say that he would like to see a reduction in the number of councillors and would like to have a boundary review prior to the next election.

Councillor Monroe stated that she supported the motion as the warden position is required to support their district but also the entire Municipality. She went on to say that she agreed that the number of councillors could be reduced.

Councillor Zwicker voiced that he did not support the motion and referred to the recent change made by the Municipality of the County of Kings. He added that the change would mean that only the elite would have the opportunity to run for mayor or those of a certain economic background.

Councillor Leopold stated that she did not support the motion due to the costs associated with anyone wishing to run for mayor. She went on to say that a mayor incumbent would be required to cover a much larger geographical area than those running in districts. She spoke of the comment made by Councillor Monroe noting that every councillor is required to represent their area as well as all West Hants and did not see that as being a reason to change to the mayor system.

The Councillor went on to speak of the selection of Warden that was required at the first meeting as a new council. She noted that she had spoken to Municipal Affairs about the process to ask for clarity.

Acting CAO Laycock advised Council that staff would be coming forward with the recommendation for a boundary review prior to the elections of 2020 noting that indication of what direction Council wished to go would be necessary. He went on to say that a recommendation on the boundaries would come from consultants performing the review and the Utility and Review Board would make the final decision on the number of councillors would be in West Hants.

Councillor Jannasch voiced that debate surrounding democracy can be argued both ways noting that one of the issues with the mayoral system is that it can attract political parties and interest groups. He went on to say that the current election process for warden is difficult adding that he had since learned that there is flexibility in the process and it was not necessary for the decision to be made at the first meeting of the new council. He noted that there are opportunities to be explored but would not be supporting the motion.

Motion Defeated.

Councillors Morton, Jannasch, Leopold, Francis, Hussey, Daniels and Zwicker voted nay.

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. February 15, 2018 Excerpts

Region 6 Budget 2018-2019

MOVED and SECONDED that Council approves the 2018-19 budget for Region 6 as presented.

Motion Carried.

Pembroke Community Center

MOVED and SECONDED that Council accept the property at PID 45173754 and forego the requirements of the Acquisition of Real Property Policy (Council-01-006); furthermore, Council declared property PID 45173754 as surplus to be sold as an Ordinary Sale under section 5 (d)(3) of Council's Disposal of Real Property Policy (Council-01-007).

Motion Carried.

Holmes Hill Road Rehabilitation, Project#TRCAP15-05 (Work outside the scope)

MOVED and SECONDED that the cost of work outside of the Brycon contract for the Holmes Hill Rehabilitation Project in the amount of \$49,673.26 plus net HST be funded from Gas Tax Fund reserve.

Motion Carried.

Gas Tax Funding – Hantsport and Area Historical Society

MOVED and SECONDED that Council approve the use of \$5,000 of Gas Tax fund accessibility upgrades to the Hantsport and Area Historical Society building, including the installation of an accessible ramp and bathroom accessibility upgrades.

Motion Carried.

First Amendment to the Council Remuneration Policy

MOVED and SECONDED that Council approve the amendments to the Council Remuneration Policy COGE-004.00 as outlined in the First Amendment to the Council Remuneration Policy Recommendation Report dated February 27, 2018.

Motion Carried.

Warden Zebian voted nay.

Continuing Operations past March 31, 2018 (Fiscal 2018-19)

MOVED and SECONDED that Council authorize the Municipality, through its CAO and Departments, to continue to operate based on the approved 2017-18 budgets until such time as the 2018-19 budgets are approved and the tax rates set.

Motion Carried.

Valley Waste Temporary Borrowing Resolution

MOVED and SECONDED that Council approve a temporary borrowing resolution for Valley Waste Resource Management Authority in the amount of \$187,335 for a balloon payment related to previous capital purchases and Council guarantees a maximum of \$2,491 of the loan.

Motion Carried.

MOVED and SECONDED that Council approve a temporary borrowing resolution to Valley Waste Resource Management Authority in the amount of \$514,000 related to capital purchases in 2017-18 and Council guarantees a maximum of \$6,846 of the loan.

Motion Carried.

Investment Policy

MOVED and SECONDED that Council approves the Investment Policy for the Municipality of the District of West Hants.

Motion Carried.

Rails with Trails

MOVED and SECONDED to direct to staff to maintain communications with the municipalities along the Windsor and Hantsport rail spur corridor.

Motion Carried.

MOVED and SECONDED to direct staff to monitor any changes in the ownership and operations of the facility.

Motion Carried.

MOVED and SECONDED that the Municipality of the District of West Hants write a letter to the Province requesting that they purchase the section of the railway corridor spur, the sections of rail line for sale between Windsor, Windsor Junction, HRM so they can be used for public community use for the benefit of all to prevent foreign ownership.

Councillor Daniels stated that she would like to have the portion of the motion regarding foreign ownership be removed as it goes against the Provincial policy to accept foreign

investment. She went on to say that as the railway corridor was already purchased, she did not see the purpose of the motion.

Motion Defeated.

MOU/Joint Council

MOVED and SECONDED that should the Town of Windsor withdraw from the UARB Amalgamation process that Council agree to work with the Town of Windsor and the Province on a regional governance project.

Councillor Monroe voiced that she would not support the motion as it is conditional. Councillor Daniels agreed with Councillor Monroe stating the motion is not in good spirit. She went on to say that she agreed that the threat of amalgamation should not be held over Councils heads but would like to see the Municipality forge the relationship with the Town. Councillor Hussey concurred.

Councillor Zwicker expressed that the Town could pull out of the application for amalgamation as a sign of good faith and to move the relationship between the two municipal units forward. Councillor Monroe responded that the decision to remove themselves from the application was a decision that the Town should make willingly without the Municipality forcing them to do so.

Councillor Leopold expressed that if Council approved the motion it would level the playing field adding that she has noticed that amalgamation is threatened whenever the Town disagreed with the Municipality. The Councillor went on to say that the studies that have been done to this point have been positive and she is disappointed that the Town Council feels as though it is not enough. She stated that the Town of Windsor must decide whether it wishes to work with the Municipality.

Councillor Monroe voiced that approving the motion will end the cooperation between the two units and Council will have to take responsibility for the results of the decision. Councillor Leopold retorted that the responsibility of the decision lies on the Town of Windsor as they are the ones who are on the amalgamation application.

Councillor Jannasch voiced that the discussion is surrounding regional governance which requires establishment of a mechanism to guide long term projects.

Motion Carried.

Councillors Monroe, Hussey and Daniels voted nay.

Live Streaming

MOVED and SECONDED to begin live streaming of all Council and Planning meetings to begin in April of this year.

MOVED and SECONDED that the motion be amended to state "...to begin live streaming of all Council, Committee of the Whole and Planning meetings."

Amendment Carried.

Motion Carried as amended.

- b. Planning Advisory Committee
 - i. February 15, 2018 Excerpts

MOVED and SECONDED that Council give First Reading and hold a Public Hearing to consider entering into a development agreement to allow a chiropractic clinic at 194 Falmouth Dyke Road, Falmouth; PID # 45394210, which is substantively the same as the draft set out in Appendix C of the report to the Planning Advisory Committee dated February 15, 2018.

Motion Carried.

- c. Report of the Chief Administrative Officer
 - i. Falmouth Watershed Advisory Committee Landowner Appointment (Recommendation Report)

The Acting CAO reviewed the report.

MOVED and SECONDED that Council appoint Bernard Curry to the Falmouth Watershed Committee until November 2019.

Motion Carried.

- ii. Renewal of Temporary Borrowing Resolution (Recommendation Report)

The Acting CAO reviewed the report.

MOVED and SECONDED that Council reapproves a temporary borrowing resolution in the amount of \$1,477,790 for the construction of the fire substation in Garlands Crossing. Motion Carried.

- iii. Construction of Wall in Planning and Development Office
(Recommendation Report)

Acting CAO, Martin Laycock, reviewed the report.

MOVED and SECONDED that Council approve the transfer of \$4,450 plus net HST from the Building Reserve for the construction of a wall in the Planning Department. Motion Carried.

- iv. Clarification of Costs; Change of Road Name (Information Report)

The Acting CAO reviewed the report.

- d. REMO Advisory Committee

There was no report of the REMO Advisory Committee.

- e. Police Advisory Committee

There was no meeting of the Police Advisory Committee.

- 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

- a. Rails to Trails Initiative of the Uniacke Trails Association

MOVED and SECONDED that the correspondence regarding the Rails to Trails initiative be received and placed on file.

Motion Carried.

- b. UNSM Board Report – March 2, 2018

MOVED and SECONDED that the UNSM Board Report be received and placed on file. Motion Carried.

13. Miscellaneous / New Business

- a. The Crossing Residents Petition (Councillor Hussey)

Councillor Hussey stated he had been notified of an incident that took place at the entrance to the Crossing Residential Development Park which closed off access to the development. He went on to speak of the petition, signed by 130 of the residents in the development, requesting a second entry to the park be considered by Council. The Councillor asked that the issue be brought forward at the Joint Council meeting taking place in March.

MOVED and SECONDED that the petition be received. Motion Carried.

Councillor Leopold suggested that the issue could be addressed at a meeting of the Joint Border Development Committee. Acting CAO Laycock advised that staff had talked about the issue and have found options to deal with the issue.

MOVED and SECONDED that the CAO investigate with the Planning Department and other levels of government for a second access road to the Crossing Residential Development Park. Motion Carried.

- b. Fusion Annapolis Valley - Letter of Support

Warden Zebian spoke of Fusion Annapolis Valley's Civic Youth Alliance Network Project. He noted that the organization is looking to engage youth and is looking for the support of Council for their Youth Civic Engagement Leadership Program.

MOVED and SECONDED that staff prepare a letter of support for Fusion Annapolis Valley's Civic Engagement Leadership Program. Motion Carried.

- c. Business Development Officer (Councillor Monroe)

Discussion took place around the Council table surrounding the importance of an Economic Development Officer in municipal units. Councillor Monroe noted that the position should be investigated prior to budget deliberations.

Councillor Daniels expressed that prior to Council deciding on the addition of the position it would be wise to visit the Strategic Plan and determine what they would like to see and what role the person would play in West Hants. She added that she would like to see the Municipality work with its municipal partners particularly because of the recent talks about regional governance.

**MOVED and SECONDED that staff research information on a full time economic development officer including working with other partners for such a position.
Motion Carried.**

d. Fire Department Service Awards (Councillor Daniels)

Councillor Daniels asked that service awards for volunteer firefighters be placed on the Committee of the Whole agenda for discussion adding that she had spoke to the previous CAO about the municipality recognizing milestone years of service of the firefighters.

It was noted that Council approved a Community Recognition Policy in April 2017 that would be appropriate to recognize the members. Councillor Daniels asked that the matter be placed on the Committee of the Whole agenda.

e. Fire Coordinator (Councillor Daniels)

Councillor Daniels spoke of meetings she attended as a representative on the Fire Study Review Board noting that the Board is currently looking for more efficiency and effectiveness both municipally and provincially. She noted that discussion had taken place at the meeting surrounding the position of fire coordinator which not only provided cost savings to municipal units but also increase effectiveness.

The Councillor went on to request Council consider a presentation from the Chester Fire Coordinator, Bruce Blackburn which included how the Fire Coordinator works with societies and for Council to consider the position during budget deliberations.

Councillor Monroe suggested that the fire coordinator position would be another item to consider with the regional governance discussion.

14. Date of Next Meeting – April 10, 2018

The next Regular Council meeting will be held April 10, 2018 at 7:00 p.m.

15. Adjournment

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

The meeting adjourned at 8:56 p.m.

Abraham Zebian, Warden

Rhonda Brown, Municipal Clerk