



WEST HANTS
NOVA SCOTIA

MUNICIPALITY OF THE DISTRICT OF WEST HANTS
Council Minutes
April 10, 2018 7:00 p.m.
Sanford Council Chambers

1. Call to Order

Warden Zebian called the meeting to order at 7:00 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	Chief Administrative Officer/Director of Finance
	M. LeMay	Director of Planning and Development (left at 7:10)
	K. Kehoe	Director of Parks and Recreation
	B. Carrigan	Director of Public Works
	S. Campbell	Municipal Planner (left at 7:10)
	C. Lowe	Municipal Accountant
	R. Brown	Municipal Clerk
	C. Remme	Executive Assistant/Communications Coordinator

There were 4 members of the public in attendance.

3. Announcements

Warden Zebian announced that the meetings of Council will now be live streamed in an effort to reach residents that are unable to attend in person. He noted that any comments made during the meeting on the live stream will not be responded to during the meeting.

Councillor Francis spoke of the upcoming Green Cart information sessions booked at the Brooklyn Fire Hall on April 11th and Sweets Corner on April 18th. She went on to speak of the Hants County Hospital's Annual Golf tournament taking place on July 6th.

Warden Zebian congratulated Councillor Monroe on the grand opening event for Makers taking place on April 28th.

Councillor Leopold noted that the Green Cart Information Session would be taking place in Ellershouse on April 12th.

Warden Zebian spoke of the unfortunate accident involving the Humboldt Broncos hockey team which took place in Saskatchewan. He asked for a moment of silence in memory and support of those who lost their lives and their loved ones who are suffering. After the moment of silence, he announced that municipal staff would be participating in jersey day on April 12th in support and encouraged Councillors to show their support as well.

4. Approval of Agenda, including additions or deletions

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

13.c. 15-year service award – (Warden Zebian)

13.d. Boundary review – (Warden Zebian)

Motion Carried.

5. Presentation (s)

There were no presentations.

6. Public Hearings

- a. Development Agreement to Permit a Chiropractic Clinic at 194 Falmouth Dyke Road, Falmouth, West Hants; PID 45394210

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

Motion Carried.

The meeting moved to the Public Hearing at 7:04 p.m.
The meeting reconvened at 7:09 p.m.

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

7. Approval of the Council Minutes and Special Council Minutes and Public Hearing Minutes (West Hants Land Use By-law Map Amendment to amend 80 Robert Drive and Second Reading for Text Amendment to the Hantsport Municipal Planning Strategy; Land Use By-law; Map Amendment to the Hantsport Land Use By-law) of March 13, 2018 and Special Council Minutes of March 26, 2018

MOVED and SECONDED that the Council Minutes and Special Council Minutes and Public Hearing Minutes (West Hants Land Use By-law Map Amendment to amend 80 Robert Drive and Second Reading for Text Amendment to the Hantsport Municipal Planning Strategy; Land Use By-law; Map Amendment to the Hantsport Land Use By-law) of March 13, 2018 and Special Council Minutes of March 26, 2018 be approved. Motion Carried.

8. Business Arising from Minutes and any Related Correspondence
There was no business arising from the minutes or related correspondence.

9. Report of the Warden
Warden Zebian reviewed his report.

MOVED and SECONDED that the Report of the Warden be received and placed on file. Motion Carried.

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. March 27, 2018 Excerpts

Recycling Styrofoam in West Hants

MOVED and SECONDED that that staff be directed to prepare a recommendation report on recycling Styrofoam in West Hants. Motion Carried.

Tax Exemption Policy

MOVED and SECONDED that Schedule A of the Tax Exemption Policy COFN-004.00 be amended to include the following organizations and their listed properties with the exemption to be applied:

- Hantsport & Area Historical Society, 46 Main Street, Hantsport, AAN #00827185, PID # 45044005, Charitable #, 886938489, Full Exemption
- Quick As A Wink Theatre Society, 380 Wentworth Road, Wentworth Creek, AAN #10492939, PID# 45391869, Charitable #863160750, Full Exemption

Motion Carried.

MOVED and SECONDED that Schedule B of the Tax Exemption Policy COFN-004.00 be amended to include the following organizations and their listed property with the exemptions to be applied:

- Windsor Plains Community Fellowship Hall, 4839 Highway 1, Three Mile Plains, AAN#04684923, PID#45005402, Full Exemption

Motion Carried.

MOVED and SECONDED that Schedule B of the Tax Exemption Policy COFN-004.00 be amended by removing the following organization and their listed properties with the exemption to be applied:

- Trustees of Community Hall, 8929 Highway 215, Pembroke Land Fellowship Hall, AAN#04682831, PID#45173754, Full Exemption

Motion Carried.

b. Planning Advisory Committee

There was no report of the Planning Advisory Committee.

c. Report of the Chief Administrative Officer

i. MFC Spring Debenture (Recommendation Report)

The CAO reviewed the report. He noted that there is an amount in the letter that needs to be corrected to \$1,248,603. The CAO went on to say that, as per discussions that took place during budget deliberations, the \$517,000 that had been received through the Windsor Fire arbitration could be used towards reducing the debt.

MOVED and SECONDED that Council authorize the Warden and Municipal Clerk to sign the Resolution for Pre-Approval of Debenture Issuance, subject to interest rate confirmation not to exceed 5.5%, to enable the Municipality of the District of West Hants to issue a 25-year debenture of \$1,248,603.

Motion Carried.

CAO Laycock noted that as Council made the motion for the full amount of the temporary borrowing resolution the funds from arbitration could not be used to lower the debt at this time. He went on to say that there is no time limit for Council to decide on how the funds will be used including the possibility of placing it in a vehicle reserve as discussed during budget deliberations.

ii. VCFN Business Plan (Recommendation Report)

CAO Laycock reviewed the report. He noted that the premise of the letter received on March 19th from the County of Kings was an ask to develop a business plan with all participating municipalities to develop and understand how to move the VCFN forward. He went to say that creation of a business plan would create an opportunity to access money towards fibre noting the request is for \$15,150 and all other municipal partners had approved the motion. The CAO stated that the money would come from the Operating Reserve.

MOVED and SECONDED that a financial contribution of up to \$15,150 be made towards a VCFN business plan with funds to come from the Operating Reserves.

Motion Carried.

MOVED and SECONDED that there be an oversight committee for the identified project comprising of CAOs from VCFN representative municipalities.

Motion Carried.

MOVED and SECONDED that applications to the Department of Municipal Affairs for cost-sharing of the business plan be made.

Motion Carried.

iii. 2018 PCAP Provincial Funding Assistance Application
(Recommendation Report)

The Director of Public Works reviewed the report.

MOVED and SECONDED that Council support an application to the 2018 Provincial Capital Assistance Program (PCAP) to fund 50% of a Three Mile Plains Stormwater Impact Study with the remaining 50% to come from the Gas Tax Reserve.

Motion Carried.

d. REMO Advisory Committee

There was no report of the REMO Advisory Committee.

e. Police Advisory Committee

Deputy Warden Morton spoke of the Police Advisory meeting that took place on April 9th. He noted that George Pineo was sworn in as a representative on the Committee. He went on to say that there was discussion at the meeting on the legalization of marijuana noting that it is unclear what the effect will be on the RCMP.

f. MCCAP Committee

Councillor Daniels stated that the Committee met in the morning and a report will be prepared for May Council.

g. Other Committee Reports or Recommendations

There were no other reports for recommendations.

12. Correspondence

a. March 10, 2018 – Town of Windsor re: Capital Funding Towards Construction of an Ice Rink

- b. March 10, 2018 – Town of Windsor re: Hockey Heritage Inter-Municipal Services Agreement Motion
- c. March 22, 2018 – UNSM re: UNSM Priorities
- d. March 22, 2018 – East Hants to CN President re: Rails to Trails

13. Miscellaneous / New Business

- a. Fire Services EAP (Councillor Daniels)

Councillor Daniels noted that EAP for volunteer firefighters was budgeted for last year and she would like to see the funds rolled over to this year until a decision is made on how to move forward.

MOVED and SECONDEED that Council approve the carry over of unexpended funds attributed to the Fire Service EAP totalling \$3000 from the 2017-18 budget to the 2018-19 budget.

Motion Carried.

- b. Rails to Trails (Councillor Leopold)

Councillor Leopold spoke of the meeting she attended of the Uniacke Trails Association which consisted of a presentation by Bob Schmitt. She added that the presentation can be found at www.uniacketrail.ca.

The Councillor stated that during the presentation she was led to believe that Bob Schmitt has been pursuing businesses to resume an active railway. She went on to say that although he offered a great deal of hope in his presentation, he did not offer substance.

Councillor Leopold went on to say that it was her understanding that CN had not yet finalized the sale of the railway to Bob Schmitt which creates an opportunity to acquire the rail property. She went on to say that the decision on the sale of the railway is going to be based on intent of the use as well as three components: insurance, a permit and the capacity to put rail cars back in motion within six months. She added that there is no requirement for Mr. Schmitt to demonstrate a rail service; and as long as he has the three components they are requesting he can acquire the land with no intention of putting railways back on.

The Councillor voiced that there are many people who currently use the rail line for different purposes and have had motions on the table to maintain communications with other units and to monitor activity of ownership. She went on to say that CN seems to be more interested in working with larger units as opposed to many units each looking to acquire small portions of the land. The Councillor asked if Council was interested forming an active coalition with other municipalities to obtain ownership of the land in some way.

MOVED and SECONDED to direct staff to contact recreation departments and councils of HRM, Kings, the Town of Windsor and East Hants and the appropriate contacts at the Province to strike a working committee to take action on acquiring the rail corridor.

Councillor Zwicker cautioned that the motion may be strong and that liabilities should be investigated particularly with the aboiteau in Hantsport.

Warden Zebian voiced that as Council is interested, the motion is the best way forward.

Motion Carried.

Councillor Zwicker voted nay.

- c. 13.c. 15-year service award – (Warden Zebian)

Warden Zebian brought forth the discussion on amending the Community Recognition Policy to include the 15-year service awards for emergency service providers that took place at Committee of the Whole in March. He noted that many Councillors had stated that they were looking for more information on the request to make a more informed decision.

MOVED and SECONDED that Council instruct staff to prepare a report on amending the Community Milestone Recognition Policy COGE-005.00 Section 2.6 to include recognition of emergency service providers at 15-years service.

Councillor Daniels thanked Council for reconsidering the ask. She noted that in her presentation at Committee of the Whole she had also suggested that the 30-year CVFSA award be included as well.

MOVED and SECONDED to amend the motion to include the 30-year CVFSA award.
Amendment Carried.

Motion Carried as amended.

- d. 13.d. Boundary review – (Warden Zebian)

Warden Zebian stated that a boundary review is necessary before the next municipal election.

MOVED and SECONDED to direct the CAO to initiate a boundary review before the 2020 general election to be funded from the Boundary Review Reserve and the Operating Reserve.

Councillor Jannasch questioned if the review will be done of boundaries or districts. The Municipal Clerk responded that the review looks at districts to ensure the number of residents in each are plus or minus 10% of each other. She went on to say that the process is done through a request for proposal as well as public consultation. The Municipal Clerk added that once the review is complete, Council can make the decision on how they would like to move forward prior to having an application go to the Utility and Review Board (UARB).

Councillor Zwicker questioned if the boundary review that had taken place during the Hantsport dissolution could be used in order to save costs. The Municipal Clerk noted that the studies, done as part of the review, must be submitted to the UARB in the same year that they are done.

Deputy Warden Morton asked if there is any indication on whether the community of Hantsport would remain as their own district. The Municipal Clerk noted that the boundary review looks at the entire Municipality reiterating that each district would have to be within the plus or minus 10% that is required by the UARB.

Councillor Leopold questioned if the review was necessary. Municipal Clerk Brown advised that boundary reviews are required every eight years. She went on to explain that it has to be done prior to the next general election as it was part of a commitment made during the last UARB boundary hearing in 2016.

Motion Carried.

Councillor Hussey introduced Trina Norman from the Hockey Heritage Society. She asked if Council wished to sign the book of condolences that was being sent to Saskatchewan for the Humboldt tragedy. Councillors and staff signed the book. It was noted that there would be an opportunity for others to sign the book at the Grounds Keepers Cottage on Saturday from 10 a.m. - 4 p.m. and Sunday from noon until 4 p.m. prior to the book being sent.

14. In-Camera – MGA Section 22(2)c. – Personnel Matter

MOVED and SECONDED that the meeting move in-camera.

Motion Carried.

The meeting moved in-camera at 7:54 p.m.

The meeting reconvened at 8:48 p.m.

15. Date of Next Meeting – May 8, 2018

The next Regular Council meeting will be held May 8, 2018 at 7:00 p.m.

16. 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