



WEST HANTS
NOVA SCOTIA

**MUNICIPALITY OF THE DISTRICT OF WEST HANTS
Council Minutes
September 11, 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
	C. Lowe	Director of Finance
	M. LeMay	Director of Planning and Development
	B. Carrigan	Director of Public Works
	S. Shah	Municipal Planner
	R. Brown	Municipal Clerk
	C. Remme	Executive Assistant/Communications Coordinator

There were 5 members of the public in attendance.

3. Announcements

Warden Zebian welcomed everyone. He noted that the meeting is being live-streamed on Facebook and reviewed the fire evacuation procedures.

Councillor Jannasch extended an invitation from the Fire Chief Patterson of the Walton Fire Department to visit the Department to see the latest improvements that have been done on the firehall. The Councillor went on to say that he had visited the site and found it remarkable what they were able to accomplish with little funding.

Deputy Warden Morton spoke of the Corn Maze Laser Tag event taking place at Davison Corn Maze on September 22 noting that the event is free to attend.

Councillor Leopold advised Council that Ardoise Community Hall are holding a 40th Anniversary celebration on September 29 including a free concert, open house, turkey supper and a dance. She noted that anyone interested in attending the supper must call in advance, adding that the Municipal Facebook page has more information on the event.

The Councillor went on to say that Forest Lakes would be hosting their food truck and movie night on September 14.

Councillor Hussey reminded Council of the Hants County Exhibition's opening weekend. He went on to let Council know that Irving Shipyard would be putting their first ship in the water over the weekend.

Councillor Monroe spoke of the Garlic Festival taking place in Avondale.

4. Approval of Agenda, including additions or deletions

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

13.a. Fire (Councillor Zwicker)

13.b. Aboiteau Windsor Causeway (Councillor Daniels)

13.c. Strategy (Councillor Daniels)

13.d. Deer Winter Area (Councillor Daniels)

13.e. Report on Provincial Forestry Practices (Councillor Daniels)

13.f. Ellershouse Community Hall (Councillor Leopold)

Motion Carried.

5. Presentation (s)

There were no presentations.

6. Public Hearings

There were no public hearings.

7. Approval of the Council Minutes of July 10, Special Council Minutes of July 19, Special Council Minutes of August 7, 2018, Special Council Minutes of August 21, 2018 and Special Council Minutes of September 4, 2018

MOVED and SECONDED the Council Minutes of July 10, Special Council Minutes of July 19, Special Council Minutes of August 7, 2018, Special Council Minutes of August 21, 2018 and Special Council Minutes of September 4, 2018 be approved as circulated.

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 spoke of meetings he attended with all levels of government regarding the sports complex and went on to thank Council for supporting the project. He added that he had met with representatives from Kings Edgehill who have stated they support the project.

The Warden advised Council that he, Deputy Warden Morton and the CAO had met with the Department of Municipal Affairs to discuss consolidation. He added that he had also met with the Minister of Transportation and Infrastructure Renewal regarding the Halfway River Aboiteau and other items throughout the Municipality.

The Warden commended staff of the Parks and Recreation Department on their involvement in the Canadian Senior Men's Softball Fast Pitch Championships that took place in St. Croix. He stated that it was the first time that the event had been live-streamed, noting that the first day of the event had the largest crowds they had seen.

The Warden spoke of the Corn Boil Challenge put on by the Happy Communities Project in Avondale, noting it was a wonderful success.

Warden Zebian advised Council that a councillor from Sturgeon County, Alberta will be in the area and would like the opportunity to speak with Councillors as their region is facing similar challenges as those of West Hants.

The Warden concluded his report commending Council on their hard work and dedication to the Municipality.

MOVED and SECONDED that the Municipality write a letter to Darrell Lyttle, the Canadian Senior Men's Softball Fast Pitch Chairman, thanking him for hosting the tournament in West Hants and for his hard work.

Motion Carried.

10. Reconsideration or Rescission of Resolutions of Which Notice Has Been Given on a Previous Day
 - a. Notice of Rescission of the motion of April 11, 2017 Council Meeting (Councillor Keith) "...that Council support the Hockey Heritage Centre project with a \$1,000,000.00 contribution."

Councillor Keith withdrew the notice to rescind the motion of April 11, 2017 Council Meeting "...that Council support the Hockey Heritage Centre project with a \$1,000,000.00 contribution."

- b. Notice of Rescission of the motion of January 29, 2018 Special Council Meeting (Councillor Keith) "...that for the benefit of the residents of West Hants and Windsor, Council confirms its \$1 Million support over 5-years towards a complex that includes an indoor ice rink constructed by the Town of Windsor."

Councillor Keith withdrew the notice to rescind the motion of January 29, 2018 Special Council Meeting "...that for the benefit of the residents of West Hants and Windsor, Council confirms its \$1 Million support over 5-years towards a complex that includes an indoor ice rink constructed by the Town of Windsor."

11. Report(s) of the Committee(s) and Officer(s)
 - a. Committee of the Whole
 - i. August 28, 2018 Excerpts

Acquisition of Station Lane, Falmouth

MOVED and SECONDED that subject to the results of environmental assessment and due diligence, Council authorize the purchase of the public road Station Lane in Falmouth, Hants County from the Department of Transportation and Infrastructure Renewal (DTIR) for the sum of \$1.

CAO Laycock advised Council that staff were unable to find evidence of any environmental issues with the site.

Motion Carried.

Supply Compact Wheel Loader

MOVED and SECONDED that Council award a contract to MacFarlands Industrial for replacement of the Holder Sidewalk Equipment in the amount of \$115,870, plus Premier Warranty and applicable taxes to be funded through long term debt.

Motion Carried.

Replacement Hantsport Sewer Main to Hants Border Treatment Plant

MOVED and SECONDED that Council approve cost-shared funding to the Municipality of the County of Kings for the replacement of 485m of Hantsport Sewer Main along a municipal easement to Avon Street, Hants Border, in the amount of \$123,376, including net HST, with funding coming from the Gas Tax Reserve.

Motion Carried.

Remaining 2006 LiDAR Data for West Hants

MOVED and SECONDED that Council purchase the LiDAR data for the Municipality of the District of West Hants including for the polygon shown in Figure 2 from Applied Geomatics Research Group for the total project cost of \$5,000 plus applicable taxes and that the funds come from the Gas Tax Reserve.

Motion Carried.

Continued Employment of Term Planner

MOVED and SECONDED that Council approve in principal a two-year term contract planning position in the 2019-2020 and 2020 -2021 budgets to enable the on-going

review of the Municipal Planning Strategy, Land Use By-law and Subdivision By-law to proceed in a timely fashion.

Motion Carried.

Second Amendment to the Fees Policy (COFN-005.03)

MOVED and SECONDED that Council approve an amendment to Section 3 (b) of the Fees Policy, COFN-005.03, to include a fee for hearing a fencing dispute; as shown in the Second Amendment to the Fees Policy Report presented to the Committee of the Whole on August 28, 2018.

Motion Carried.

Amendments to the Employee Recognition and the Whistle Blower Policies

MOVED and SECONDED that Council amend the Employee Recognition Policy (COHR-004.00) as shown in the Amendments to the Employee Recognition and the Whistle Blower Policies Recommendation Report presented to Committee of the Whole on August 28, 2018.

Motion Carried.

MOVED and SECONDED that Council amend the Whistle Blower Policy (COHR-003.00) as shown in the Amendments to the Employee Recognition and the Whistle Blower Policies Recommendation Report presented to Committee of the Whole on August 28, 2018.

Motion Carried.

Repeal of Various Policies

MOVED and SECONDED that Council repeal the following policies:

- a. Clean-up Properties Policy Statement dated July 10, 2007
- b. Fire Area Rate Policy Statement dated April 13, 2004
- c. Internet Access Regulations dated October 9, 2001
- d. Proclamation Policy dated September 8, 1998 as amended on April 13, 1999
- e. Septic Hauler Policy dated May 11, 1999
- f. Voting Policy at Public Meetings dated September 13, 2005
- g. Waste Management Violation Policy dated August 12, 1997

Motion Carried.

Hantsport Stormwater Management Study

MOVED and SECONDED that the Hantsport Stormwater Management Study be presented to Council and placed on file.

Motion Carried.

GFL Newport Rink High Speed Internet

MOVED and SECONDED that Council approve funding of up to \$30,000 from the Gas Tax Reserve to extend the Municipal fibre lateral in Brooklyn to the Newport GFL Recreation Centre and install the necessary equipment to provide Wi-Fi at their facility.

Motion Carried.

- b. Report of the Chief Administrative Officer
 - i. Regional Anti-littering Committee (Recommendation Report)

The Municipal Clerk reviewed the Regional Anti-littering Committee Recommendation Report.

MOVED and SECONDED that Council appoint one Councillor to the Regional Anti-littering Committee.

Councillor Leopold expressed concern surrounding the number of newly created committees that could drown out the efforts of the Anti-littering Committee. She asked if Council would consider postponing the appointment. The Municipal Clerk advised that

the advertisement for the citizen and business representatives had already been sent to the newspaper and posted to our social media outlets. The Clerk added that the Committee was hoping to have their first meeting in October.

Motion Carried.

Nominations took place.

Councillor Daniels nominated Councillor Leopold who accepted the nomination.

Councillor Leopold is the Council representative on the Anti-littering Committee.

ii. Partners for Climate Protection (Recommendation Report)

Municipal Planner Saira Shah reviewed her presentation.

MOVED and SECONDED that Council adopt the following resolution:

WHEREAS it is well established that climate change is increasing the frequency of extreme weather events and posing other risks, such as drought, forest fires and rising sea levels, which present serious threats to our natural environment, our health, our jobs and our economy;

WHEREAS the 2016 Paris Agreement, signed by more than 190 countries, including Canada, committed to limit the global temperature increase to below two degrees Celsius and to pursue efforts to limit this increase to 1.5 degrees Celsius, in order to avoid the most severe climate change impacts;

WHEREAS local governments are essential to the successful implementation of the Paris Agreement;

WHEREAS Canada's cities and communities influence approximately 50 percent of national greenhouse gas (GHG) emissions and can drive systemic low-carbon practices, including: building high-efficiency building, undertaking building retrofits and developing district heating; building active transit, electric vehicle infrastructure and electrified public transit; implementing near-zero GHG waste plans; and delivering high-efficiency water and wastewater services;

WHEREAS investments in these types of measures also reduce operating costs, help municipalities maintain and plan for future community services, protect public health, support sustainable community development, increase community resilience and reduce a community's vulnerability to environment, economic and social stresses;

WHEREAS a number of government and international and national organizations have called for greater cooperation among all stakeholders to meet reduction targets, including Canada's Big City Mayors' Caucus, which supports binding GHG emission reduction targets at the international, national and city levels, action plans that cut emissions, identification of risks and mitigation solutions, and regular municipal GHG emissions reporting;

WHEREAS the Federation of Canadian Municipalities (FCM) and ICLEI- Local Governments for Sustainability have established the Partners for Climate Protection (PCP) program to provide a forum for municipal governments to share their knowledge and experience with other municipal governments on how to reduce GHG emissions;

WHEREAS over 300 municipal governments across Canada representing more than 65 percent of the population have already committed to reducing corporate and community GHG emission through the PCP program since its inception in 1994;

WHEREAS PCP members commit to adopt a community GHG reduction target of 30 percent below 2005 levels by 2030, in line with the Government of Canada's target, and to adopt a corporate GHG reduction target that is similar or more ambitious, and to consider adopting a deeper community and corporate emissions reduction target of 80 percent by 2050;

WHEREAS the PCP program is based on a five-milestone framework that involves completing a GHG inventory and forecast, setting a GHG reduction target, developing a local action plan, implementing the plan, and monitoring progress and reporting results;

WHEREAS PCP members commit to carry out the five-milestone framework within 10 years of joining the program and to report on progress at least once every two years;

WHEREAS PCP members accept they can be suspended from the program – subject to prior notice in writing by the PCP Secretariat – in the event of non-submission of progress reports within the established deadlines;

BE IT RESOLVED that the Municipality of the District of West Hants endorse the Government of Canada's commitment to the Paris Agreement to limit global temperature increase to below two degrees Celsius and to pursue efforts to limit the global temperature increase to 1.5 degrees Celsius; and

BE IT RESOLVED that the Municipality of the District of West Hants review the guidelines on PCP member benefits and responsibilities and then communicate to the FCM its participation in the PCP program and its commitment to achieving the milestones set out in the PCP five-milestone framework;

BE IT FURTHER RESOLVED that the Municipality of the District of West Hants appoint the following corporate staff person, Saira Shah and elected official, Jennifer Daniels to oversee implementation of the PCP milestones and be the points of contact for the PCP program within the Municipality.

Councillor Monroe questioned if there was an opportunity to work with the Town with the resolution considering the potential consolidation. The Municipal Planner advised that she was unsure whether the Town was taking part noting the decision would be that of each municipal unit.

Motion Carried.

iii. National Disaster Mitigation Risk Project (Recommendation Report)

The CAO reviewed the National Disaster Mitigation Risk Project Recommendation Report.

MOVED and SECONDED that Council award the tender for the Disaster Mitigation Risk Assessment Study to CBCL for a total contract price of \$70,247.00 + HST.

Councillor Jannasch questioned when the Report would be complete. The CAO responded two years.

Motion Carried.

iv. Confirmation of Appointment of Assistant Fire and Building Official (Recommendation Report)

The CAO reviewed the Confirmation of Appointment of Assistant Fire and Building Official Recommendation Report.

MOVED and SECONDED that, effective September 11, 2018, Council confirm the appointment of Erin Schurman-Kolb as Assistant Building Official in accordance with Section 5(2) of the Nova Scotia Building Code Act and as Fire Official in accordance with Section 19(1)(b) of the Nova Scotia Fire Code.

Motion Carried.

v. Temporary Borrowing Resolutions (Recommendation Report)

The CAO reviewed the Temporary Borrowing Resolutions Recommendation Report.

MOVED and SECONDED that Council approve a temporary borrowing resolution in the amount of \$106,502.08, for self-contained breathing apparatus equipment for the Hantsport Fire Department.

Motion Carried.

b. Planning Advisory Committee

i. Planning Advisory Committee Excerpts - July 19, 2018

Hantsport Municipal Planning Strategy Amendments Commercial Development District

MOVED and SECONDED that Council give First Reading and hold a Public Hearing to consider amending the map and the text of the Hantsport Municipal Planning Strategy to designate a Commercial Development District, attached to the report #18-04 to the Planning Advisory Committee dated July 19, 2018 as Appendix A and B.

Motion Carried.

West Hants Municipal Planning Strategy Amendments – Commercial Development District

MOVED and SECONDED that Council give First Reading and hold a Public Hearing to consider amending the text and the map of the West Hants Municipal Planning Strategy to designate a Commercial Development District, attached as Appendix A, B and C to the report #18-05 dated July 19, 2018.

Motion Carried.

Land Use By-law Amendment –269 Town Road, Falmouth

MOVED and SECONDED that Council give First Reading and hold a Public Hearing to consider amending the zoning map of the West Hants Land Use By-law to enable the lot located at 269 Town Road, Falmouth, PID 45197332 to be rezoned from the Institutional (I) Zone to the Single Unit Residential (R-1) Zone, as shown on the map attached to the Planning Advisory Committee report #18-06 dated July 19, 2018 as Figure 2.

Motion Carried.

c. Other Committee Reports or Recommendations

There were no reports or recommendations from other committees.

12. Correspondence

- a. 07-10-2018 AVRLB Annual Report 2017-2018
- b. 07-25-2018 Letter from Nova Scotia Federation of Municipalities
- c. 08-14-2018 Letter from Municipality of Barrington
- d. 08-17-2018 Letter from Windsor Hockey Heritage Society
- e. Thank You Letter from Olivia Frank
- f. New Boundaries Realizing Dreams Fundraiser

13. Miscellaneous / New Business

a. Fire (Councillor Zwicker)

Councillor Zwicker voiced his concern that the new fire station that had been discussed for the Hantsport Volunteer Fire Department would not be able to be completed due to a cut-off of capital expenditure that may occur in the consolidation process. He asked if the project could be expediated. The CAO replied that a report would be coming forward to September Committee of the Whole for Council to consider. He went on to say that he understood that there would be methods available to move projects forward during the consolidation process.

b. Aboiteau Windsor Causeway (Councillor Daniels)

Councillor Daniels spoke of the growing concern surrounding the Windsor Causeway Aboiteau and asked about a meeting scheduled of the Causeway Liaison Committee.

The CAO noted that the meeting of the Liaison Committee was not public to his knowledge, noting that there would be public meetings taking place in October.

Councillor Daniels asked if the Causeway Liaison Committee could be invited to present at Joint Council. The CAO stated he would put forth the request.

c. Strategy (Councillor Daniels)

Councillor Daniels stated that as it has been near a year since the Strategic Plan had been approved by Council, she felt as though it should be reviewed. She went on to say that part of the Plan was to have a Strategic Planning Committee established, questioning if it was necessary to wait until nominations in November or if the committee could be established sooner. CAO Laycock replied that he would review the Strategy and aim for the Committee to be established in November.

d. Deer Wintering Area (Councillor Daniels)

Councillor Daniels noted that it had been brought to her attention that there is a protected forest area that is being cut in Vaughan that has been recognized as a deer wintering area, adding that there is a plan in place that would further reduce the forest.

She went on to speak of the Department of Natural Resources Forestry Plan noting that there are means for the public and the Municipality to participate in creating the plan and voicing any concerns. The Councillor added that the Municipality should be educating itself in matters such as this and what is taking place around the Province.

Councillor Monroe noted that she too had been contacted about the issue stating that she would like to see protections put in place for the residents of West Hants.

Warden Zebian suggested that the issue be brought forth to Committee of the Whole for discussion.

e. Report on Provincial Forestry Practices (Councillor Daniels)

Councillor Daniels spoke of the Lahey Nova Scotia Forest Practice Report 2018 and encouraged Council to read the report and the recommendations made in it. She went on to say that Council should consider having conversations with the Nova Scotia Federation of Municipalities on the topic.

f. Ellershouse Community Hall (Councillor Leopold)

Councillor Leopold spoke of the community breakfasts in Ellershouse that, with the help of the Happy Communities Project, draw a large crowd and are integral to the community. She went on to say that, after a recent fire inspection, the Community Hall had been told that the breakfast will no longer be able to take place as the ventilation and fire suppression systems did not meet the Fire Code.

Councillor Leopold went on to say that she would like to see the Municipality support the Hall in the purchase of a commercial ventilation hood to allow the community breakfasts to continue.

MOVED and SECONDED that \$5000 in grant funding be awarded to the Ellershouse Community Center for the purchase and installation of a commercial ventilation hood.

CAO Laycock advised Council that the Grants and Contribution Policy is due to be reviewed and staff would be recommending that a clause be added for funding for organizations for emergency or unique circumstances.

Councillor Zwicker voiced that he appreciated the concern put forth by Councillor Leopold and suggested that Council table the motion to give the request more consideration as it could set a precedent.

Councillor Hussey questioned if the motion could be changed to add funding to the grant that had already been given to the Ellershouse Community Hall. The CAO advised that as the request was specific, it could not be added to the previous grant. He went on to voice that Council should give serious consideration for what is stated in the Grant and Contribution Policy prior to approving the motion.

Councillor Zwicker questioned how many community breakfasts take place in the Hall. Councillor Leopold responded that the breakfasts take place once a month, adding that there would be other opportunities in the Hall that this would be beneficial to.

Councillor Jannasch agreed with Councillor Zwicker stating that the Center Burlington Hall has many repairs that need to be made. He added that Council should determine how requests for extra funding should be brought forth.

Councillor Leopold expressed that last year the Hall struggled to keep the community breakfasts occurring noting that the Happy Communities Project endorsed the event which created a new group of committed volunteers. The Councillor went on to say that Council had recognized community connections as part of the strategic plan for the Municipality.

The Councillor went on to say that as there was funding available that was not allocated in the grant budget approved by Council, she did not see the request as being an additional ask. She went on to say that had the Community Hall known about the issue they would've remedied the situation. The Councillor went on to say that as grants are not available again until February, and then the money not received by the groups until July or later, not helping the group make the purchase would jeopardize the event as well as the sustainability of the Hall.

Councillor Daniels agreed with Councillor Leopold adding that she understood that Council must be accountable and follow policy, but that they should not restrain the social aspects of the communities in West Hants. She went on to say that the community breakfasts are a big part of the community of Ellershouse, adding that she fully supported the motion. The Councillor pointed out that there are many community halls in West Hants that work hard and actively seek grant funding and fundraise for the programs they offer, and that Council should support social programs in the region.

Motion carried.

Councillor Zwicker voted nay.

14. Date of Next Meeting – October 9, 2018

The next Regular Council meeting will be held October 9, 2018 at 7:00 p.m.

15. Adjournment

MOVED and SECONDED that the meeting be adjourned.

Motion Carried.

The meeting adjourned at 9:20 p.m.

Abraham Zebian, Warden

Rhonda Brown, Municipal Clerk