

**WEST HANTS REGIONAL MUNICIPALITY**  
**Committee of the Whole - Meeting Agenda **AMENDED****  
**May 9, 2023 - 6:00 p.m.**  
**Sanford Council Chambers, 76 Morison Dr, Windsor, NS**  
**Virtual via Zoom (also FB Livestream)**

*Agenda is subject to change due to additions that may not be able to be reflected until after the meeting.*

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**West Hants**  
something inspiring awaits

1. Call to Order
2. Attendance
3. Approval of the Agenda, including additions or deletions
  - a) Dashboard Action Items – Information Log  
Dashboard Action Items – Dangerous or Unsightly Premises
4. Declaration(s) of Conflict of Interest
5. Announcements
6. Approval of Previous Meeting Minutes
  - a) 2023-04-11 Committee of the Whole Minutes
7. Presentations
  - a) West Hants Historical Society (Fort Edward) – Shirley Pineo, President and Gary Nelson, Vice President
8. Unfinished Business/Postponed Motions
  - a) Underwood and Edward Electronic Gate System – Councillor Bob Morton
  - b) FCM Community Buildings Retrofit Funding Report – Coordinator Ogilvie
  - ~~c) Fibre Network Connection and Security Camera Report – Phase 3 – Director Gibson and Matt Povah~~
  - d) Former Tourist Bureau Information Report (Lion's Club Request) – Director Kehoe
  - e) Private Road Solid Waste Collection Information Report – Director Richard
  - f) Mills Lake Watershed Upgrade WWHPW23-01 Recommendation Report -Director Richard
9. Reports
  - a. CAO Activity Update - Information Report
  - b. Financial Update Ending March 31, 2023 – Acting Director Gibson
  - c. Capital Update Ending March 31, 2023 – Acting Director Gibson
  - d. MCCAP Update Report – Coordinator Ogilvie
10. Correspondence

- a. Information
  - 1. Avon Causeway Activity Log as of May 9<sup>th</sup>, 2023
  - 2. Correspondence Received Ledger as of May 9<sup>th</sup>, 2023
    - i. 2023-04-26 Andrew Hardman Re 997 Highway 14 - Zoning Change challenge
    - ii. 2023-04-26 Guide Furlani Re Concerns re 20 deer roaming and eating anything they can.
    - iii. 2023-04-26 Trevor Levy Re Scotch Village Station Rd. PID 45166915 Development Agreement
    - iv. 2023-04-27 Denise Forand Re Windsor Causeway and my Windsor's township waterfront vision
    - v. 2023-04-29 Barry Maxner Re 50% Tax Reduction Request pertaining to Zwicker Lake Property and Pisiquid Canoe Club Concerns
    - vi. 2023-05-02 Margot Bureaux Re Banners
    - vii. 2023-05-03 Grant Thomas Re Theft
    - viii. 2023-05-04 Aissa Thomas Re Windsor Textile Development
    - ix. 2023-05-06 Art Ward Re Scotch Village Station Road PID 45166915
    - x. 2023-05-08 Core Committee Zwicker Lake Property Owners Re CCBF Funding and the Canoe Club
  - 3. Fort Edward Municipal Lands Activity Log as of May 9<sup>th</sup>, 2023
  - 4. Storm Wastewater Activity Log as of May 9<sup>th</sup>, 2023
- a. Requests
  - b. Out-going Correspondence Ledger as of May 9<sup>th</sup>, 2023
- 11. New Business
  - a) Draft Downtown Parking By-Law Request for Decision – Mayor Zebian
  - b) Short Term Rental Recommendation Report – Councillor Ivey
  - c) 2023 Grants & Contributions Recommendation Report - Director Kehoe
  - d) 2023 Standing Offer Asphalt Paving Services WHPW23-02 Recommendation Report - Director Richard
  - e) **Notice to Amendment to Definition of Community Centre – Councillor Ivey**
- 12. Public Participation Period
- 13. In-Camera
  - c) **MGA 22(2)(a) Land Matter**
  - a) 2023-04-11 Committee of the Whole In-Camera Minutes
  - b) MGA 22(2)(a) Legal Matter

- d) MGA 22(2)(a) Land Matter
- e) MGA 22(2)(a) Land Matter
- g) MGA 22(2)(a) Legal Matter
- f) MGA 22 (2)(a) Personnel Matter

14. Next Meeting Date / Adjournment – May 23<sup>rd</sup> Council Meeting at 6 p.m.



1. Call to Order – Deputy Mayor Paul Morton (Chair) called the meeting to order at 6:00 p.m.

2. Attendance  
Council

Abraham Zebian, Mayor	Paul Morton, Deputy Mayor Dist. 8
Rupert Jannasch, Councillor Dist. 1	Bob Morton, Councillor Dist. 6
Scott McLean, Councillor Dist. 2	Ed Sherman, Councillor Dist. 7
Mark McLean, Councillor Dist. 3 (6:02 p.m.)	John Smith, Councillor Dist. 9
Jeff Hartt, Councillor Dist. 4	Jim Ivey, Councillor Dist. 11
Debbie Francis, Councillor Dist. 5 (ZOOM)	

Regrets

Laurie Murley, Councillor Dist. 10

Staff

Mark Phillips, CAO	Deanna Snair, Exec. Asst/ Clerk
Diana Gibson, Acting Director of Financial Services	Sara Poirier, Dir. Planning and Development
Todd Richard, Dir. Public Works	John Ogilvie, MCCAP Coordinator
	Kathy Kehoe, Dir. Community Development

Regrets

Shelleena Thornton, Municipal Operations Supervisor

Presenters/Public

Sixteen (16) members in the gallery including presenters from the West Hants Historical Society (Shirley Pineo and Gary Nelson).

3. Approval of the Agenda, including additions or deletions (6:01 p.m.)

Additions to the Agenda

- Councillor Ivey advised that he would be providing notice motion to appear on the Council agenda in two weeks' time to amend the definition of Community Centre within the WHRM By-Law regulations.

- a) Dashboard Action Items – Information Log  
Dashboard – Dangerous or Unsightly Premises – Information log

Discussion Points:

- Amend the Dashboard regarding Insurance RFP and note that it be completed in the next two months.
- Added MGA 22(2)(a) Legal Matter to Item 13 (g) In-Camera – Bowman Road update.

Council voted via hands in unanimously in favour of adding MGA 22(2)a land matter to the agenda under in-camera.

**MOVED BY COUNCILLOR FRANCIS AND MAYOR ZEBIAN THAT THE 2023-04-11 COMMITTEE OF THE WHOLE AGENDA BE APPROVED AS AMENDED. MOTION CARRIED**

4. Declaration(s) of Conflict of Interest (6:04 p.m.) Mayor Zebian and Councillor Francis with item 13 (c).
5. Announcements (6:04 p.m.)
  - Deputy Mayor P. Morton acknowledged that we are in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq People and that this land is governed by the treaties of Peace and Friendship signed in 1726.
  - Congratulations were extended to the West Hants Historical Society on their 50th anniversary. Mayor Zebian presented a certificate to President Pineo and Vice President Nelson.
  - Congratulations were extended to Chateau Village Property Owner's Association on receiving the Wawanesa Insurance Community Wildfire Prevention Grant for \$15,000 to help increase resilience to wildfires.
  - Reminder of the Big Breakfast this coming Saturday at the Southwest Fire Hall.
6. Approval of Previous Meeting Minutes (6:04 p.m.)
  - a) 2023-04-11 Committee of the Whole Minutes

**MOVED BY MAYOR ZEBIAN AND COUNCILLOR SHERMAN THAT THE 2023-03-14 COMMITTEE OF THE WHOLE MEETING MINUTES BE APPROVED. MOTION CARRIED**

7. Presentations (West Hants Historical Society -Shirley Pineo, President and Gary Nelson Vice-President) (6:08 p.m.)

Ms. Pineo introduced representatives from the Acadians, Parks Canada, the Legion, the Mi'kmaq community, the Black community and the members of the Historical Society including an individual from Liverpool. An updated conceptual plan for the lands adjacent to Fort Edward was presented. Mr. Gabriel Gehue (illustrator) provided his expertise resulting in the two (2) variations being presented (depending on a power pole potentially being relocated). Mr. Nelson provided a recount of the history pertaining to Fort Edward and what the committee has achieved since their last presentation.

Summary Points:

  - Would like the monument (located at that V intersection of King and Gerrish Street) to indicate the First Agricultural Fair was held at the Fort or a replica moved to the property at Fort Edward.

- Plan A had a partial basement (due to a power pole being located on the lot). Plan B had a full basement (relocated the power pole and provided the most space) and a climate controlled/fire prevention storage area for genealogical information/documents.
- From King Street the image projected was an imitation of the blockhouse.
- Main floor would be a cultural heritage centre, with potential to host other events (weddings, fireworks, re-enactments, book signings, traveling exhibits, etc.) and draw visitors to the area.

Discussion Points:

- The internal layout has yet to be finalized but was expected to be around 90 people.
- An amphitheater was proposed to be built between Fort Edward and the new proposed building. There was also a desire to see a long house and a Mi'kmaq wigwam also constructed and a Mi'kmaq wigwam.
- The three-step process included: approval of the use of the land, securing financing followed by construction of the building.
- The museum was not considered within the proposed building, it would remain in place.
- The building dimensions would be approximately 50'x 100'.
- Conversations have occurred with Atlantic Canada Opportunities Agency (ACOA), they expressed interest in being kept in the loop. The presentation would be sent to them.
- Parks Canada has indicated they were waiting to see what Council and the residents of the area want. They have indicated there was a possibility of a full-time staff person located in the building if everything was approved.
- Three members of the gallery (Owen Hamlin, Glooscap First Nation Councillor Gail Tupper, and resident Liz Galbraith spoke in support of the proposed project.

The presentation concluded at 6:43 p.m. All but three members of the gallery left the meeting at this time.

8. Unfinished Business/Postponed Motions

a) Edward and Underwood Electronic Gate System (6:46 p.m.)

Councillor Morton reviewed the recommendation report highlighting that instances have occurred when an ambulance arrived at the gate and was unable to open the gate and enter. The intent was to have staff explore an electronic gate system that would open when a siren was sounded and act as a proper emergency gate.

MOVED BY COUNCILLORS B. MORTON AND SHERMAN THAT COMMITTEE OF THE WHOLE RECOMMENDS COUNCIL DIRECT STAFF TO DO A REPORT ON WHAT AN ELECTRONIC GATE SYSTEM WOULD COST AND RETURN WITHIN A COUPLE OF MONTHS.

Discussion Points:

- Unknow what the current process was to open the gate. When an ambulance arrived, they would turn around and go to Garlands Crossing to enter unless a resident met them at the gate and transported them to the emergency in their vehicle.
- Staff could provide additional options for Council to consider.

- There was value in having a larger discussion rather than just opening the gate and having a better understanding of how the gate came to be.
- Community feedback was key as there were differing opinions about opening or removing the gate depending on which side you lived on.
- The former Town of Windsor formally closed that section of the road.

**MOVED BY COUNCILLORS B. MORTON AND MAYOR ZEBIAN TO AMEND THE MOTION TO INCLUDE BRING OPTIONS BACK INCLUDING THE GATE. MOTION CARRIED**

Full motion as amended :

**MOVED BY COUNCILLORS B. MORTON AND SHERMAN THAT COMMITTEE OF THE WHOLE RECOMMENDS COUNCIL DIRECT STAFF TO DO A REPORT ON OPTIONS INCLUDING WHAT AN ELECTRONIC GATE SYSTEM WOULD COST AND RETURN WITHIN A COUPLE OF MONTHS. MOTION CARRIED.**

b) FCM Community Buildings Retrofit Funding Request (6:52 p.m.)

Coordinator Ogilvie reviewed the recommendation report requesting funding to perform a feasibility study on upgrading specific community buildings within the municipality. The study would assist in determining upgrades to renovate and reduce greenhouse gas emissions. Corporate emission reductions were easier to achieve vs community emission goals.

Discussion Points:

- The Windsor Community Centre was being explored/the centre piece as the funding targeted community buildings. The community centre was the most appropriate example within the municipal portfolio that could be renovated to reduce emissions and improve operations.
- 100 King and 76 Morison were excluded from the analysis. No decision has been made regarding these buildings or the type of administrative facility that is being sought.
- The funding was to do a feasibility study not the actual upgrades, those costs were outside this ask.

**MOVED BY COUNCILLORS JANNASCH AND SHERMAN THAT COMMITTEE OF THE WHOLE RECOMMEND THAT COUNCIL APPROVE IN PRINCIPLE FUNDING 20% AS THE MUNICIPAL CONTRIBUTION OF AN APPLICATION TO THE FCM COMMUNITY BUILDING RETROFIT INITIATIVE TO SUPPORT A FEASIBILITY STUDY, UP TO A MAXIMUM COUNCIL CONTRIBUTION OF \$40,000, TO BE FUNDED THROUGH THE REGIONAL OPERATING RESERVE. MOTION CARRIED**

c) Fibre Network Connection and Security Camera Report - Phase 3 (7:00 p.m.)

CAO Phillips advised that this item was removed from the agenda late, the report would return to council in June. More information surrounding privacy protection was required as new guidelines were introduced in 2019 from the Office of the Information and Privacy Commissioner that were required to be reviewed to ensure compliance.

d) Former Tourist Bureau Information Report (Lion's Club Request) (7:03 p.m.)

Director Kehoe reviewed the information report regarding information/costs associated the portion of lands where the former tourist bureau was located. The area was being used for the highway construction project. Once the project has been completed, staff will continue engagement with the N.S. Dept. of Public Works to determine what lands will be left to potentially be maintained as a park. At that time a partnership with the lion's Club can be explored further. Funding could be incorporated into the Parks and Grounds maintenance budget.

e) Private Road Solid Waste Collection Information Report (7:05 p.m.)

Director Richard reviewed the information reporting stemming from the letter received from property owners on Destination Way, Cozy Crescent and Moonshadow Run in Vaughan requesting curbside waste collection service.

Summary Points:

- Bi-weekly bulk collection (alternating solid waste and recycling/compost) existed. There was no curbside waste collection.
- Other private road associations met with the collection hauler (due to the property owners concerns and the waste hauler/collector's safety concerns) to create and formalize an agreement (pre-consolidation) within each private association. Staff were not involved in this discussion/agreement.
- Within the West Hants Municipal Planning Strategy (WHMPS), Policy 9.1.9 states "It shall be the policy of Council that, except for emergency protective services, municipal services such as school busing, snow plowing, garbage collection and any other service normally included within the general or a special area assessment rate shall not be provided to developments which are located on a private road."
- Liabilities exist to both the contractor and the owners of the private road. due to Private roads construction or maintenance was not always the same specifications as public roads/highways.
- Estimated costs to provide curbside waste collection service on private roads was a minimum of \$400,000/year.

Discussion Points:

- The Municipality is billed (as per the contract) for all waste going to the landfill, including private roads. Bulk waste collection exists on private roads, but no curbside pickup.
- The agreements between property associations and the waste collection hauler have dumpsters located a short distance within the private road, while others have dumpsters located at the end of private roads.
- If curbside waste collection on private roads was supported by Council, the WHMPS and Solid Waste By-law would need to change.
- A front load truck is used to pick up dumpsters and collect waste on private roads.
- School buses fall under Provincial jurisdiction.

f) Mills Lake Watershed Upgrade WWHPW23-01 Recommendation Report (7:15 p.m.)

Director Richard reviewed the recommendation report highlighting that a late award was received regarding the Mill Lakes Watershed dam repairs and upgrades to the control structure, upgrades to the stoplog control dam, and upgrades to the Windsor Water Treatment Plant (WWTP) reservoir concrete dam, including the raw water intake structure.

Summary Points:

- Project was over budget. Staff were proposing to meet with the contractor to explore potential cost savings.
- Project was a Dept. of Fisheries (DFO) regulatory requirement for fish screening and velocity levels.
- Other costs were associated with maintenance due to the age of the dam.

Discussion Points:

- Mid Valley Construction was the only bid received.
- Due to the timing of the report, consensus was to defer to the Council meeting. This permitted enough time to award the tender and complete the work within the timeframe. 52 days remained on the tender timeframe.
- Project was Funded 100% through the water utility.

**MOVED BY COUNCILLOR IVEY AND MAYOR ZEBIAN THAT THE REPORT, PRESENTATION AND DISCUSSION BE DEFERRED TO COUNCIL IN TWO WEEKS TIME. MOTION CARRIED**

9. Reports

a) CAO's Report (7:21 p.m.)

CAO Phillips provided highlights.

Discussion Points:

- Attended various meetings and training (Budget, Council, PAC/HAC, Fire Chief's, etc.).
- Mr. Fowler has completed the initial scan of the municipal Fort Edward lands. From the data collection Mr. Fowler will get a sense of where archaeological resources may be located and then concentrate further on the phase 2 aspect of the survey. Confident phase 2 will be completed in the time frame allotted.
- Staff initiated training in Outreach into Marginalized Populations and Trauma Reduction to better support service delivery.
- Events and activities continue at the Sports Complex (including traditional and off-season usages).
- Attended the United Gulf Development Community Meeting on May 3rd. Representatives from United Gulf held an information session with residents of Mills Island so that they could interact and share the plans with the community.

Discussion Points:

- On-going approval was needed from the Department of Community, Culture and Heritage on the plan (what was being done and was it in compliance with the standards of a phase 1 /2 assessment), approval of the plan and signing off on the plan. Confident the October timeline would be met.

b) Financial Update – Information Report (7:27 p.m.)

Acting Director Gibson presented the financial update for 2022-23 Operating Budget ending on March 31, 2023, noting that year end closing was ongoing resulting in the numbers not being final. Some expenses and adjustments were being managed.

Summary Points:

- Projecting just over \$2 million in surplus.
- Deed Transfer tax came in at just over \$2.6 million (final number, no further adjustments were expected).
- Current revenue generated through Sports Complex advertising was \$34,250.
- Current revenue generated through sponsorships was \$2,150.

Discussion Points:

- Council was looking for a funding report on the total amounts raised since project conception to current date, with an emphasis on the original sponsorship/advertising revenue goal of \$2 million and how to continue pursuing that fundraising goal. There may be some adjustments needed due to the track having a major sponsor.
- As per policy Operating surpluses go into the Regional Operating Reserve at the end of the year unless directed otherwise through a motion of Council.
- The total amount of tax sale surplus (just over \$530,000) was shared in an email with Council. All monies were accounted for, everything from 2010 was accurately recorded. At some time, a tax sale occurred prior to 2010 resulting in a deposit of \$59,000. There are no records of when this sale occurred but the earliest this money could be released to the Municipality was 2023. Beneficial to have a summary report with the information for transparency purposes and to tie up loose ends.
- Overall projections showing savings in expenses (2.4% under the budgeted values) were attributed to salaries for the year. Some departments were not fully staffed, and some expenses came in lower than expected (actual costs for programs and facilities, RCMP).
- The books for the landfill were not closed yet, so the closing number was unavailable. Adjustments were still being made.

c) Capital Update (7:37 p.m.)

Acting Director Gibson provided a brief overview of the report. Green = completion, Yellow = still in progress, orange = carried forward into 2023-24 and red = cancelled. Dollar values were not included as yearend reconciling was still being done. As the audit finishes dollar amounts and funding sources will be provided.

Discussion Points:

- Moving forward the chart will show the approved Capital budget spend, the tendered amount agreed upon, how much was actually spent and the funding source.
- More work was required, the report will return to June Council meeting.

d) MCCAP Updated Report (7:39 p.m.)

10. Coordinator Ogilvie reviewed the bi-annual update to Council regarding MCCAP activities. The committee has been working on several projects to reduce emissions throughout the region

(corporate or community) and have some larger scale projects planned for the future.  
Correspondence (7:41 p.m.)

a) Information

1. Avon Causeway Activity Log received as of May 9<sup>th</sup>, 2023 – None
2. Current Correspondence Received Log as of April 7<sup>th</sup>, 2023.
  - i. April 26, 2023 from Andrew Hardman Re 997 Highway 14 - Zoning Change challenge
  - ii. April 26, 2023 from Guide Furlani Re Concerns re 20 deer roaming and eating anything they can.
  - iii. April 26, 2023 from Trevor Levy Re Scotch Village Station Rd. PID 45166915 Development Agreement
  - iv. April 27, 2023 from Denise Forand Re Windsor Causeway and my Windsor's township waterfront vision
  - v. April 29, 2023 from Barry Maxner Re 50% Tax Reduction Request pertaining to Zwicker Lake Property and Pisiquid Canoe Club Concerns
  - vi. May 2, 2023 from Margot Bureaux Re Banners .
  - vii. May 3, 2023 from Grant Thomas Re Theft
  - viii. May 4, 2023 from Aissa Thomas Re Windsor Textile Development
  - ix. May 6, 2023 from Art Ward Re Scotch Village Station Road PID 45166915
  - x. May 8, 2023 from Core Committee Zwicker Lake Property Owners Re CCBF Funding and the Canoe Club
3. Fort Edward Activity Log as of May 9<sup>th</sup>, 2023 - None
4. Storm Wastewater Activity Log - None

b) Requests -None

c) Out-going as of May 9<sup>th</sup>, 2023 - None

11. New Business

a) Draft Downtown Parking By-Law Request for Decision (7:43 p.m.)

Mayor Zebian presented the recommendation report pertaining to concerns about the \$10.00 increase to parking tickets. WHRM does not have a Parking By-Law which resulted in the need to increase the fees to align with the Motor Vehicle Act (MVA).

Discussion Points:

- Value in having public engagement/input on parking and fine structure/amounts from public and the business community.
- Business owners who did not have private parking areas were concerned the increase would deter customers.

**MOVED BY MAYOR ZEBIAN AND COUNCILLOR SHERMAN THAT COMMITTEE OF THE WHOLE RECOMMENDS COUNCIL DIRECT STAFF TO PREPARE A DRAFT PARKING BYLAW FOR THE REGION OF WEST HANTS FOR COUNCIL TO REVIEW. MOTION CARRIED.** Nays: B. Morton and Ivey

b) Short Term Rental Recommendation Report (7:49 p.m.)

Councillor Ivey presented the recommendation report highlighting concerns voiced from residents of West Hants regarding short-term rentals. Concerns expressed were from both residential (running a business in a residential zone, increased traffic, increased volume of people not living or vested within the communities - coming and going from the community) and commercial (unregulated residential accommodations are taxed at a residential rate vs the higher-taxed commercial rate) perspectives.

Discussion Points:

- Other municipalities have started to review and draft regulations/by-laws for short-term rentals. The intent was to have staff bring back information as to what similar actions would look like within West Hants and then determine what/if regulations would be established.
- A Dalhousie student project reviewed Airbnb's in West Hants in 2020. The report was presented to the former Council. At that time PAC decided not to regulate Airbnb's.
- There was value in having this information and be better suited to go to PAC first.

**MOVED BY COUNCILLOR IVEY AND JANNASCH THAT COMMITTEE OF THE WHOLE RECOMMENDS COUNCIL DIRECT THE PLANNING STAFF TO PREPARE A REPORT WITH RECOMMENDATIONS AND REGULATIONS IF DEEMED APPROPRIATE FOR SHORT-TERM RENTALS WITHIN THE WEST HANTS REGIONAL MUNICIPALITY TO BE PROVIDED TO THE PLANNING AND HERITAGE ADVISORY COMMITTEE AS A STARTING POINT. MOTION CARRIED**

Deputy Mayor P. Morton advised Council of the time. A break occurred at 7:56 p.m. The meeting resumed at 8:15 p.m.

c) 2023 Grants and Contributions Recommendation Report (8:15 p.m.)

Director Kehoe reviewed the recommendation report for the 2023 Grants and Contributions. A total of 79 fund requests were received (one received after the advertised deadline). Following a review of the application and in keeping with the current policy, the following recommendations were presented for consideration.

Summary Points:

- The total amount paid for grants in a fiscal years' operating budget will not normally exceed 1.5% of the taxes for the general municipal purposes levied by the municipality. For the 2023/24 fiscal year, 1.5% of the taxes levied equates to \$389,577.
- \$6,205.56 in interest was accumulated from the West Hants 5% Reserve Fund in the 2022/23 fiscal year and can be transferred to a qualifying non-profit organization.
- Additional grants approved during the budget process were Poplar Grove Community Hall (\$4,000) and the Hants County Seniors Safety Association (\$25,000).
- A total of \$293,273.83 for grants was being proposed with \$110,000 being funded through the operating budget.

Discussion Points:

- Recommendations made were based on the policy. Council has the authority to approve grants outside the policy.

- The full request for \$24,944.65 - to assist with costs associated for the Ice Plant compressor overhaul from the Newport Rink Commission was supported.
- The late submission (\$5,000 for the Avon View Girl's Hockey Team request for \$5,000 was late due to a mix up in the submission date. The team was trying to build and expand their program.
- School organizations need to become incorporated to be eligible for grants. The Avonview boys team became incorporated last year, and the girl's team would need to become incorporated this year to qualify for funding.
- Increasing the funding to \$350,000 (CCBF) for HMCC Pickle Ball Court upgrades to their current facility was supported.
- Confirmation of Registrar of Joint Stocks was required.
- The Crossing Senior's Social Society met the criteria, events held did not exclude others within the community.
- Recreation Facility Capital Investment Projects require 3 years of audited financial statements to be eligible. The statements were required after the approval process and as part of the agreement signed through the CCBF funding.
- It was believed that Director Rochon had a process in place to ensure organizations continue with the same function over the next 10 years.
- Staff will confirm the signage funding request from Mermaid Theatre was for the not-for profit portion of the organization.
- The Belmont Hall's request was for \$1,500.00.
- Increasing the Classic Heritage Beef Show grant to match last years contribution was supported.

**MOVED BY MAYOR ZEBIAN AND COUNCILLOR FRANCIS THAT COMMITTEE OF THE WHOLE RECOMMENDS THAT COUNCIL ADOPTS THE ATTACHED SUMMARY, AS PRESENTED, RECOMMENDING GRANT FUNDING TO THE LISTED RECIPIENTS AND AUTHORIZE STAFF TO RELEASE FUNDS ONCE ALL REQUIREMENTS, AS OUTLINED UNDER THE GRANT AND CONTRIBUTION POLICY, HAVE BEEN MET INCLUDING GRANTING THE NEWPORT DISTRICT RINK COMISSION THEIR FULL ASK,THE AVONVIEW GIRLS HOCKEY TEAM THEIR FULL ASK AND THE EXTRA \$1,000 ASK FOR THE HERITAGE BEEF CLASSIC SHOW (\$2,500). MOTION CARRIED**

**MOVED BY MAYOR ZEBIAN AND COUNCILLOR FRANCIS THAT COMMITTEE OF THE WHOLE RECOMMENDS THAT COUNCIL APPROVE THE FOLLOWING GRANTS FROM THE CANADA COMMUNITY BUILDING FUND:**

- a) **CHEVERIE UNITED CHURCH (PENDING INCORPORATION STATUS) – FOR ROOF REPAIRS \$5,000**
- b) **FALMOUTH COMMUNITY HALL ASSOCIATION – FOR HEAT PUMPS, ELECTRICAL, WINDOWS AND NEW LIGHTING - \$5,000.**
- c) **MOUNT DENSON COMMUNITY HALL ASSOCIATION - \$2,500.**

- d) **RCL HANTS COUNTY BRANCH 009 VETERANS BANNER PROJECT (PENDING INCORPORATION STATUS) - TO PURCHASE HANGERS TO BE MOUNTED ON UTILITY POLES TO DISPLAY THE VETERANS HONOUR BANNERS - \$5,000.**
- e) **SOUTHWEST HANTS FIRE SOCIETY – TO CREATE A SPACE ON THE FIRE STATIONS UPPER LEVEL FOR FIREFIGHTERS TO EXERCISE AND FOR RECREATION SPACE PRE/POST CALLS OR TRAINING. INCLUDES INSTALLING A FIRE DOOR, ERECTING PARTITIONS ON STEEL FRAMING, SHEET ROCK INSTALL, ROUGH IN FOR WASHROOM, PAINTING ETC. - \$5,000.**
- f) **THE CROSSING SENIOR SOCIAL SOCIETY – TO ASSIST WITH THE COST TO PURCHASE A STORAGE BUILDING/BANDSTAND FOR EVENTS AT THE CROSSING - \$5,000.**
- g) **WEST HANTS GROUND SEARCH & RESCUE – TO ASSIST WITH COSTS ASSOCIATED WITH THE PURCHASE AND INSTALLATION OF NEW WINDOWS - \$5,000.**
- h) **HANTSPORT MEMORIAL COMMUNITY CENTRE TO COVER THE COSTS OF PICKLE BALL COURT PROJECT TO COVER ALL THEIR PHASES FOR - \$350,000.**
- i) **MERMAID THEATRE – MARQUEE & CHANNEL LETTERING SIGNAGE - \$13,051.50.**
- j) **NEWPORT & DISTRICT RINK COMMISSION - TO ASSIST WITH COSTS FOR THE ICE PLANT COMPRESSOR OVERHAUL - \$12,472.33 X 2.**
- k) **PISQUID CANOE CLUB – TO ASSIST WITH THE COSTS ASSOCIATED WITH THE INSTALLATION OF AN EXPANDED NSE APPROVED COMMERCIAL SEPTIC SYSTEM - \$17,500.**
- l) **BRAMBER NEW HORIZONS ASSOCIATION – TO ASSIST WITH THE COST TO INSTALL A DRILLED WELL - \$10,000.**
- m) **WINDSOR AGRICULTURAL SOCIETY – TO ASSIST WITH THE COST ASSOCIATED WITH IMPROVING THE EXHIBITION ARENA BY REPLACING THE PANELS ON THE WEST SIDE OF THE ARENA, UPGRADING THE LIGHTING, WATER & HEATING AS WELL AS WASHROOM ACCESSIBILITY - \$50,000. MOTION CARRIED. Nays: Jannasch, Hartt and Ivey**

Discussion Points:

- RCL Hants County Branch 009 request for mounting brackets was to expand the project.
- The increase for HMCC was not included within the final grant allocation numbers as presented. The increase puts Council at least \$300,000 over the recommendation as per policy.

**MOVED BY MAYOR ZEBIAN AND COUNCILLOR M. MCLEAN THAT COMMITTEE OF THE WHOLE RECOMMENDS THAT COUNCIL APPROVE FROM THE 5% RESERVE FUND:**

- a) BROOKLYN VOLUNTEER FIRE DEPARTMENT TO FUND TRAIL MAINTENANCE FOR THE BROOKLYN FIRE DEPARTMENT TRAIL IN THE AMOUNT OF \$1,250.**
- b) ELLERSHOUSE COMMUNITY HALL TO ASSIST WITH THE MAINTENANCE OF THE COMMUNITY PARK LOCATED ON THE CHURCH PROPERTY - \$2,500. MOTION CARRIED**

d) 2023 Standing Offer Asphalt Paving Services WHPW23-02 Recommendation Report (8:49 p.m.)

Director Richard reviewed the recommendation report highlighting that a public tender was issued on the NS Procurement site for Standing Offer services contract for ongoing operational asphalt and pavement patching requirements from May 1, 2023 until March 31, 2026 with the option to extend for an additional 12 months. A total of four bids were submitted.

Discussion Points:

- Asphalt comes from Dexter's Construction (New Minas or Halifax).
- The contract has a clause to negotiate the price of asphalt in case the price increased.

**MOVED BY COUNCILLORS SMITH AND SHERMAN THAT COMMITTEE OF THE WHOLE RECOMMENDS THAT COUNCIL APPROVE THE AWARD OF TENDER WHPW23-02 FOR STANDING OFFER PAVING SERVICES 2023 TO THE LOW COMPLIANT BIDDER, NO JOB TOO ODD PROPERTY IMPROVEMENTS; FOR UNIT PRICING SERVICES, BASED ON THE TENDERED ESTIMATED COST OF \$386,400, PLUS APPLICABLE TAXES. MOTION CARRIED**

e) Notice to Amendment to Definition of Community Centre (8:56 p.m.)

Councillor Ivey advised that he was providing notice that he would be bringing forward a report to amend the definition of Community Centres (as it presently exists) within the West Hants Regional Municipal Land-Use By-Laws.

12. Public Participation Period (8:57 p.m.)

Sixteen residents were present in the gallery. The floor was open for comments.

Ms. Shirley Pineo expressed concern pertaining to correspondence not being read aloud or shared on the screen. All correspondence was included within the agenda package and was available for public viewing.

Mr. Guido Guide Furlani expressed concern with the large number of deer on his property eating his plants. Mr. Furlani was advised to contact the province as deer are a provincial responsibility. Mr. Furlani also provided his submission to change the name of the Municipal Climate Change Action Plan Committee to Earth Conservation Action Plan.

13. In-Camera
- a) 2023-04-11 Committee of the Whole In-Camera Minutes
  - b) MGA 22(2)(a) Legal Matter
  - c) MGA 22(2)(a) Land Matter
  - d) MGA 22(2)(a) Land Matter
  - e) MGA 22(2)(a) Land Matter
  - f) MGA 22(2)(a) Legal Matter
  - g) MGA 22(2)(a) Personnel Matter

**MOVED BY MAYOR ZEBIAN AND COUNCILLOR SHERMAN THAT THE MEETING MOVE IN-CAMERA AT 9:05 P.M. MOTION CARRIED**

**MOVED BY MAYOR ZEBIAN AND COUNCILLOR FRANCIS THAT THE MEETING MOVE OUT OF IN-CAMERA AT 10:50 P.M. MOTION CARRIED**

**MOVED BY MAYOR ZEBIAN AND COUNCILLOR SMITH THAT COMMITTEE OF THE WHOLE RECOMMENDS THAT COUNCIL DIRECTS THE CAO TO EXECUTE DIRECTIONS ON PID 45225174 AS DISCUSSED IN CAMERA. MOTION CARRIED**

**MOVED BY MAYOR ZEBIAN AND COUNCILLOR M. MCLEAN THAT THE MEETING ADJOURN AT 10:51 P.M. MOTION CARRIED**

14. Next Meeting Date / Adjournment – Next regular meeting will be May 23, 2023 Council meeting, at 6 p.m.

\_\_\_\_\_  
Mayor Abraham Zebian

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Deanna Snair, Municipal Clerk