

WEST HANTS REGIONAL MUNICIPALITY

Committee of the Whole - Meeting Agenda **AMENDED**

September 10th, 2024 - 6:00 p.m.

In-person 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.



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
 - b) Dashboard Action Items – Dangerous or Unsightly Premises
4. Declaration(s) of Conflict of Interest
5. Announcements
6. Approval of Previous Meeting Minutes
 - a) 2024-07-09 Committee of the Whole Minutes
7. Presentations
 - a) Avon River Heritage Society – Kim Lake
 - b) West Hants Broomball Association – Darrell Lyttle, Chairperson for the 2025 Canadian Senior Broomball Championships
 - c) Active Transportation & Trail Strategy WHRMCD24-06 Recommendation – AT Coordinator Waters
 - ~~d) Brooklyn Fire Dept (Station 2) Battery Powered Extrication Tools Recommendation Report – Municipal Operations Supervisor Thornton~~
 - e) Communication Changes (Social Media Comments and Mtg Livestreams) - Information Report – Municipal Operations Supervisor Thornton
8. Unfinished Business/Postponed Motions
 - ~~a) Updated Flood Chronology Information Report – Councillor Ivey~~
 - b) Sewer By-Law Recommendation Report – Director Richard
 - ~~c) Temporary Borrowing Resolution Recommendation Report – Director Rochon~~
 - d) Residential Property Buyout Information Report – CAO Phillips
 - e) Sainte-Famille Cemetery Transfer of Ownership – Director Kehoe (verbal update)
 - f) Waste Collection Transportation Services Contract Recommendation Report – Director Richard

9. Reports
a) CAO Activity Update - Information Report

~~10. Correspondence~~

~~a) Information~~

~~1. Avon Causeway Activity Log as of September 5th, 2024 - None~~

~~2. Bear Lake Activity Log as of September 5th, 2024~~

~~i. Dave Markle Re Bear Lake Wind Project~~

~~ii. Paula Taylor Re Bear Lake Wind Farm~~

~~3. Correspondence Received Ledger as of September 5th, 2024~~

~~i. Letter to WHRM from Mermaid Theatre~~

~~ii. Carrilee Eddy Re sewage pollution in Windsor, NS~~

~~iii. Brenda Shiers Re Maple Wood Cemetery~~

~~iv. Honourable John A. Lohr, Minister of Municipal Affairs and Housing Re purchase of homes affected by overland stormwater~~

~~v. Dawn Allen Re proposed West Hants (Cogmagun) Landfill expansion and Climate Change~~

~~vi. Greg Miller Re Stannus Street flooding~~

~~vii. Keith Aucoin Re Memo to Mayor Zebian CSO~~

~~viii. Denise Forand Re Unacceptable flooding~~

~~ix. Pierre Tabbiner Re Another flooding~~

~~x. Carrilee Eddy Re Sewage flood risk~~

~~xi. Denise Forand Re No new sewer or water hook ups permitted on systems until the flooding stops for downtown.~~

~~xii. Honourable John Lohr Re Letter to municipalities re code of conduct~~

~~xiii. Natalie Lane Re Curbside garbage pickup~~

~~xiv. Rob Blackwood Re Please help.....we need garbage removal~~

~~xv. Marcie Lane Re Garbage pickup~~

~~xvi. Barbara Gallagher Re proposed Cogmagun landfill expansion and consultation~~

~~xvii. Jennifer Moore Re Vaccination for CSO exposure (WHRM copied)~~

~~xviii. Rick Smith Re Amalgamate Windsor & West Hants Water Utilities~~

~~xix. Jamie Willson Re Tax rebate extension~~

~~xx. Sandra Watson Re PID 45215290 Riverview Drive, Brooklyn~~

~~b. Request(s)~~

~~c. Out going Correspondence Ledger as of September 5th, 2024~~

~~i. WHRM letter to Premier Houston, Minister Lohr, MP Blois and MLA Sheehy Richard Re Financial support for the under housed population in West Hants~~

- ii. ~~WHRM letter to the Annapolis Valley Regional Education Centre (AVRCE) Re Support to hire a fulltime equity coordinator in both the West Hants schools~~

~~11. New Business~~

- a) ~~Active Transportation & Trail Strategy WHRMCD24-06 Recommendation – AT Coordinator Waters~~
- b) ~~Brooklyn Fire Dept (Station 2) Battery Powered Extrication Tools Recommendation Report – Municipal Operations Supervisor Thornton~~
- c) ~~Communication Changes (Social Media Comments and Mtg Livestreams) – Information Report – Municipal Operations Supervisor Thornton~~
- d) ~~Council Remuneration Recommendation Report – CAO Phillips~~
- e) ~~HMCC Financial Statement Recommendation Report – Manager Gibson~~
- f) ~~Acquisition of Muir Drive, Ellershouse Decision Request – Director Richard~~
- g) ~~Encroachment Agreement: 98 Gerrish Street (PID 45057502) Recommendation Report – Director Poirier~~
- h) ~~System of Municipal Fire Inspections Policy Recommendation Report – Director Poirier~~

~~12. Public Participation Period~~

~~13. In-Camera~~

- a) ~~2024-07-09 Committee of the Whole In-Camera Minutes~~
- b) ~~MGA 22(2)(a) Legal Matters~~
- c) ~~MGA 22(2)(a) Personnel Matters~~
- d) ~~MGA 22(2)(a) Personnel Matters~~
- e) ~~MGA 22(2)(a) Legal Matters~~
- f) ~~MGA 22(2)(a) Personnel Matters~~

~~14. Next Meeting Date / Adjournment – September 24th, 2024 Council Meeting at 6 p.m.~~

1. **Call to Order** – Deputy Mayor Paul Morton called the meeting to order at 6:02 p.m.

2. **Attendance**

Council

Abraham Zebian, Mayor
Rupert Jannasch, Councillor Dist. 1
Mark McLean, Councillor Dist. 2
Scott McLean, Councillor Dist. 3
Jeff Hartt, Councillor Dist. 4
Debbie Francis, Councillor Dist. 5

Paul Morton, Deputy Mayor Dist. 8
Bob Morton, Councillor Dist. 6
Ed Sherman, Councillor Dist. 7
John Smith, Councillor Dist. 9
Laurie Murley, Councillor Dist. 10
Jim Ivey, Councillor Dist. 11

Staff

Mark Phillips, CAO
Carlie Rochon, Dir. Financial Services
Todd Richard, Dir. Public Works
Erin Amirault, Project Engineer
Kathy Johnston-Izenor – Manager of
Recreation & Community Engagement
Sara Poirier, Dir. Planning and
Development (ZOOM)

Kathy Kehoe, Dir. Community Development
Shelleena Thornton, Municipal Operations Supervisor
Deanna Snair, Exec. Asst/ Clerk
Jenny LaPierre, Waste Coordinator
Kevin Waters, Active Living Coordinator
Shelleena Thornton – Municipal Operations Supervisor

Presenters

- a) Avon River Heritage Society – Kim Lake
- b) West Hants Broomball Association – Darrell Lyttle, Chairperson for the 2025 Canadian Senior Broomball Championships

3. **Approval of the Agenda, including additions or deletions (6:02 p.m.)**

Voting occurred by a show of hands.

Items moved:

- Item 8(f) to 13(f)
- Item 11(a) to 7(c)
- Item 11(b) to 7(d)
- Item 11(c) to 7(e)

Items moved forward to September Council meeting (September 24, 2024):

- Item 8(a) Updated Flood Chronology Information Report
- Item 8(c) Temporary Borrowing Resolution Recommendation Report
- Item 11(d) Brooklyn Fire Dept (Station 2) Battery-Powered Extrication Tools Recommendation Report

Dashboard Action Items – Information Log

a) Dashboard – Dangerous or Unightly Premises – Information log

MOVED BY COUNCILLOR FRANCIS AND MAYOR ZEBIAN THAT THE 2024-07-09 COMMITTEE OF THE WHOLE AGENDA BE APPROVED AS AMENDED. MOTION CARRIED

4. Declaration(s) of Conflict of Interest (6:05 p.m.)

Councillor Francis and Mayor Zebian declared on part of In-Camera item 13(b).

5. Announcements (6:05 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 this land is governed by the treaties of Peace and Friendship signed in 1726. West Hants Regional Municipality also recognizes that we are all treaty people and have responsibilities to this land and each other. West Hants Regional Municipality also recognizes African Nova Scotians are a distinct people whose history, legacies, and contributions have enriched that part of Mi'kma'ki known as Nova Scotia for over 400 years.

Meetings are recorded and livestreamed on Facebook for viewing purposes, members of public attendance were asked to refrain from recording the meeting on personal devices and respect the safe space provided within Council chambers.

Fire alarm protocols were reviewed.

Reminder of the upcoming first or two weekends for the 259th Exhibition. Congratulations were extended on celebrating their 259th season and all were encouraged to attend.

Reminder of the Garlic Festival schedule to occur from 11 am – 5pm on Saturday September 14th in Windsor.

Reminder of the Hantsport Town wide yard sale occurring this coming weekend.

6. Approval of Previous Meeting Minutes (6:16 p.m.)

a) 2024-07-09 Committee of the Whole Budget Minutes

MOVED BY COUNCILLORS MURLEY AND FRANCIS THAT THE 2024-07-09 COMMITTEE OF THE WHOLE MEETING MINUTES BE APPROVED. MOTION CARRIED

7. Presentations

a) Avon River Heritage Society (6:08 p.m.)

Ms. Kim Lake reviewed the presentation which included an overview of the Centre, who the volunteer Board members and staff were, what the Centre offers for programs to visitors and community members (museum, art gallery, gift shop, café, community events and private events). The Centre was looking to secure stable operational funding to strengthen the heritage and cultural offerings. The ask was for Council to provide an annual \$25,000 contribution to support the Avon River Heritage Centre located on Municipal property at the Avondale waterfront.

Ms. Lake noted costs have increased over the past few years, and they wanted to retain quality staff and pay their permanent staff a living wage. This requested amount would help keep the doors open, cover shortfalls and give the group room to grow and strengthen their operations.

Discussion Points:

- The Heritage Centre was a gathering space for community members and a space where people could go to enjoy scenery and not have to feel like they need to spend money.
- The location was beautiful, welcoming to all and promoted the community and West Hants while supporting local artists and residents.
- Previously the Centre operated two (2) months of the year. Recently, they have increased their season to be open six (6) months of the year and were hoping to be able to sustain those operations. The goal would be to be operating year-round.
- The work recently done on the berms has been sufficient in protecting the structure from tidal waters in the short term. Longer term solutions or raising the structure to better protect it was a complex issue/discussion that involved many layers of government and would be held at a later time. The road in front of the building was provincially owned, the building was located on municipally owned land and the structure was owned by the group. A conversation would need to occur with all parties to determine what was possible and what made the most sense to do.
- There was support for the ask but it was felt there were many other community groups/centres that would also benefit from having additional funding. It was important to not lose sight of these community groups as well.
- There was no immediate advantage for the centre to own the land the building was on.

MOVED BY COUNCILLORS S. MCLEAN AND M. MCLEAN THAT COMMITTEE OF THE WHOLE RECOMMEND COUNCIL PRO RATE THE AVON RIVER HERITAGE CENTRES REQUEST FOR THE REMAINDER OF 2024-25 AND FUNDED THE REQUEST THROUGH THE OPERATING RESERVE AND FURTHER THE REQUEST BE INCLUDED AS A LINE ITEM FOR CONSIDERATION DURING THE 2025-26 BUDGET. MOTION CARRIED

The presentation concluded at 6:33 p.m. Ms. Lake left the meeting.

b) West Hants Broomball Association Presentation (6:33 p.m.)

Mr. Darrell Lyttle, Chairperson for the 2025 Canadian Senior Broomball Championships provided a high-level overview of the championships, timeline for the event, number of participants, event schedule and requirements for lodging as well as ice time required for the championships to occur and financial impacts and benefits for local communities in West Hants.

Discussion Points:

- West Hants would have competitive teams participating in the championships.
- There was a plan to connect with the schools to get kids involved and the Nova Scotia Athletic Federation to see if they were interested in participating. The intent was to see if broomball could be added as part of the curriculum in schools.

MOVED BY COUNCILLORS SHERMAN AND FRANCIS THAT COMMITTEE OF THE WHOLE RECOMMEND COUNCIL SUPPORT THE REQUEST TO FUND THE COSTS ASSOCIATED WITH ICE RENTALS FOR 2025 CANADIAN SENIOR BROOMBALL CHAMPIONSHIPS AT A VALUE OF \$26,000. MOTION CARRIED

Three (3) members of the gallery left the meeting.

c) Active Transportation (AT) & Trail Strategy WHRMCD24-06 Recommendation Report (6:47 p.m.)

AT Coordinator Waters reviewed the report noting funds for the Active Transportation Update & Trail Strategy for the region were approved during the 2024-25 Capital Budget. The plan also included a sidewalk needs assessment for the growth centres within WHRM. Seven proposals were received and reviewed and evaluated independently by members of the working group team from Community Development and Public Works against the criteria outlined in the RFP. Each member of the evaluation team placed UPLAND Planning and Design as the top choice due to their local experience, community knowledge, volume of community and stakeholder engagements and in person community visits. The evaluation team also considered the volume of active transportation work that UPLAND has completed in Nova Scotia and the Maritime's as well as their familiarity with our community and the level of growth that WHRM is experiencing.

Discussion Points:

- The plan would bring together the previous aspects from the former West Hants AT plan and add in pieces from Windsor and incorporate all the growth seen within the region since consolidation. The growth centre and sidewalk needs assessment would be a large part of the plan; as well as looking at how the DAR Rail trail may impact the AT opportunities and additional further trail opportunities.
- Proposal scoring was based out of 100. An additional scoring of 20 was used to evaluate the price of each proponent. The lowest bid received the full 20 points.
- Despite UPLAND not being the lower price, it was about the value of the dollar spent. It was important for community members to have their voices heard. UPLAND would provide 5 in-person sessions; include 2 sessions for the sidewalk needs assessment in the growth centre areas. The other proponents were offering 2 in person sessions. UPLAND was also in the region and were familiar with the area.
- All timelines lead to an April 1, 2025 deadline.

MOVED BY COUNCILLORS SHERMAN AND FRANCIS THAT COMMITTEE OF THE WHOLE RECOMMEND THAT COUNCIL APPROVE THE AWARD OF TENDER WHRMCD24-06 REQUEST FOR CONSULTING SERVICES FOR THE WEST HANTS REGIONAL MUNICIPALITY ACTIVE TRANSPORTATION & TRAIL STRATEGY CONTRACT TO UPLAND PLANNING AND DESIGN FOR THE

**TENDERED PRICE OF \$82,000 PLUS APPLICABLE TAXES. MOTION
CARRIED.** Nays: Hartt

d) Brooklyn Fire Department (Station 2) Battery Powered Extrication Tools Recommendation Report (6:53 p.m.)

Municipal Operations Supervisor Thornton requested to postpone presenting the report until the Council meeting on September. Chief Tetanish recently learned the tools were no longer available. An updated report would be presented at the September 24th Council meeting.

e) Communication Changes (Social Media Comments and Mtg Livestreams) Information Report (6:54 p.m.)

Municipal Operations Supervisor Thornton reviewed the report highlighting the variety of communication methods used to provide information to the public. The report highlighted that social media was originally a platform for safe and open two-way communication, however, over time the platforms began shifting from being a predominantly a safe place for information sharing to a place of negativity and trolling and negativity. Posts and comments have increasingly become negative, abusive, hateful, non-evidence based, misleading, threatening, and in many cases, heightened community division. This culture is not in keeping with the environment and outward presentation that WHRM should be promoting to its citizens or the outside community.

Further, the social media accounts do not promote nor provide a safe psychological space for staff to provide information as part of their working responsibilities. Staff are no longer able to effectively monitor comments, mentions, and/or tags to prevent harm to residents, businesses, staff, and Council. To ensure a constructive and safe environment, the Communications Team unanimously opted to disable comments and inbox messaging on all the West Hants Regional Municipality social media platforms effective November 1, 2024, and will encourage people to connect with the appropriate individual if required. Manager Thorton reviewed the plan for this change and how it will be communicated to the public while still providing appropriate contact information should a person wish to contact a staff directly.

Discussion Points:

- YouTube would be the primary social for livestreaming meetings and was seen as a more secure platform.
- The change was supported from a mental health stance.
- You Tube can be embedded onto the municipal website; Facebook does not allow this to be done. The YouTube link could be shared, making the meetings accessible for all.
- Updating the website should still be considered through a communication and an accessibility lens. This could be revisited for the upcoming budget.

8. Unfinished Business/Postponed Motions

a) Updated Flood Chronology Information Report – the report will be presented at the September 24th Council meeting.

b) Sewer By-Law Recommendation Report (7:08 p.m.)

Director Richard reviewed the report highlighting that both the former Town of Windsor and Municipality of the District of West Hants both have sewer by-laws in effect. The existing by-laws do not uniformly address the needs for the new regional municipality. The proposed Respecting the Regulation of Connections and Discharges to Public Sewer Systems By-Law RS-001 was written to replace and update both the former Municipality of the District of West Hants and Windsor By-laws and was intended to encompass the Municipality as whole to match our sewer rates and procedures.

Discussion Points:

- Concerns were raised with Sections 4, 15, 16 and 17, specifically that customers were responsible for installation and maintenance of sewer laterals from private homes to sewer mains wherever the main was located in the street. Costs associated with the disruption of curb, sidewalks, pavement or other infrastructure were burdened to the property owner (if they lived across the street). The rationale was that it was not fair for all of the users to incur the costs associated with a property owner who was not maintaining their lateral correctly or putting items in the system that were not supposed to be there.
- If the issue was related to work being done by the municipality, then the municipality was responsible for the costs.
- If a property line was selected vs the sewer main there would be additional costs the municipality would be responsible for.
- Any sewer related costs would be paid for through the sewer rates (the sewer utility). Any increased costs would not be general rated. Concern was raised the language in the report/bylaw did not reflect this information.
- Support was to see customers be responsible up to their private property lines and the municipality responsible for the remainder.
- The rates included within the report were approved by Council.
- It was estimated there were approximately a dozen repairs done on a yearly basis. As of February 21, 2024, there were six (6) paid permits for new sewer installs and sewer repairs in paid permits in 2021, seven (7) in 2022 and nine (9) in 2023. The total permit fee amount for sewer portion for the three years was \$46,229.28; \$4914.41 associated with repair costs and the remainder were new installs. Important to know the figures, this information will be confirmed by the Public Works department.
- There was value in knowing the impact/numbers to the users.
- A suggestion was made to table the motion and return with an additional report confirming numbers and information. It would be challenging to get the true costs for as WHRM did not have the information on costs homeowners were responsible for. Staff will see what information can be brought back for First Reading.
- WHRM was generally the first call made and the first to respond and do the dig to determine where the leak may be and who was responsibility (WHRM or the property owner).
- Consensus was to proceed with first reading and bring the additional information forward at that time. Any changes to the proposed by-law should be made at First Reading, prior to the By-law going to Public Hearing.

MOVED BY COUNCILLORS SHERMAN AND SMITH THAT COMMITTEE OF THE WHOLE RECOMMEND THAT COUNCIL GIVES FIRST READING AND PROCEED TO A PUBLIC HEARING FOR THE RESPECTING THE REGULATION OF CONNECTIONS AND DISCHARGES TO PUBLIC SEWER SYSTEMS BY-LAW RS-001 IN A MANNER SUBSTANTIVELY THE SAME AS ATTACHMENT A AS PRESENTED AT THE SEPTEMBER 10, 2024 COMMITTEE OF THE WHOLE MEETING. MOTION CARRIED. Nays: Zebian and Ivey

- c) Temporary Borrowing Resolution Recommendation Report – the report would be presented at the September 24th Council meeting.
- d) Residential Property Buyout Information Report (7:37 p.m.)
CAO Phillips identified this was part one (1) of a two-part report and reviewed the report and draft property buyout program based on the direction provided at the July 23 Council meeting. The report also noted the response provided from Minister Lohr indicating the challenges associated with buyouts or “Strategic Retreats” as well as the impact of the loss of homes while the province experiences a housing crisis. He and his staff have reached out to The Honorable Harjit Sajjan, Minister of Emergency Preparedness to seek guidance under the current DFA program regarding the purchase of homes as the DFA funding is primarily funded by the federal government. Further, he advised that the federal government will be announcing changes to the DFA guidelines in April 2025. At this time there was no commitment that the province would participate in a buyout program.
- The draft Policy was applicable to the Combined Sewer Overflow (CSO) Residential Buyout Program for WHRM, and all qualifying residential properties identified between 364 and 430 Stannus Street, Windsor, NS that have been exposed to an over the curb or overland CSO event. It was noted the program may evolve in the future. The purpose of this Policy was to define the operational parameters of the Combined Sewer Overflow (CSO) Residential Buyout Program (eligibility criteria, methods of assessing applications, methods and parameters for determining the market value of eligible homes, relocation costs, and details regarding funding). The report also provided information and methodology for the financial impacts of the draft plan but excluded detailed information pertaining to the individual homes on Stannus Street. Direct costs related to each home gathered to-date would be reviewed in-camera to ensure confidentiality. Borrowing could be influenced or reduced if Provincial or Federal funding becomes available or if Council chooses to utilize existing reserves of the WHRM to off-set borrowing. The draft policy was reviewed for discussion and input. Discussion Points:
- The funding example shown in the report was all debt serviced, it was assumed there was no funding through DFA or withdrawal from Reserves
 - As debt servicing moves towards and into the red area, the borrowing rate is not affected, it was the impact on affordability that was impacted. The rate doesn’t change, but there may be questions during the Ministerial approval on the ability to afford.

- The Canada Community Building Fund (CCBF) was not able to be used for this project. The categories are set out in an agreement that the province is currently negotiating with the Federal government. The only indication of housing that was potentially going to a part of the agreement was possibly affordable housing.
- CCBF never supports the purchase of land. Depending on the intention for the project, other funding sources may be available or eliminated.
- The debt ratio was calculated based on the debt payment divided over revenue sources resulting in the creation of the debt ratio. Based on the current Capital budget, if a \$2 million dollar project was added, the same impacts would be seen.
- Forecasting was not done past the five (5) years as it was dependant on the Capital projects in the next five (5) years. Depending on what debt matured and what Capital projects were planned, the financial indicator could be out of the red.
- There was value in having a conversation about the definition of Combined Sewer Overflow (CSO) event.
- Lawyer and Real Estate fees were static within the markets. It was suggested that as long as costs were within a specified range.
- With respect to moving costs, most of the homes were 2 or 3 bedrooms, it may be easier to get a general cost vs getting into too many details.
- There has to be a purpose/intent to purchase the properties. There was value in having that reflected within the policy.
- The modeling forecasted had Cunnabel Creek built in it as well.
- With respect to property tax offsetting, it was suggested to have a conversation with PVSC to have something in place where property purchases were characterized within the current CAP environment as if the properties were being purchased from a family member so the value of the CAP on the current property stays in place for as long as they own the property (new purchase). This may be cleaner than utilizing a grant system. If changes were required for a new program through PVSC,
- There was value in knowing when the Capped assessment would eventually equal the total assessment. How long would that take?
- There was value in knowing when the total assessment would eventually equal the market value. This may help with discussions around a lump sum amount, if supported.
- Any decision that creates an environmental liability would have a requirement to set up an Asset Retirement Obligation as part of the purchase as per the Accounting Standard Rules and Regulations. These would be additional costs to consider when writing the asset off.
- It was suggested the first round of appraisals could be used as an indicator as to what the potential general value may be.
- It was suggested that criteria for a second appraisal would be that the person was recognized by the Appraisal Institute of Canada and their approach was a recognized approach. This could be ironed out within the terms of the agreement.

A break occurred at 8:38 p.m. The regular meeting resumed at 8:51 p.m.

e) Sainte-Famille Cemetery Transfer of Ownership (8:51 p.m.)

Director Kehoe advised a meeting was scheduled to occur tomorrow with representative from the West Hants Historical Society and a representative from Sainte-Famille Cemetery. An update would be forthcoming following the meeting.

f) Solid Waste By-Law Recommendation Report (8:52 p.m.)

Waste Coordinator La Pierre presented the report, noting that prior to consolidation, The Town of Windsor and The Municipality of the District of West Hants each had their own Bylaws. Both sets of Bylaws were outdated and needed many updates. It was felt that with the waste collection contract nearing renewal; it was an opportune time to merge the two Bylaws into one Regional By-Law.

The report highlighted the proposed changes (definitions related to administrator, dwellings and eligible premises, 5 bag limit for the region, a clause indicating that private road collection may be available to private roads that meet specific criteria, the addition of curbside Christmas tree collection, time change for when solid waste can be placed curbside, an increase in weight in relation to bulky item collections (75 kg), a maximum of 10 clear bags of recycling, the removal of special leaf and yard waste collection for Windsor, a a maximum of three (3) paper bags of leaf and yard waste in addition to the organics cart every organic collection day, one paper bag can be swapped for 1 bundle of brush and the number of green bins per dwelling/unit.

Nova Scotia has committed to growing the circular economy (an economy with no wasted energy or materials) by reducing the provincial solid waste disposal rate to 300 kg per person per year by 2030. Right now, the solid waste disposal rate is about 400 kg per person per year, so that will reduce waste by 25%. In 2022-23, WHRM was 471 kg and in 2021- 22 was 430 kg; a collaborative effort of enforcement and education will be needed to achieve the disposal rate of 300 kg per person.

Discussion Points:

- Putting a limit on the number of garbage bags may create problems in another area. It was important to make sure the limit was at a level where people didn't need to be incentivized or feel they need to dispose of it by some other means.
- If garbage was sorted as it should be, five (5) bags would meet the needs.
- 75 kg for one person was too heavy to lift. A lot of times during metal collection or bulk item collection, there were two operators per truck.
- A suggestion was to include something in the By-Law to state "if the service provider of garbage collection determines that the private road can be navigated by their normal vehicles as regular pick up and a contract must be signed by the private road association that the municipality or the collection service provider is not responsible for any damage done to the road". Staff are currently in discussions with GFL on this matter. There are standards that private roads would need to meet, maintained and meet snow and ice control levels at all times. There is also the discussion at having a smaller truck to accommodate some pick ups on private roads, should private road collection be supported. More information was forthcoming as there is an additional cost for this service. The Private Road Collection Policy was expected to be presented in October.

- Concerns were raised with only having (3) bags for leaf and yard waste in for Windsor. Residents do not have the ability to store uncollected leaf or yard waste on their properties; there was also concern raised about this being a potential fire hazard for some properties. More than 3 bags were needed, this was a low number and may create problems for residents.
- People will adjust and get use to the new limits; if bag limits were increased for Windsor, they need to be increased for West Hants as well.
- Concern was raised with the number of green bins.; In-law, Secondary suites were not included in the By-Law; this needs to be addressed as it adds an additional unit on a property.
- Staff looked at the By-Law through a regional lens. Costs for waste collection were increasing and not all leaves need to be raked/cleaned up. A person can choose to exceed the bag limit, they still can take additional bags to the landfill, if they choose to do so.
- Christmas tree collection was done with organic collection. They both go to the same compost facility. Previously these had to be collected separately and had a separate cost associated with them.
- It was suggested criteria for private road collection needs to be included in the By-Law. As written, it was too vague and needed to be clarified.
- Something should be incorporated into the By-Law to accommodate farms to help lessen the burden and support the volume they place roadside a few times a year during the winter months.
- Some apartment buildings are able to meet curbside limits and also have a commercial hauler as well to meet the needs. Some Development Agreements have included that solid waste collection is not part of the agreement.
- Concern was raised with the definition of Private Roads, maybe it could be reworded to flow better. The Private Roads policy would address a lot of the concerns raised and also indicate the criteria.
- The By-law would need to be amended to reflect the ability to consider private road collection, if that was the will of Council.

MOVED BY COUNCILLORS FRANCIS AND SHERMAN THAT COMMITTEE OF THE WHOLE RECOMMEND COUNCIL APPROVES THE NEW WEST HANTS REGIONAL MUNICIPALITY SOLID WASTE BYLAW WITH THE ADDITION OF THE IMPROVED LANGUAGE TO ENSURE THE BY-LAW REFLECTS THE MUNICIPALITY'S ABILITY TO COLLECT SOLID WASTE ON PRIVATE ROADS. MOTION CARRIED.

Nays: Jannasch and Murley

g) Waste Collection Transportation Services Contract Recommendation Report (9:31 p.m.)
 Waste Coordinator LaPierre presented the report the current contract, held by GFL for the former Town of Windsor, and REgroup (subcontracted by GFL), for the remainder of WHRM expires March 31, 2025. A Request for Proposal (RFP) for Waste Collection and Transportation Services was posted to the Provincial Procurement website on June 11th and closed on July 18th. Three (3)

bids were received from GFL Environmental, REgroup Environmental and Miller Waste. The annual increase was \$485,499.82 (55.7%) over the current contract. There was no impact to the current budget, the increase would be projected in the 2025/26 annual operating costs.

Discussion Points:

- Costs were based on services (number of stops), not tonnage. WHRM was charged once waste (garbage, organics and recyclables) goes over the scales. This cost did not include the tipping fees, it was only the collection costs.
- If the proposed By-Law changed (increased collection amounts) the contract would need to be renegotiated to reflect the increase in services (Private Road collections, increased number of bags).
- Extended Producer's Responsibility (EPR) begins in December 2025 which means the responsibility/costs associated with recycling will no longer be incurred by the municipality. All recyclables will still be collected.
- There was value in expressing that desire to have recyclables picked up on private roads. It was likely EPR would be required to match the current service levels.
- Private road collection was occurring on some roads now (Pioneer Drive), pick up was at one location (GFL made this decision). Muir Drive has curbside collection, which was also a decision made by GFL not WHRM.
- The new contract would be one consolidated contract for the entire region.

MOVED BY COUNCILLORS FRANCIS AND SHERMAN THAT COMMITTEE OF THE WHOLE RECOMMENDS TO COUNCIL TO AWARD THE WASTE COLLECTION AND TRANSPORTATION SERVICES CONTRACT FOR WEST HANTS REGIONAL MUNICIPALITY TO GREEN FOR LIFE ENVIRONMENTAL (GFL) FOR THE FIVE-YEAR PERIOD EFFECTIVE APRIL 1, 2025 TO MARCH 31, 2030; AS PER THE RESPONSE PROVIDED TO THE REQUEST FOR PROPOSAL WHRMPW24-09 RECEIVED BY THE DEPARTMENT OF PUBLIC WORKS ON JULY 18, 2024. MOTION CARRIED

9. Reports

a) CAO's Report (9:47 p.m.)

CAO Phillips provided a verbal report of the past month's activities.

Governance: COTW (July 9th), Council Meeting (July 23rd & 24th) and Special Council (August 28th). Council Remuneration report was part of the agenda and will be discussed tonight.

Administration: There have been a lot of meetings around homelessness and the shelter to support the homeless community over the winter of 2024/25. It was hoped there would be some more collaboration from the existing groups to best utilize all the resources available and benefit those in need. It was estimated that a comfort centre would start in late October.

Details regarding the Build NS "Cellular for Nova Scotia Program including a zone map displaying the scheduled projects and upgrades approved to-date are listed on the website for the public's reference.

Finance: Water Utilities Consolidation – On as of September 3, 2024 the Nova Scotia Utility and Review Board released their decision (approval) in relation to WHRM’s application to consolidate the water utilities. The new rates have been approved effective October 1st. The finance department was reviewing the ruling and creating a communications strategy for the public.

Community Development: Remains very active. Operational Meetings regarding the Sports Complex, Trails, Parks and Open Spaces, Economic Development, Capital Projects and Community Events, a site visit to Newport Landing on July 30th, Avon River Days July 2 – 4th and the Foundry Field / R.A. Jodrey Rededication on August 22nd

Planning and Development: Remains active. Bi-weekly Inter-Developmental Development Related Meetings continue, PAC / HAC met on July 11th. A PIM was held July 16th. The Fences and Arbitration committee met on July 17th and August 14th (Morash File) and will meet again next week.

Economic Development: Commercial / Industrial Lands: Lots going on in Windsor. The summer has been busy with filming for TV-related productions. Special thanks to VanEssa for her hard work and for the patience and support from the business community.

The Garlic Festival – The festival returns this Saturday September 14th to the streets of Windsor.
The 259th Hants County Exhibition – September 13–15 and 20-22

Public Works: Windsor Water Tower Meeting with residents on July 25th, it appeared that residents were satisfied their questions were answered. CBCL Windsor Storm Water Workshop was held July 31st, and another follow up workshop was expected to occur September 19th

Protective Services: Remains very active. EMO ECC Activation Level 2 on July 11th and 12th for the localized weather event. Police Advisory Board Meeting held on July 15th, NS Alert meeting on July 17th, RCMP MPSA Update – July 23rd, RCMP Service Awards Event on July 31st, Alert Ready Quarterly meeting on September 3rd and an EMO Pre -Event Preparation meeting held September 6th.

Discussion Points:

- Important to not lose sight of updating the EMO plan.
- Director Rochon will be providing an Executive Summary report at a future Council meeting so that questions can be asked and provide the ability to give a higher level of understanding and summary for the public to better understand.
- Communication pieces are being developed so the public has an understanding on the impact for them.

As per policy, the consensus was to adjourn and resume the meeting tomorrow evening at 6 p.m.

MOVED BY COUNCILLORS SHERMAN AND HARTT THAT THE MEETING ADJOURN AT 10:03 P.M. AND RESUME TOMORROW EVENING AT 6 P.M. MOTION CARRIED