

**WEST HANTS REGIONAL MUNICIPALITY  
Committee of the Whole - Meeting Agenda**

**October 8<sup>th</sup>, 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.*

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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
  - b) Dashboard Action Items – Dangerous or Unsightly Premises
4. Declaration(s) of Conflict of Interest
5. Announcements
6. Approval of Previous Meeting Minutes
  - a) 2024-09-10 Committee of the Whole Minutes
  - b) 2024-09-11 Committee of the Whole Minutes (Continuation of the September 10<sup>th</sup> meeting)
7. Presentations - None
8. Unfinished Business/Postponed Motions
  - a) Deer Management Strategy Information Report – Director Poirier
  - b) Draft Residential Property Buyout Program Policy – CAO Phillips
9. Reports
  - a) CAO Activity Update - Information Report
  - b) Dangerous or Unsightly Information Report – Director Poirier
10. Correspondence
  - a) Information
    1. Avon Causeway Activity Log as of October 4<sup>th</sup>, 2024
      - a) Darren Porter Re Avon River CLC communications
    2. Bear Lake Activity Log as of October 4<sup>th</sup>, 2024 - None
    3. Correspondence Received Ledger as of October 7<sup>th</sup>, 2024

- i. Bev Hubley & Sheldon Gouthro Re Beech Brook Road
    - ii. Tasia Robinson Re Lights in school zone
    - iii. Keith Aucoin Re Stannus St. CSO Issue with attachment
    - iv. Gretchen Archibald Re Landfill Expansion Thoughts (WHRM cc'd)
    - v. Kimm Kent Re Cogmagun Dump near Cogmagun River (WHRM cc'd)
    - vi. Honourable Minister John Lohr Letter to Mayors-Wardens Re GRID
  - b. Request(s)
  - c. Out-going Correspondence Ledger as of October 7<sup>th</sup>, 2024
    - i. WHRM letter to MLA Sheehy-Richard Re Request for advocacy to have vaccinations covered for those exposed to Combined sewer overflow events
    - ii. WHRM Letter of Support for Re Avon Street Erosion Committee Re Provincial Sustainable Communities Challenge Fund Grant
11. New Business
- a) MFD Fall 2024 Debenture Recommendation Report – Director Rochon
  - b) Video Appliance Purchase Recommendation Report– Director Rochon
  - c) Muir Drive Recommendation Report– Director Richard
  - d) Truck Replacement Recommendation Report – Director Richard
  - e) Award of Tender for Consultative Services to support Equity, and Anti-Racism Strategy Plan Development and Accessibility Plan Update Recommendation Report - HR Specialist Taylor
12. Public Participation Period
13. In-Camera
- a) 2024-09-11 Committee of the Whole In-Camera Minutes
  - b) MGA 22(2)(a) Land Matters
  - c) MGA 22(2)(a) Land Matters
14. Next Meeting Date / Adjournment – October 22<sup>nd</sup>, 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** (6:03 p.m.)

Council

Abraham Zebian, Mayor

Rupert Jannasch, Councillor Dist. 1

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

John Smith, Councillor Dist. 9

Jim Ivey, Councillor Dist. 11

Regrets:

Mark McLean, Councillor Dist. 2

Ed Sherman, Councillor Dist. 7

Laurie Murley, Councillor Dist. 10

Staff

Mark Phillips, CAO

Carlie Rochon, Dir. Financial Services

Todd Richard, Dir. Public Works

Troy Burgess, Manager Public Works

Ian Duey, Supervisor Public Works Fleet

Supervisor

Kathy Kehoe, Dir. Community Development

Sara Poirier, Dir. Planning and Development

Deanna Snair, Exec. Asst/ Clerk

Alex Dunphy, Senior Planner (ZOOM)

Regrets:

Shelleena Thornton, Municipal Operations Supervisor

Six residents in the Gallery

3. **Approval of the Agenda, including additions or deletions** (6:03p.m.)

Voting occurred by a show of hands.

Addition to the Agenda – A request was made to consider adding two (2) Councillor Service Award presentations to the agenda. A vote by show of hands was held. Council unanimously approved to add the two (2) presentations.

a) Dashboard Action Items – Information Log

b) Dashboard – Dangerous or Unsightly Premises – Information log

The Dashboard will carry forward with the new sitting Council.

**COUNCIL UNANIMOUSLY APPROVED THE 2024-10-08 COMMITTEE  
OF THE WHOLE AGENDA AS AMENDED. MOTION CARRIED**

4. **Declaration(s) of Conflict of Interest** (6:04 p.m.)

Councillor Francis and Mayor Zebian declared conflict on Item 13(a) and 13 (b) due to owning land.

**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 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.

Staff confirmed the October newsletter had the correct dates for the upcoming 2024 Municipal Election.

**6. Approval of Previous Meeting Minutes (6:05 p.m.)**

- a) 2024-09-10 Committee of the Whole Minutes
- b) 2024-09-10 Committee of the Whole Minutes (Continuation of the September 10<sup>th</sup> meeting).

**MOVED BY COUNCILLOR B. MORTON AND MAYOR ZEBIAN THAT  
THE 2024-09-10 AND THE 2024-09-11 COMMITTEE OF THE WHOLE  
MEETING MINUTES BE APPROVED. MOTION CARRIED**

**7. Presentations – Councillor Service Awards**

Mayor Zebian congratulated both Deputy Mayor P. Morton and Councillor Murley for their years of service in Municipal government. Deputy Mayor P. Morton has 10 years of service and Councillor Murley has 20 years of municipal service.

**8. Unfinished Business/Postponed Motions**

- a) Deer Management Strategy Information Report (6:07 p.m.)

Director Poirier reviewed the report. The information report was requested by Council as deer have been seen in larger groups in more urban areas of the Municipality, where they are protected from hunting, have wooded areas and fields to rest, and have an abundant food source. They have been becoming a nuisance when traveling close to or across roadways or eating resident's gardens. The information report was being provided to outline the process the Municipality could follow to inform a Deer Management Strategy and the options for deer management. The information report referenced a report "*Methods for Managing Deer in Populated Areas*" by the Association of Fish and Wildlife Agencies and the Town of Truro's Deer Management Strategy (2021) which outlined the process the Town followed to establish the Strategy.

Discussion Points:

- Surprise was noted the cull in Truro was minimally successful. It was believed the current managed deer hunt done yearly was more successful than the original Watershed Bow/Crossbow Hunt program in 2018 which ran for 3 years.

- It was noted there was an article in the paper today (October 8<sup>th</sup>), it noted Truro had a fully integrated hunt in collaboration with First Nations. There was value in reading the article to gather a better understanding of the program and process that Truro underwent.
- There was some support to see the program move forward as the deer population continue to grow and are increasingly seen in the urban areas.

b) Draft Residential Property Buyout Program Policy (6:13 p.m.)

CAO reviewed the draft program policy based on discussions from the previous meeting. The proposed updates were reviewed, it was noted any discussions associated with “up to” values (relocation/accommodations) would be discussed later in-camera. The first update was highlighted that the program was voluntary. The second update was related to application and approval. The discussion with Council indicated the program would reflect that property owners must submit their application by December 31, 2025 and that the program will not be reoccurring year after year. Eligible properties must submit their application between the date of approval of the policy and the submission deadline of December 31, 2025.

The draft policy reflected Councils intend that the home value for the purpose of the buyout will be guided by the average value calculated by the two separate appraisal values plus 10% (Example: Appraisal #1 plus Appraisal #2 divided by 2 = x plus 10%).

Further changes required a discussion on what values (accommodations, moving, legal and/or off-setting costs) would be reflected in the draft program policy.

Discussion Points:

- Clarity was needed on whether the intent of the policy was to have it only applicable to those who move and stay within West Hants. The draft policy reflected that it was intended for those who remain within West Hants, but this was something for Council to consider as part of the accommodation piece/discussion. It was important to have this communicated in writing to the residents.

## 9. Reports

a) CAO’s Report (6:20 p.m.)

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

Governance: COTW (September 10<sup>th</sup>) and Council Meeting (September 24 and 26<sup>th</sup> and October 8<sup>th</sup>).

Administration: Attended Leadership Development Training (September 11<sup>th</sup>), NS Association of Municipal Administrators Conference (September 23 to 26), National Day for Truth and Reconciliation (September 30<sup>th</sup>), Canadian Housing Infrastructure Fund Meeting (October 1<sup>st</sup>), Diversity and Inclusive Meeting (October 7<sup>th</sup>).

The NS Association of Municipal Administrators Conference highlighted lots of discussions around Workplace Mental Health Training, Cultivating Spaces of Belonging and Inclusiveness, the economic outlook like for Canada, a Provincial Update – Emergency Management Office, Provincial Update – Human Rights Remedy (decommissioning institutions and supporting community living for those needing additional support to live independently as well as an update on the Canadian Housing Infrastructure Fund (\$6 Billion over 10 Years).

Finance: Resident Meeting regarding Water Utility

Community Development: Operational Meetings regarding Sports Complex, Trails, Parks and Open Spaces, Economic Development, Capital Projects and Community Events. A positive meeting with POSSE / WH Caremongers / WHRM / Harvest House comfort and Out of the Cold Support – October 2<sup>nd</sup> Planning for the 2024/25 fall and winter supports are being discussed. Avon Community Market Meeting (September 20<sup>th</sup>) and the WHRM Volunteer Banquet (September 25<sup>th</sup>).

2024 Comfort Center – POSSE, Caremongers, Harvest House, MLA Sheehy-Richard and staff met with the group to discuss the winter comfort centre. All parties are hopeful The Harvest House can accommodate the collective efforts for the centre this winter. Collectively, we have resources that complement each partner that we hope will translate into better support for those in need.

Planning and Development: Bi-weekly Inter-Developmental Development Related Meetings, Meetings and Events. PAC /HAC Meeting (September 12<sup>th</sup>), the UARB Hearing (Tom Lavers), Fences and Arbitration Committee Meeting (September 19<sup>th</sup>) which resulted in an order being issued to Mr. Morash in alignment with the Fences and Detention of Stray Livestock Act require that he repair his fencing, Minas Basin Flood Mapping Meeting / Workshop (September 27<sup>th</sup>), WSP Regional Planning Update / Workshop (October 1<sup>st</sup>).

Public Works: Chittick Avenue Stormwater Meeting (September 19<sup>th</sup>) and Cunnibel Creek Stormwater (Windsor Stormwater) Workshop 2 of 2 (September 19<sup>th</sup>).

Discussion Points:

- The RFP for a detailed water utility audit was being drafted and can be expected to be posted this fall. A concern was voiced that Council will be requested to approve the audited financial statements for 2023/23 and there were still outstanding concerns and work needing to be done with the 2022/23 statements. It was believed the credit should not have been issued in the first place. Concern was also noted with the length of time that has passed since the motion for a detailed audit and no movement has occurred to have this completed.

b) Dangerous or Unsightly Information Report (6:30 p.m.)

Director Poirier reviewed the Dangerous or Unsightly report update covering Dangerous or Unsightly Premises complaints from April 1, 2024, through to August 31, 2024. A total of twenty-two (22) complaints were received. Of the 22 complaints, 17 were remedied by the owner, 5 remain in progress and have yet to require an order at this point. The previous report had 6 files in progress. All 6 of those files have been closed. No orders were issued for property clean up by the Administrator.

Discussion Points:

- The Manger of Building and Fire Inspection Services was in regular contact with the property owner of the Textile Mill whenever they were advised people were accessing the property. If there are any reoccurring concerns, it was encouraged to pass these concerns along to the Manager so follow up can occur with the property owner to have the issue remedied.

**10. Correspondence (6:32 p.m.)**

a) Information

1. Avon Causeway Activity Log received as of October 7<sup>th</sup>, 2024

- i. October 2, 2024 correspondence from Darren Porter Re Avon River CLC communications

Appreciation was expressed on receiving the update regarding the highway.

2. Everwind Bear Lake Correspondence Received – None

3. Current Correspondence Received Log as of October 7, 2024 (

- i. October 1, 2024 correspondence from Tasia Robinson Re Lights in school zone

Concerns were noted with the increase in speeding noted to be occurring in the Brooklyn school zone. It was noted that the road was provincial jurisdiction and WHRM contacted the RCMP regarding the matter and were advised that the RCMP has a school coordinator who focuses on education and other matters. It as suggested the matter go to the Police Advisory Board, there was the ability for the board to push and request prioritization and increased dedicated service in the area.

WHRM does have some speed signs, these are typically not placed in school areas due to the jurisdiction. However, it was noted this may be an initiative that Council would like to dedicate additional resources to and move forward with. Council can choose to allocate funds within the budget each year and collaboratively work with the NS Department of Public Works and RCMP to develop a plan to address these concerns.

MOVED BY COUNCILLOR S. MCLEAN AND MAYOR ZEBIAN THAT COMMITTEE OF THE WHOLE RECOMMENDS COUNCIL DIRECT THE CAO TO WRITE A LETTER TO THE NOVA SCOTIA DEPARTMENT OF PUBLIC WORKS REQUESTING THE INSTALLATION OF SCHOOL ZONE DIGITAL SPEED WARNING SIGNS AT BOTH ENDS OF THE BROOKLYN SCHOOL ZONE.

Discussion Points:

- Clarity was requested regarding the type of signs. The signs would have a smiley face when a driver was not speeding and a frown face when speeding in a school zone.
- A suggestion was made to make a friendly amendment to include signs being placed in all elementary school zones in West Hants. It was felt all the schools could benefit from having a sign.

**MOVED BY COUNCILLORS SMITH AND IVEY TO AMEND THE MOTION TO INCLUDE ALL ELEMENTARY SCHOOLS IN WEST HANTS.  
MOTION CARRIED**

Discussion Points:

- West Hants has 4 digital signs, only 3 are functional. Each sign was estimated to cost \$4,000 but costs do vary depending on the message displayed (numbers vs pictures).
- School zones are identified by a set of perimeters (distance to a school, length of driveway, is it fenced, is a sidewalk present, etc.) that need to be checked off before an area was identified as a school zone. The more perimeters checked increases the possibility that an area does not meet the criteria identifying it as a school zone.
- Speed signed can placed anywhere on a municipally owned street. Windsor Elementary would not meet the criteria to expand the school zone due to the length of their driveway, the area being fenced and the presence of a sidewalk. There was value in having staff provide a report on how to look at the two schools on municipal roads and seeing what the process was to make them fit the criteria identifying the area as a school zone. School located on provincial roads were outside the WH Traffic Authority's role. A report will be forth coming.
- Concern was raised there were 2 different issues regarding the school in Windsor Forks (speed issue around school zones that need to be addressed and signage for school zones). There may be value in the issue going to the Police Advisory Board (PAB) as well as NS Department of Public Works (NSPW), the two different avenues may be more beneficial in reaching a remedy.
- The letter could be written as a request and in the spirit of collaboration which provides the ability to work with PAB as well as NSPW.

A suggestion was made to have the letter written to the Police Advisory Board instead. The mover agreed to amend the motion to reflect the suggestion made.

Full motion as amended:

**MOVED BY COUNCILLOR S. MCLEAN AND MAYOR ZEBIAN THAT  
COMMITTEE OF THE WHOLE RECOMMENDS COUNCIL DIRECT THE  
CAO TO WRITE A LETTER TO THE POLICE ADVISORY BOARD  
REQUESTING THE INSTALLATION OF SCHOOL ZONE DIGITAL SPEED  
WARNING SIGNS FOR ALL ELEMENTARY SCHOOLS IN WEST HANTS.  
MOTION CARRIED**

- ii. October 3, 2024 correspondence from Keith Aucoin Re Stannus St. CSO Issue  
It was noted the correspondence spoke of the urgency in finding a solution and not losing sight of the health and safety concerns surrounding the matter with CSO's on Stannus Street.
- iii. October 6, 2024 correspondence from Gretchen Archibald Re Landfill Expansion Thoughts (WHRM cc'd)
- iv. October 6, 2024 correspondence from Kimm Kent Re Cogmagun Dump near Cogmagun River (WHRM cc'd)

It was important to note the concerns related to the Cogmagun landfill and the proximity to the river and the timeliness regarding the fire expressed in these two pieces of correspondence. It was important to be aware of these concerns.

- v. October 7, 2024 correspondence from Honourable Minister John Lohr Letter to Mayors-Wardens Re GRID

b) Requests – None

c) Out-going as of October 7th, 2024

- i. WHRM letter to MLA Sheehy-Richard Re Request for advocacy to have vaccinations covered for those exposed to Combined sewer overflow events sent October 1, 2024
- ii. WHRM Letter of Support for Re Avon Street Erosion Committee Re Provincial Sustainable Communities Challenge Fund Grant sent October 7, 2024

## 11. New Business

a) MFD Fall 2024 Debenture Recommendation Report (6:55 p.m.)

Director Rochon reviewed the report. Council approved the temporary borrowing resolution at the September 26th, 2024, council meeting which have been sent to Department of Municipal Affairs and Housing for review and ministerial approval. Once approved and received from the Department of Municipal Affairs and Housing these temporary borrowing resolutions will be submitted to the Municipal Finance Division for the fall debenture deadline of October 31, 2024. The full financing charges were included in the 2024/24 municipal budget and as part of the borrowing, any of the previous year's debt servicing were removed. To be able to participate in the upcoming Municipal Finance semi-annual debenture call, a 'Resolution for Pre-Approval of Debenture Issuance Subject to Interest Rate' must be approved by Council and the project must be complete.

### Discussion Points:

- MFD reviews the financing component not the approved audited financial statements. Council has already approved a temporary borrowing resolution for these items as well as the capital budget, the capital tenders, etc. No communication has been provided identifying that the audited financial statements need to be attached to these requests.
- \$618,146, was associated with the road construction for Mills Lake only (approved during the 2023/24 budget), there were no associations with water or concrete repairs as these were separate components and required separate approvals. There were 2 components to this project, the next phase would be addressed during the 2024/25 budget deliberations.
- Mills Lake was approved through the UARB for debt servicing.

**MOVED BY MAYOR ZEBIAN AND COUNCILLOR FRANCIS THAT COMMITTEE OF THE WHOLE RECOMMENDS TO COUNCIL THAT THE MAYOR AND MUNICIPAL CLERK TO SIGN THE RESOLUTION FOR PRE-APPROVAL OF DEBENTURE ISSUANCE, SUBJECT TO INTEREST RATE CONFIRMATION NOT TO EXCEED 6.5% TO ENABLE WEST HANTS REGIONAL MUNICIPALITY TO ISSUE A 5-YEAR DEBENTURE**

**OF \$20,567, FOR THE PURCHASE OF FIRE EQUIPMENT AND WATERPROOFING OF THE TRUCK BAY WALL AT HANTSPORT FIRE STATION. MOTION CARRIED.**

**MOVED BY MAYOR ZEBIAN AND COUNCILLOR FRANCIS THAT COMMITTEE OF THE WHOLE RECOMMENDS TO COUNCIL THAT THE MAYOR AND MUNICIPAL CLERK TO SIGN THE RESOLUTION FOR PRE-APPROVAL OF DEBENTURE ISSUANCE, SUBJECT TO INTEREST RATE CONFIRMATION NOT TO EXCEED 6.5% TO ENABLE WEST HANTS REGIONAL MUNICIPALITY TO ISSUE A 10-YEAR DEBENTURE OF \$32,240, FOR THE ROOF AT BROOKLYN FIRE DEPARTMENT STATION 2 BACKUP GENERATOR. MOTION CARRIED**

**MOVED BY MAYOR ZEBIAN AND COUNCILLOR FRANCIS THAT COMMITTEE OF THE WHOLE RECOMMENDS TO COUNCIL THAT THE MAYOR AND MUNICIPAL CLERK TO SIGN THE RESOLUTION FOR PRE-APPROVAL OF DEBENTURE ISSUANCE, SUBJECT TO INTEREST RATE CONFIRMATION NOT TO EXCEED 6.5% TO ENABLE WEST HANTS REGIONAL MUNICIPALITY TO ISSUE A 15-YEAR DEBENTURE OF \$1,327,769, FOR THE PAVING OF THE MEMBER PARKING LOT AT SUMMERVILLE FIRE DEPARTMENT AND THE HANTSPORT FIRE DEPARTMENT QUINT PURCHASE. MOTION CARRIED**

**MOVED BY MAYOR ZEBIAN AND COUNCILLOR FRANCIS THAT COMMITTEE OF THE WHOLE RECOMMENDS TO COUNCIL THAT THE MAYOR AND MUNICIPAL CLERK TO SIGN THE RESOLUTION FOR PRE-APPROVAL OF DEBENTURE ISSUANCE, SUBJECT TO INTEREST RATE CONFIRMATION NOT TO EXCEED 6.5% TO ENABLE WEST HANTS REGIONAL MUNICIPALITY TO ISSUE A 20-YEAR DEBENTURE OF \$618,146, FOR THE MILLS LAKE ROAD CONSTRUCTION. MOTION CARRIED.** Nays: Ivey

b) Video Appliance Purchase Recommendation Report (7:01 p.m.)

Director Rochon reviewed the report noting that within the systems WHRM has 2 network video recorders which are a key appliance component required to operate the cameras. WHRM currently has an NVR with performance, reliability, and storage capacity issues that is not meeting the service level required by the policy. This recorder has started to fail almost daily, requiring manual intervention from IT staff. It has been determined that replacement of this NVR is the only path forward to avoid disruption of service or a complete failure.

The rental of the appliance for five months plus the installation and expense would amount to \$7,089.06, including non-refundable taxes and would have no impact on the 2024-25 operating budget, as the rental will fall within Information Technology Maintenance line within the budget.

Discussion Points:

- The purchase option was an unbudgeted item, which requires a funding source needing to be identified. The rental agreement includes a warranty over the life of the rental, as well as ongoing support. Under the rental agreement, the vendor would maintain the licensing and guarantee replacement of any internal component that failed at no additional cost to the municipality. This agreement offers an option to renew at the end of the 36-month period.
- This item was seen as part of the normal everyday operations for WHRM.

**MOVED BY MAYOR ZEBIAN AND COUNCILLOR SMITH THAT COMMITTEE OF THE WHOLE RECOMMENDS THAT COUNCIL APPROVES ENTERING INTO A RENTAL AGREEMENT WITH DEVINTEC IT AND SECURITY SERVICES FOR NETWORK VIDEO RECORDER APPLIANCE FOR THREE-YEAR TERM, IN THE AMOUNT OF \$879.49 A MONTH. MOTION CARRIED**

c) Muir Drive Recommendation Report (7:08 p.m.)

Director Richard reviewed the report. WHRM Public Works received a formal request for the acquisition of a private road identified as Muir Drive. Muir Drive was in Ellershouse and classified as a Rural Local Road and is owned by Hants County Condominium Corporation #10. There are 13 single-family dwellings, all located on the same parcel. It was estimated that Muir Drive was constructed in or around 2019ish. There has been no recent geotechnical investigation conducted to determine the quality of the road subgrade. Muir Drive currently has shallow grass-lined ditches on both sides of the road and each dwelling has a gravel driveway with a culvert. Muir Drive does not have Municipal water or sanitary sewer service, nor does it have a sidewalk or curb & gutter.

Ownership of Muir Drive would require the Municipality to take on the cost and responsibility of maintaining the road year-round, including, but not limited to, clearing ditches, cleaning driveway culverts, snow and ice removal, garbage and recycling collection, and general upkeep.

In considering this request from the Condominium Corporation, it should be noted that Municipal Staff are hesitant to agree to this. Taking ownership of Muir Drive would likely set the precedent of other private roads being easily taken over, thus relieving other private entities of their responsibilities and expenses regarding road maintenance and causing the Municipality to bear this burden.

Currently, there are almost 150 roads in the Municipality, totaling over 100 kms. Each Private Road that the Municipality takes over would add to the annual Operations budget expenses, would add to long-term capital investment, and the Staff's current responsibilities as it relates to inspections, monitoring, asset management, stormwater management, just to name a few.

Staff suggestion would be for council to not proceed with the acquisition of Muir Drive.

Discussion Points:

- Council were confused why the matter was before them as the request referenced in the report was not part of the pack or the report and Council had not received any correspondence

from anyone on the matter. The formal request came to Public Works via an email for the matter to be presented to Council for consideration.

- Concern was noted the road did not appear to meet WHRM standards or the new municipal specs with respect to curb, gutter, sidewalk, streetlights, etc.

Council agreed they could not consider the request at this time.

d) Truck Replacement Recommendation Report (7:14 p.m.)

Director Richard reviewed the report. Council approved the replacement of Truck 52 in the 2024/24 Capital budget. With the increasing amount of infrastructure, combined with the new service level expectations and multiple changing tasks in different locations, it was identified to replace Truck 52. The replacement of this truck was needed in order to continue to meet service level needs in all areas of Public Works. The proposed replacement truck was specked to be right sized for the day-to-day operations.

Under the West Hants Regional Municipality Procurement Policy, under cooperative procurement outlines the use of Canoe Procurement. Canoe Procurement Group of Canada represents a partnership of Municipal Associations across the country, like the Nova Scotia Federation of Municipality (NSFM). Canoe Procurement is wholly owned and operated by its membership through a not-for-profit municipal association.

A quote was provided to WHRM through Canoe Procurement from Joe Johnson Equipment. The quote received was under budget, it was originally budgeted at \$300,000.

Discussion Points:

- The vendour was the only vendour that provided the body style for the truck.
- There was no fee for WHRM to be part of Canoe Procurement. Clarity was requested regarding how Canoe Procurement worked and made their money for providing the service. Canoe Procurement issue tenders, evaluate tenders and post tenders on their website for vendours to comment/provide quotes on. A request was made to find out the financial information related to who was paying who with respect to Canoe Procurement. It was thought that vendours pay a fee to be a part of Canoe Procurement.
- In alignment with comments from the solicitor, Council were permitted to continue to try to maintain business as usual for WHRM. Council were reminded the item was preapproved during the 2024/25 Capital budget.
- Truck 52 would go to surplus auction after it was replaced.
- The proposed replacement truck could be used across the entire region for collection and distribution of green bins, deliver green bins to the landfill, it can also work in parks, boat launches and do salting, sanding, dust control, brine spreading, ditching work, signage, plowing, and much more.
- The replacement truck was able to have bodies switched out easily to do multiple and diverse jobs.

**MOVED BY COUNCILLOR FRANCIS AND MAYOR ZEBIAN THAT  
COMMITTEE OF THE WHOLE RECOMMENDS COUNCIL APPROVE  
THE PURCHASE OF A SWITCH-N-GO TRUCK BODY HOIST SYSTEM,**

**MOUNTED ON A 2025 CV INTERNATIONAL CHASSIS AND INTERCHANGEABLE BODIES AT A COST OF \$190,186.48 PLUS 5% CONTINGENCY AND APPLICABLE TAXES FROM JOE JOHNSON EQUIPMENT. MOTION CARRIED. Nays: Hartt**

- e) Award of Tender for Consultative Services to support Equity, and Anti-Racism Strategy Plan Development and Accessibility Plan Update Recommendation Report (7:24 p.m.)  
CAO Phillips reviewed the report. Following the July 23, 2024 Council meeting, a Request for Proposal (RFP) was issued on August 20, 2024, calling for proposals by consultants to undertake an Equity, Anti-Racism, and Accessibility Strategy Plan for West Hants Regional Municipality. The RFP was posted on the NS Provincial Procurement Site and resulted in 11 proposals being received.

Discussion Points:

- Accessibility was defined as not being welcome of having available or access to resources through a Diverse and Inclusive lens. It was believed the intent of using a consultant was to look at how WHRM was doing, did we get it right so far and what do we need to do to improve on it through an accessible lens.
- It was felt the DI committee may benefit from having an all-encompassing plan, similar to what the accessibility committee already has undergone. The consultants will help highlight the strengths and weaknesses of the committees and look at where WHRM needs to focus on for education and awareness opportunities.

**MOVED BY MAYOR ZEBIAN AND COUNCILLOR IVEY THAT COMMITTEE OF THE WHOLE RECOMMENDS COUNCIL APPROVE THE AWARD OF TENDER WHRMHR24-01 REQUEST FOR CONSULTING SERVICES FOR THE WEST HANTS REGIONAL MUNICIPALITY EQUITY, ANTI-RACISM, AND ACCESSIBILITY STRATEGY PLAN CONTRACT TO DAVIS PIER FOR THE TENDERED PRICE OF \$52,038.94 PLUS APPLICABLE TAXES, TO BE FUNDED THROUGH THE OPERATING RESERVE. MOTION CARRIED**

**12. Public Participation (7:31 p.m.)**

Mr. Keith Aucoin, a resident of Windsor expressed his appreciation for seeing the residential property buyout policy being discussed at the September 26<sup>th</sup> Council meeting but also wanted to express his concerns with the policy. Mr. Aucoin felt that Council may want to reflect on some points raised in the correspondence he had sent to Council. One of the key points was the urgency of the matter and the other was the fairness of the issue. Mr. Aucoin noted the property buyout was not the resident's choice, he felt that if the issues of CSO stopped that many residents would not want to leave the area, and they would stay and wait for the upgrades to be completed. Mr. Aucoin noted he felt there was some imbalance in what the residents in the area needed and what was currently being discussed by Council with respect to the policy. Mr. Aucoin noted that having a meeting with the affected residents was a positive next step.

Amanda Dunfield, a resident of Stannus Street wanted to speak on behalf of her youngest child who has many questions. Ms. Dunfield wanted to touch on a few of the items her youngest child wanted to say, and Ms. Dunfield wanted to share information she had researched and gathered. Ms. Dunfield spoke of the recovery time needed to overcome just one (1) day of traumatic event and the lengthy time needed (100 days) for long-term recovery and this was on top of the time following immediate recovery (based on the assumption there were no repeated events and supports were in place to assist people). Ms. Dunfield stated that based on her calculations, she felt she was five (5) days in her short-term recovery in 2021, 14 days in 2023 and at least 5 more days in the most recent event, which based on her calculations put her at 2400 days in long term recovery.

Ms. Dunfield spoke of her 9-year-old child and the impacts of living in an area impacted by CSO's had on them, especially her child. She spoke of her child not remembering having good memories, the inability to go away overnight or for a weekend. Ms. Dunfield spoke of the need for an expedited program and her family not having "one more flood" in them. Ms. Dunfield spoke of others that she knew who were unable to leave their home if there was a dark cloud in the sky or the inability to watch or attend Council meetings, as it was too much to endure for many in the Stannus Street area. Ms. Dunfield spoke of the need to have action at a much quicker rate than was occurring and noted her property had all the flood protections options since 2021 that were available in the Home Flood program. Her final comment was to advise Council that her child had relayed to her that they sometimes feel sad or mad and feels abandoned and that people don't care. Ms. Dunfield wanted to leave Council with a question from her child, which was "How would you like it if your kids lived at my house".

**13. In-Camera (7:43 p.m.)**

- a) 2024-09-11 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

**MOVED BY MAYOR ZEBIAN AND COUNCILLOR S. MCLEAN THAT THE MEETING MOVE IN-CAMERA AT 7:44 P.M. MOTION CARRIED**

**MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR B. MORTON THAT THE MEETING MOVE OUT OF IN-CAMERA AT 8:36 P.M. MOTION CARRIED**

**MOVED BY COUNCILLORS FRANCIS AND SMITH THAT THE MEETING ADJOURN AT 8:36 P.M. MOTION CARRIED**

**14. Next Meeting Date / Adjournment** – Special Council meeting immediately following the October 8, 2024 Committee of the Whole meeting.

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Deputy Mayor Paul Morton

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Deanna Snair, Municipal Clerk