

**WEST HANTS REGIONAL MUNICIPALITY**

**Committee of the Whole - Meeting Agenda** Amended November 15, 2024

**November 12<sup>th</sup>, 2024 - 6:00 p.m.**

**In-person Sanford Council Chambers, 76 Morison Dr, Windsor, NS Virtual  
via Zoom (also FB Livestream)**



**West Hants**  
something inspiring awaits

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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) 2024-10-08 Committee of the Whole Minutes
  7. Presentations
    - a) Hillsvale Community Solar Project
    - b) Valley Regional Enterprise Network
    - c) Windsor Township Business Association
    - d) Highway 101 Signage Recommendation Report - Manager Roberts
  8. Unfinished Business/Postponed Motions
    - a) Request for an update on Street Light Policy – verbal update
    - b) Payzant to King Street Connection – Added Design Work for King Recommendation –Director Richard
    - c) Solid Waste Collection and Transportation Services on Private Roads Recommendation Report/Decision Request – Director Richard
    - d) Saint Famille Cemetery Decision Request Report – Director Kehoe
  9. Reports
    - a) CAO Activity Update - Information Report
    - ~~b) Financial Updates – Director Rochon~~
  10. Correspondence
    - a) Information
      1. Avon Causeway Activity Log as of November 9<sup>th</sup>, 2024 - None

2. Cogmagun Landfill Correspondence Received as of November 9<sup>th</sup>, 2024
  - i. Pamela Snow
  - ii. Carol Bradley
  
3. Correspondence Received Ledger as of November 9<sup>th</sup>, 2024
  - i. Ed Kelly Re: Speeding on the South Rawdon Road
  - ii. Ryan MacNeil Re: Sewer gas in Windsor again
  - iii. Rick Smith Re: September Committee of the Whole Minutes
  
- b. Request(s)
  
- c. Out-going Correspondence Ledger as of November 9<sup>th</sup>, 2024
  
11. New Business
  - a) Anti Idling Policy-By-Law Decision Request – Councillor B. Morton
  - b) Buyout Policy Committee and Funding Decision Request – Mayor Zebian
  - c) Veterans Crosswalk Request for Decision - Mayor Zebian
  - ~~d) Highway 101 Signage Recommendation Report – Manager Roberts~~
  - e) Hantsport Fire Department (HFD) – Wildland Fire Truck Recommendation Report – CAO Phillips
  - f) Financial Assistance Request for the 2024/25 Warming Centre – CAO Phillips/Clerk Snair
  
12. Public Participation Period
  
13. In-Camera
  - a) 2024-10-08 Committee of the Whole In-Camera Minutes
  - b) MGA 22(2)(a) Personnel Matter
  - c) MGA 22(2)(a) Land Matter
  - d) MGA 22 (2)(a) Land Matter
  
14. Next Meeting Date / Adjournment – November 26<sup>th</sup>, 2024 Council Meeting at 6 p.m.

1. **Call to Order** – Deputy Mayor Francis called the meeting to order at 6:00 p.m.

2. **Attendance** (6:03 p.m.)

Council

Abraham Zebian, Mayor

Rupert Jannasch, Councillor Dist. 1

Scott McLean, Councillor Dist. 2

Chrystal Remme, Councillor Dist. 3

Paul Wheadon, Councillor Dist. 4

Bob Morton, Councillor Dist. 6

Debbie Francis, Deputy Mayor, Dist. 5

Kayla Leary-Pinch, Councillor Dist. 7

Paul Morton, Councillor, Dist. 8

John Smith, Councillor Dist. 9

Bonnie Smith, Councillor Dist. 10

Jim Ivey, Councillor Dist. 11

Staff

Mark Phillips, CAO

Carlee Rochon, Dir. Financial Services

Todd Richard, Dir. Public Works

Jenny Lapierre, Waste Coordinator

Kathy Kehoe, Dir. Community Development

VanEssa Roberts, Manager Community Development

Deanna Snair, Exec. Asst/ Clerk

Regrets:

Shelleena Thornton, Municipal Operations Supervisor

Presenters:

Hillsvale Community Solar Project - Sarah Rosenblat

Valley Regional Enterprise Network (VREN) – Emily Boucher

Windsor Business Township Association (WTBA) – Karen Cooper and Ezra Edelstein

Six (6) residents in the Gallery

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

Voting occurred by a show of hands. As amended

a) Dashboard Action Items – Information Log

b) Dashboard – Dangerous or Unsightly Premises – Information log

Stormwater Report update – CBCL was using a third party to complete a more in-depth (two dimensional) water model for the surface/stormwater to show surface run off which will result in a more detailed analysis when it comes to designing options for potential solutions. The report was expected to be completed mid to late December or early January 2025.

**MOVED BY COUNCILLORS P. MORTON AND LEARY-PINCH THAT  
COUNCIL APPROVE THE 2024-11-12 COMMITTEE OF THE WHOLE  
AGENDA AS AMENDED. MOTION CARRIED**

4. **Declaration(s) of Conflict of Interest** (6:09 p.m.)

Councillor Francis and Mayor Zebian declared conflict on Item 8(b) due to owning land.

5. **Announcements (6:04 p.m.)**

Deputy Mayor Francis 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.

Voting has opened for the 2024 NSFM's Board of Directors. Mayor Zebian is in the running for president. All members of Council were encouraged to vote.

The Birthplace of Hockey Tournament was held this past weekend. It was a tremendously successful event and well attended event.

6. **Approval of Previous Meeting Minutes (6:12 p.m.)**

a) 2024-10-08 Committee of the Whole Minutes

**MOVED BY COUNCILLORS P. MORTON AND JANNASCH THAT THE  
2024-10-08 COMMITTEE OF THE WHOLE MEETING MINUTES BE  
APPROVED. MOTION CARRIED**

7. **Presentations (6:12 p.m.)**

a) Hillsvale Community Solar Project (6:12 p.m.)

Sara Rosenblat provided a brief overview of SWEB Development and its parent company. The presentation provided additional insight into the community solar program, as well as an introduction to the SWEB's Proposed Hillsvale community solar project and highlighted the partnership structure and municipal and community support. The request from the organization was for WHRM to provide a letter of support for the proposed project.

The presentation ended at 6:27 p.m.

Discussion Points:

- The primary life span of the project was 25 years. However, some solar panels can last between 30-40 years if everything is kept in the same place and only panel replacement was required. After 40 years, the steel backing life span ends and corrosion starts to appear.
- A fixed tilt racking system requires a driven post system (I or H beam). If necessary, a Helical system would be used to screw the posts into the surface.
- Materials being used were recyclable. At the end of the project, the company wanted the materials back.
- Before construction begins, a decommissioned surety would be created to cover the cost of removal down to the base of the foundation (panels, wiring, conduit, racking and electrical equipment on site).
- From a financial perspective, First Nations were looked more to for investment. In terms of subscription, a local community member was anyone within a 35 km radius from the project centre point.

- 1 MW generally accounted for between 120-140 homes depending on power usage within each home. It was estimated 5 MW accounted for 600 homes.
- Community members have already expressed interest in subscribing to the user list.
- An annual payment would be shared with the host community written in the Development Agreement of by way of a Community Liaison Committee.
- It was suggested to provide the CAO with some latitude with wording for the letter. Possibly use wording such as “support in principle” or “pending any potential review” as there was a formal planning process that needs to occur for this project.

**MOVED BY COUNCILLORS MCLEAN AND WHEADON THAT COMMITTEE OF THE WHOLE RECOMMENDS COUNCIL DIRECT THE CAO TO DIRECT STAFF TO WRITE A LETTER IN SUPPORT OF THE HILLSDALE COMMUNITY SOLAR PROJECT IN PRINCIPLE PENDING FUTURE APPROVAL PROCESSES THROUGH THE PLANNING REVIEW. MOTION CARRIED**

b) Valley Regional Enterprise Network (6:36 p.m.)

Emily Boucher (CEO) introduced herself. The VREN was an intermunicipal service with multiple partners (Kentville, Berwick, Wolfville, Kings County, Middleton, Glooscap, West Hants and the Province) which focused on economic development. The presentation highlighted who the VREN were and their role (lead a collaborative approach to economic development and supporting business growth). The VREN just finalized their four (4) year plan, which was approved by the Liaison and Oversight committee in October.

The strategic priority areas included population readiness, economic readiness and regional resilience to be population and invest ready in the Annapolis Valley.

The presentation also highlighted the Investment Attraction tool (Guru) which was a land and asset database which allows anyone from developers to site selectors to use this tool to examine a location and identify where they can place their business and look at demographics for that area. Ms. Boucher provided a brief update on sector development specifically related to tourism and agri-food tech.

c) Windsor Township Business Association (6:56 p.m.)

Karen Cooper introduced herself and provided a brief note on herself and her background. The presentation highlighted frequently asked questions regarding the Windsor Township Business Association (WTBA), their vision, mission statement and their five (5) year strategic plan (2024-2029) which focused on improving the downtown experience, engagement with Windsor businesses, sustained promotion and marketing of Windsor, advocating for Windsor’s business environment and standardizing effectiveness of the WTBA. Karen also highlighted the programs run by the WTBA, the Program Coordinators role, advocacy areas, all the fun events occurring and what events were being planned on the horizon.

Council discussed the presentation and were pleased with the clear/concise vision and mission. It provided a clear direction on moving forward. Many positive comments have been heard regarding the newsletter provided twice a month and it was hoped it would continue. The

committee noted their work last year and again this year with Hantsport to try to engage the businesses within Hantsport.

The committee noted their work only extended to the other side of the Fort Edward Mall but there was room to expand and grow if there was additional funding.

The committee also noted they have made attempts to connect/send the newsletter to all the business owners in their catchment area regard, but some owners have not returned their calls/emails, and some choose not to participate in receiving the newsletter.

**11. (d) Highway 101 Signage Recommendation Report (7:17 p.m.)**

Manager Roberts reviewed the report. Manager Roberts provided background information on the file, shared images selected by the working group (Avon Chamber of Commerce, Windsor Township Business Association, West Hants Wineries, West Hants and Hantsport Historical Societies, Avon River Heritage Museum, a business from the Hants Shore area and some municipal staff) to represent the communities within West Hants and noted the need for additional funding to complete the highway 101 signage project. The increase in costs were attributed to the increase costs associated with aluminum as well as the new posts required for the Hantsport sign. Manager Roberts stressed the request was an estimate and wanted to advise that the costs could fluctuate (come in higher, lower or on budget).

Council discussed the file. It was noted an individual from the Windsor Township had a graphics background and was part of the working group and Prime had a lot of input on the images that were reviewed and considered. Concern was raised that some of the images may not portray the graphic impact wanted/needed for highway signage. The financial aspect could be supported but the concerns remain with some of the images. Concern was raised with the wine glass image on highway signage, staff noted there were no concerns with this image being placed on a highway. All images have been sent to the sign shop and approval was provided to move ahead with the project. The life span of a sign was estimated to be 10 years.

**MOVED BY COUNCILLORS B. MORTON AND P. MORTON THAT COUNCIL APPROVES THE ADDITIONAL FUNDING OF \$14,490 TO CARRY OUT THE SCHEDULED WORK ASSOCIATED WITH THE HIGHWAY 101 SIGNAGE PROJECT TO BE FUNDED THROUGH THE WHRM OPERATING RESERVE. MOTION CARRIED. Nays: Ivey**

**8. Unfinished Business/Postponed Motions**

**a) Request for an update on Street Light Policy (7:27 p.m.)**

Director Richard provided a verbal update and noted challenges associated with receiving a response from Nova Scotia Power on the data requested (spacing of polls and costing) to provide lighting for all of West Hants vs service areas vs only certain intersections/ areas within West Hants. Staff will provide some estimates in the information report that was previously presented to Council and bring it back for Council at the December or January Committee of the Whole meeting.

Mayor Zebian and Deputy Mayor Francis declared conflict at 7:28 p.m. and left the meeting. Councillor P. Morton assumed the chair.

b) Payzant to King Street Connection – Added Design Work for King Recommendation Report (7:28 p.m.)

Director Richard reviewed the report. Through the detailed design work for the Payzant to King Street Connection, Phase 2, it was recognized that the King Street portion (from the former Windsor town limits to Campbell Avenue – 350 m) had some additional challenges (low profile, storm work needed to be done, sanitary and water connections and possible widen of the street). There was value in adding this work now into the design vs completing the phase 2 work and then having to address these concerns later.

Council discussed the report. The additional funding was for 350m of the existing King Street. It was a rough section of road that ran along the water course, with a cross culvert and a water main connection that needed to be done. With the upgrading being done on the #1 highway, it was felt this was the best time to have the section of municipally owned street upgraded and designed. Ideally it was preferred to have this item tender ready for spring, resulting in a 2026 construction date. A 2025 construction date was preferred, however due to increased demands on consultants, this may not be possible. Council could choose to prioritize the project; however, staff felt there were no projects that could be pushed back to accommodate this project taking priority. Staff noted any land acquisition would be part of the detailed design that was still underway.

**MOVED BY COUNCILLORS B. MORTON AND LEARY-PINCH THAT COMMITTEE OF THE WHOLE RECOMMENDS COUNCIL APPROVES GIVING DIRECTION TO DESIGN POINT TO MOVE FORWARD WITH ADDING DETAILED DESIGN AND COMPETITION DOCUMENTS AND SPECIFICATIONS FOR A PORTION OF KING STREET TO THE PAYZANT EXTENSION TO KING STREET CONNECTION, PHASE 2, AT AN ADDITIONAL COST OF \$16,000 PLUS APPLICABLE TAXES, TO BE FUNDING THROUGH THE WEST HANTS OPERATING RESERVE. MOTION CARRIED**

Mayor Zebian and Deputy Mayor Francis returned to the meeting. Councillor P. Morton reclused the chair and Deputy Mayor Francis assumed the chair at 7:40 p.m.

c) Solid Waste Collection and Transportation Services on Private Roads Recommendation Report (7:40 p.m.)

Coordinator Lapierre reviewed the report. The request before Council was to consider approving the proposed private road solid waste curbside collection policy and approve the additional annual operating expense associated with the increased service level as a result of the policy change. The report noted the Municipal Planning Strategy would need to be changed to allow for curbside collection on private roads as it was currently not permitted.

The current contract does not include curbside waste collection on private roads, this waste is collected adjacent to private roads, along the public road or highway or at a designated space within a few meters of the entrance to a private road, such as Chateau Village. Some private roads are not suitable for curbside collection due to the roads not meeting criteria (i.e. road restrictions,

turning limitations, road width/slope and variable road conditions) needed for collection trucks to travel on these roads.

GFL provided two (2) options to consider: **Option 1:** Purchase a Cottage Truck and service approximately 338 units on Private Roads and removing front end bins at a cost of \$210,816/year with an annual 5% increase added yearly and **Option 2:** Rear Pack Truck, servicing approximately 50% of the “cottage” units and keeping front end bins in place at a cost of \$116,376/year with an annual yearly 5% increase. GFL would own and maintain the truck if it were purchased.

Of the 146 private roads in WHRM, only 21 met the criteria and would be eligible for curbside collection.

The current collection contract slated to commence in 2025 was for \$1.35 million, the additional increase in service will add between \$246,330.00 - \$340,770.00 to the contract costs. Council would need to consider how to account for the additional costs. When consolidation occurred, waste collection contracts were area rated to the separate contracts and there were different contract. This would be the first consolidated contract. Staff noted there would still be issues (illegal dumping, wildlife and bears) with some private roads as not all private roads would be eligible to curb side collection.

Council discussed the report. It was noted collection for all private roads not meeting WHRM’s road standards would remain unchanged. Currently WHRM has an area rate policy which outlines the criteria for setting area rates. The MGA permits municipalities the ability to create area rates either through community led or Council led initiatives. Concern was raised that an area rate impacting a small number of homes would be a large expense for those homeowners. Due to the liabilities, it was felt that this was not an option that could be supported at this time. Consensus was There were too many uncertainties, Council wished to remain status quo with curbside collections.

MOVED BY MAYOR ZEBIAN AND COUNCILLOR JANNASCH THAT COMMITTEE OF THE WHOLE RECOMMENDS COUNCIL APPROVE THE NEW PRIVATE ROADS SOLID WASTE CURBSIDE COLLECTION POLICY AND APPROVES THE ADDITIONAL ANNUAL OPERATIONAL EXPENSES NEEDED TO FUND THE INCREASE IN CURRENT SERVICE LEVEL FOR APPLICABLE CURBSIDE COLLECTION OF SOLID WASTE COLLECTION ON PRIVATE ROADS THAT QUALIFY AS PER THE ATTACHED POLICY. MOTION DEFEATED. Nays: Ivey, B. Smith, J. Smith. P. Morton, Leary-Pinch, B. Morton, Wheadon, Remme. McLean, Jannasch and Francis

d) Sainte Famille Cemetery Decision Report (8:22 p.m.)

Director Kehoe reviewed the report based on the direction given for staff to meet with the West Hants Historical Society to determine if they would have interest in taking ownership of the Sainte-Famille Cemetery in Falmouth with consideration of ongoing funding to support maintenance from WHRM. Estimates received by the West Hants Historical Society to support the maintenance ranged between \$4,479.25 and \$9,317.87 and may increase annually.

Council discussed the report, and the service level provided based on each quote. Staff noted a rough estimate to maintain this cemetery would be between \$4-5,000 (for staff time only); this did not include equipment, vehicles, gas, etc. It was noted current staff levels do not allow capacity to undertake maintenance of this cemetery. Concern was raised that there are several cemeteries within West Hants and any group can request support to maintain or assume responsibility for them. A suggestion was made to create a comprehensive policy on how to address cemeteries in the municipality before proceeding with this matter as there were many cemeteries in the region needing similar support.

MOVED BY COUNCILLORS J. SMITH AND LEARY-PINCH THAT COMMITTEE OF THE WHOLE RECOMMENDS COUNCIL DIRECTS STAFF TO ENTER INTO A FOUR-YEAR FUNDING AGREEMENT WITH THE WEST HANTS HISTORICAL SOCIETY, FOR THE COST OF MAINTENANCE FOR THE SAINTE-FAMILLE PROPERTY, AT AN AMOUNT OF \$5,000 TO BE ADJUSTED ANNUALLY BY THE DECEMBER CONSUMER PRICE INDEX. MOTION DEFEATED. NAYS: P. Morton, B. Smith, Ivey, Wheadon, Remme, McLean, Jannasch, Zebian and Francis

A break occurred at 8:36 p.m. The regular session of Council resumed at 8:49 p.m.

## 9. Reports

a) CAO's Report (8:49 p.m.)

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

Governance: COTW (October 8<sup>th</sup>), Special Council Meeting (November 5<sup>th</sup>) and Council Orientation (November 7<sup>th</sup>).

Municipal elections were held across Nova Scotia on October 19, 2024.

Administration: Attended Leadership Development Training (October 10<sup>th</sup>), Unhoused Support Discussion (October 24<sup>th</sup>), Accessibility Advisory Committee meeting (October 30<sup>th</sup>), Stannus Street Buy-out meeting (October 30<sup>th</sup>).

The Comfort Centre (relocated to the Hants Aquatic Centre / Pool on Stannus Street) was scheduled to open in late November. The centre will again be coordinated and operated by trained community volunteers to provide supervision and support to WHRM's unhoused population.

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.

2024/25 Capital Work and 2023 and 2024 DFA related project (s) meeting.

Planning and Development: Bi-weekly Inter-Developmental Development Related Meetings, Meetings and Events. PAC /HAC Meeting (October 10<sup>th</sup>). Planning Public Information Meeting (PIM) (November 6<sup>th</sup>).

Public Works: IRIS Communications – weekly meetings

Protective Services: RCMP Operational Meeting (October 10<sup>th</sup>), Trunk Mobile Radio (TMR) Exchange and Tutorial (October 24<sup>th</sup> and 29<sup>th</sup>).

Director Rochon advised the water operational audit RFP was issued with a closing date of December 12<sup>th</sup>, 2024, with an expected report for Council to consider in early January 2025. With respect to the current audit, draft statements were being finalized.

Discussion Points:

- It was noted the motion made was for both an operational and financial audit of the utilities.
- Concern was raised with the amount of time taken (10 months) to get to this matter addressed.
- CAO was working within the professional services budget through the CAO's office to fund the engagement with Iris communications. It was important to have engagement early and provide them with as much background information as possible. It was hoped residents and Council would see some of their work/communications soon.

b) Financial Updates – removed from the agenda.

**10. Correspondence (8:58 p.m.)**

a) Information

1. Avon Causeway Activity Log received as of November 9<sup>th</sup>, 2024
2. Cogmagun Landfill Correspondence Received as of November 9, 2024
  - i. October 17, 2024 from Pamela Snow
  - ii. November 6, 2024 from Carol Bradley

Questions continue to be asked about the operations and the future of the landfill, and a lot of answers are being provided. However, the CLC meetings only occur every six (6) months. It may be beneficial to extend an invitation to GFL to provide a presentation regarding the proposed expansion of the landfill.

3. Current Correspondence Received Log as of November 9<sup>th</sup>, 2024

i. October 21, 2024 correspondence from Ed Kelly Re Speeding on the South Rawdon Road

The most appropriate next step would be for the concern to go the Police Advisory Board (PAB) as they can help set strategic direction. The Police Act prevents WHRM from giving direction, but PAB can speak to traffic strategies and prioritize and request RCMP deliver the service they have prioritized.

ii. October 27, 2024 Ryan MacNeil Re Sewer gas in Windsor again

The correspondence referenced sewer fumes being toxic to human health. It was noted WHRM systems were aerobic (presence of oxygen) and the toxicity would be low. All the components, sewage, combined wastewater end up at treatment plants where operators work in an enclosed environment that is monitored for hydrogen sulfide and oxygen concentrations due to the safety aspect. It was felt the toxicity emanating from a catch basin (with a component of combined sewage) was low risk for being toxic.

The odours are generated from the sewage component, ore frequent cleaning will help lessen the odours, but it will take time to catch up as maintenance had previously been deferred for some time now. Deodorizer blocks could also assist with masking the odour.

Even when the system was separated there will still be some odours as there are catch basins that carry sanitary only.

If sewer odours were entering a residence, it should be investigated by a licensed plumber. There should be no way for sewer odours to get inside a house through plumbing. Vent stacks are purposely located through roofs to allow any gases to escape.

iii. October 31, 2024 Rick Smith Re Committee of the Whole Minutes

The correspondence referenced a mistake or correction on the way WHRM recorded the financial reporting within the September COTW minutes and requested if there was a way to have this corrected in the minutes. It was noted Council had approved the minutes as presented. Staff were at the discretion of Council as to how they wanted to proceed.

b) Requests – None

c) Outgoing as of November 9<sup>th</sup>, 2024 – None

Historically, correspondence is placed on the agenda for Council to consider and discuss. In the past the mayor has provided a response confirming receipt. A report will be presented on correspondence for Council to consider and provide direction on how they wish to proceed with correspondence being addressed and/or added to agendas.

## 11. New Business

a) Anti-idling Policy/By-Law Information Request (9:13 p.m.)

Councillor Morton reviewed the report highlighting residents in the community have raised concerns with respect to idling vehicles. The request was to have staff provide information on how WHRM addresses idling vehicles and what options are available to address concerns raised by residents in the community.

**MOVED BY COUNCILLORS B. MORTON AND LEARY-PINCH THAT COMMITTEE OF THE WHOLE RECOMMENDS COUNCIL DIRECT STAFF TO PROVIDE AN INFORMATION REPORT ON EXISTING POLICIES RELATED TO IDLING, AS WELL AS EXAMPLES OF WHAT OTHER MUNICIPALITIES HAVE IMPLEMENTED AND WHAT A POTENTIAL BY-LAW COULD LOOK LIKE AND REPORT BACK BY FEBRUARY COMMITTEE OF THE WHOLE MEETING. MOTION CARRIED.** Nays: Ivey, P. Morton, Jannasch, Francis and Zebian

b) Buyout Policy Committee and Funding Decision Request (9:15 p.m.)

Mayor Zebian reviewed the report. Recently, residents who may be considered in a potential buyout program reached out wanting to meet with the Councillors in Districts 10 & 11, the CAO, and myself to discuss where Council was with the potential draft buyout policy. It was suggested that it may help expedite the development of a potential policy, for council consideration, if a committee was formed rather than council working through the policy bit by bit at each passing meeting.

Council discussed the report. Several meetings have occurred where Council has been working through the development of the policy. It was estimated Council was about 80% of the way through the document, and rather than forming a subcommittee there may be value in seeing the updated version of the policy to ensure all of Council were aware of the policy and how close it was to completion or not. Concerns were raised as to how would community members be selected to represent the group entirely and formulating the committee may slow down the progression of the policy vs expediting the process (which was the intent).

**MOVED BY MAYOR ZEBIAN AND COUNCILLOR B. SMITH THAT COMMITTEE OF THE WHOLE RECOMMENDS COUNCIL DIRECT STAFF TO CREATE A TEMPORARY "BUYOUT POLICY" COMMITTEE CONSISTING OF DISTRICTS 10 & 11 COUNCILLORS, 4 CITIZEN MEMBERS, AND WEST HANTS STAFF TO COMPLETE THE DRAFT BUYOUT POLICY FOR COUNCILS' CONSIDERATION. MOTION DEFEATED. Nays: Ivey, B. Smith, J. Smith, P. Morton, Leary-Pinch, B. Morton, Wheadon, Remme, McLean, Zebian and Francis**

Mayor Zebian noted that as Council continues to work through a draft policy, questions have risen regarding where funding for a potential buy out program would come from. It was suggested that Council request funding to help address the situation. This would be a letter with respect to the buyout program and not a letter to Property Valuation Services Corporation (PVSC).

**MOVED BY MAYOR ZEBIAN AND COUNCILLOR MCLEAN THAT COMMITTEE OF THE WHOLE RECOMMENDS COUNCIL DIRECT STAFF TO WRITE A LETTER TO THE PROVINCE OF NS AND FEDERAL GOVERNMENT OF CANADA FORMALLY REQUESTING FINANCIAL SUPPORT WITH THE FUNDING OF A BUYOUT PROGRAM. MOTION CARRIED**

c) Veterans Crosswalk Request for Decision (9:26 p.m.)

Mayor Zebian reviewed the report. Several residents have reached out with thoughts of installing a Veterans Crosswalk in the Victoria Park area to honour those who have served, continue to serve, and have paid the ultimate sacrifice for our communities.

**MOVED BY MAYOR ZEBIAN AND COUNCILLOR P. MORTON THAT COMMITTEE OF THE WHOLE RECOMMENDS COUNCIL DIRECT STAFF TO INCLUDE THE COSTS OF INSTALLING A VETERAN'S CROSSWALK (IN THE VICINITY OF VICTORIA PARK) IN THE WEST HANTS 2025/2026 BUDGET FOR COUNCIL CONSIDERATION.**

Council discussed the report. A suggestion was made to have the Traffic Authorities comments included in the motion as there may be policies in place that have to be considered when altering a crosswalk or roadway. It was noted these concerns were also raised when Council approved the installation of a Pride crosswalk and that was deemed o.k.

Appreciation was expressed with the initiative to raise awareness of veterans who have served and continue to serve in West Hants. Concern was raised that getting into the specifics of a crosswalk may not be the best way to raise awareness or was there other ways that could create greater visibility within the community (increase the profile of the cenotaph or rename the war memorial centre, etc.).

MOVED BY COUNCILLORS IVEY AND REMME THAT COUNCIL AMEND THE MOTION TO READ AS COUNCIL DIRECT STAFF TO INVESTIGATE THE OPPORTUNITIES FOR A HEIGHTENED AWARENESS OF VETERANS AND THEIR SERVICE IN THE WEST HANTS 2025/2026 BUDGET FOR COUNCIL CONSIDERATION. MOTION DEFEATED. Nays: B. Smith, J. Smith, Leary-Pinch, P. Morton, B. Morton, Wheadon. McLean, Jannasch, Zebian and Francis

The original motion was back on the table.

**MOVED BY MAYOR ZEBIAN AND COUNCILLOR P. MORTON THAT COMMITTEE OF THE WHOLE RECOMMENDS COUNCIL DIRECT STAFF TO INCLUDE THE COSTS OF INSTALLING A VETERAN'S CROSSWALK (IN THE VICINITY OF VICTORIA PARK) IN THE WEST HANTS 2025/2026 BUDGET FOR COUNCIL CONSIDERATION. MOTION CARRIED**

- d) Highway 101 Signage Recommendation Report – item was discussed early in the meeting.
- e) Hantsport Fire Department (HFD) – Wildland Fire Truck Recommendation Report (9:34 p.m.) CAO Phillips provided a high-level review of the report. The report recommended the purchase of a Wildland Fire Truck from Rocky Mountain Phoenix at a value of \$385,963.00 plus five percent contingency and applicable taxes. CAO noted the purchase was \$27,353.15 under the approved budgeted amount for the Hantsport Fire Department Light Rescue 51 in the 2024-25 Capital budget and that only a single vendor provided a quote for the apparatus.

Discussion Points:

- All fire apparatus is General Rated.
- The purchase would be debt serviced and scheduled to start debt servicing in the 2025/26 Operating Budget (due to the arrival of the apparatus).
- West Hants has a cost share agreement with Kings County. Historically the split has been West Hants (70%) and Kings County (30%).
- Kings County Council were made aware the truck was in the West Hants budget and would be coming before Council for approval but it would not be debt serviced until 2025/26.

**MOVED BY COUNCILLORS P. MORTON AND LEARY-PINCH THAT COMMITTEE OF THE WHOLE RECOMMENDS COUNCIL APPROVE THE PURCHASE OF HANTSPORT FIRE DEPARTMENT'S WILDLAND FIRE TRUCK, TO THE SUCCESSFUL BIDDER, ROCKY MOUNTAIN**

**PHEONIX AT A VALUE OF \$385,963.00 PLUS FIVE PERCENT CONTINGENCY AND APPLICABLE TAXES. MOTION CARRIED**

f) Financial Assistance Request for the 2024/25 Warming Centre (9:41 p.m.)

Clerk Snair provided a high-level overview of the report noting the request before Council was for the Municipality to provide financial support in the amount of \$50,000 to supplement volunteer efforts ensuring the center's operation is not interrupted from 7pm -7am every day of the week. Discussions with key stakeholders began during the summer to begin preparing for the upcoming winter season and envisioning what that would look like. Through these discussions, the challenges with last year regarding volunteers and additional supports needed became evident. The group identified a need for a dedicated resource to enable the drop-in warming centre to function 12 hours per day (7 pm-7am) for those who needed a space warm nonjudgmental space to stay warm, grab a bite to eat and rest.

Discussion Points:

- The request for funding resulted from discussions with key stakeholders and recognizing the challenges we faced last year regarding volunteers. Through this discussion the need for additional supports became evident.
- Staff were working collaboratively with the community groups to make the aquatics centre a safe and welcoming space for anyone accessing the service. There was a level of confidence that the space would have the resources needed to support those in need.
- Last year it was identified that up to ten (10) individuals utilized the warming centre. It was expected the number of individuals utilizing the space would increase as costs associated with food, housing, etc. have only increased and we are still experiencing a shortage in available housing.
- There was confidence in the ability to shelter up to ten (10) individuals within the Aquatics Centre, but staff continue to work on additional mechanisms that would allow for the ability to have more than ten (10) individuals in the space safely.
- Concern was raised the ask may not be enough. The intent was not to fully fund staffing for the entire 12 hour shift each day. The intent was for the community group to determine how the financial ask would best suit their needs for volunteers. It could be used as an honorarium or to supplement gaps within the schedule with a service provider. These details were still be worked out by the community groups.

**MOVED BY MAYOR ZEBIAN AND COUNCILLOR P. MORTON THAT COMMITTEE OF THE WHOLE RECOMMENDS COUNCIL AUTHORIZES THE CAO TO SPEND UP TO \$50,000 TO SUPPORT STAFFING AND SUPERVISION RELATED NEEDS TO SUPPORT THE DROP-IN WARMING CENTRE DURING THE 2024/25 WINTER MONTHS (ENDING APRIL 15, 2025), TO BE FUNDING THROUGH THE WEST HANTS OPERATING RESERVE. MOTION CARRIED**

**12. Public Participation (9:56 p.m.)**

Mr. Keith Aucoin, a resident of Windsor expressed frustration with the decision made to not support establishing a committee to help expedite the buyout program. In his opinion it was the only progress made in the past three (3) years. He felt nothing had been done to provide information and move this project along. Any of the information that is needed has been provided by the residents of Stannus Street. Mr. Aucoin asked if Council had received legal advice on the matter and was advised that public participation was a comment period only; there were no opportunities to ask questions or for Council to respond to those questions. Since no response was provided to his question, he advised Council that he would be sending correspondence asking the same question and requested a prompt reply.

Mr. Aucoin expressed concern with the motion passed asking the Provincial and Federal governments for financial assistance to support this initiative and voiced he felt Council had only pushed the matter out further for another two years or more. Mr. Aucoin questioned whether there was a timeline for seeing a solution or when one would be available and noted that until the last storm (when 4 members of Council – the Mayor and 3 other Councillors) no one has been to Stannus Street to see the suffering and trauma experienced by those living in the area except for Councillor Ivey.

Ms. Dunfield, a resident of Stannus Street, provided a sample she had taken during the July 11<sup>th</sup> CSO event and passed it around for Council to witness. Ms. Dunfield noted there have been twenty CSO events in three (3) years, some more significant than others. Ms. Dunfield went on to explain all the protective measures that she has in place in her home and noted these measures do not matter, nor do they protect her home as these events were overland, over curb events. Ms. Dunfield suggested that the newly elected Councillors bring themselves up to speed on the file as it has taken three (3) years to get to this point. The problem was much larger than South Stannus Street and it would be a massive problem in the future. Ms. Dunfield expressed she felt the plan was not near completion, she questioned if the plan was on the right track at all based on what she had heard in the community. Ms. Dunfield shared a reminder that this matter was a public health, safety and environmental issue and stressed the urgency for a solution for those living in the area. Ms. Dunfield questioned whether Council has ever toured the flood zone or seen the area and the homes being discussed for potential buyout and has Council made themselves familiar with information pertaining to these homes and the damages incurred. Was there a dedicated session scheduled to bring the newly elected Council up to speed on what has transpired in the past three (3) years for the area? Ms. Dunfield offered to provide a tour of the area for anyone wishing to have one.

Deputy Mayor Francis advised it was past 10 p.m. In order for the meeting to proceed a motion of Council was required.

**MOVED BY COUNCILLOR B. MORTON AND MAYOR ZEBIAN THAT  
THE MEETING CONTINUE PAST 10 P.M. MOTION CARRIED**

**13. In-Camera (10:09 p.m.)**

- a) 2024-10-08 Committee of the Whole In-Camera Minutes

- b) MGA 22(2)(a) Personnel Matter
- c) MGA 22(2)(a) Land Matter
- d) MGA 22(2)(a) Land Matter

**MOVED BY COUNCILLORS P. MORTON AND LEARY-PINCH THAT THE MEETING MOVE IN-CAMERA AT 10:09 P.M. MOTION CARRIED**

**MOVED BY COUNCILLORS P. MORTON AND B. MORTON THAT THE MEETING MOVE OUT OF IN-CAMERA AT 10:59 P.M. MOTION CARRIED**

**MOVED BY COUNCILLORS P. MORTON AND B. MORTON THAT THE MEETING ADJOURN AT 10:59 P.M. MOTION CARRIED**

**14. Next Meeting Date / Adjournment – November 26, 2024 Council meeting.**

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Deputy Mayor Francis

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Deanna Snair, Municipal Clerk