

WEST HANTS REGIONAL MUNICIPALITY
Committee of the Whole - Meeting Agenda **AMENDED**
November 8, 2022 - 6:00 p.m.
(also held via virtual via Zoom and Facebook livestreamed)



1. Call to Order
2. Attendance
3. Approval of the Agenda, including additions or deletions
 - a) Dashboard Action Items – Information Log
Dashboard Action Items – Dangerous and Unsightly Premises
4. Declaration(s) of Conflict of Interest
5. Announcements
6. Approval of Previous Meeting Minutes
 - a) 2022-10-11 Committee of the Whole Minutes
7. Presentations
 - ~~a) Schools Plus – Lisa Redden~~
 - b) Falmouth Family Park Project – Matt Dunfield
 - c) West Hants Sports Complex Design Presentation – Manager Bennett/ Director Kehoe
 - d) In-Camera MGA 22(2)(a) Legal Matter
 - e) In-Camera MGA 22(2)(a) Legal Matter
 - f) In-Camera MGA 22(2)(a) Legal Matter
 - g) In-Camera MGA 22(2)(a) Land Matter
8. Unfinished Business/Postponed Motions
 - a) Bowman Road -Follow up Report – Councillor Ivey
 - b) Capped Assessment Report – Acting Director Gibson
 - ~~c) Cogmagun Report – Acting Director Gibson~~
 - d) Invasive Plant Species Information Report - Director Kehoe
9. Reports
 - a) CAO Activity Update – Information Report
 - b) Financial Update – Information Report
 - c) Municipal Climate Change Action Plan (MCCAP) Committee - Information Report
10. Correspondence
 - a) Information
 1. Avon Causeway Activity Log as of November 3rd, 2022
 - a) 2022-10-28 K Salter re: request for a pond and water fountain where Lake Pisiquid once existed

2. Correspondence Received Ledger as of November 3rd, 2022
 - a) 2022-09-13 Proposed Changes to the Weed Control Act
 - b) 2022-10-21 Minister of Finance and Treasury Board Re: Provincial Non-Resident Deed Transfer Tax
 - c) 2022-10-21 Home Hardware re: Security Cameras
 - d) 2022-10-24 Windsor Township re: Security Cameras
 - e) 2022-10-28 Dawna MacIvor re: November is Crohn's and Colitis Awareness Month
 - f) 2022-11-02 Wayne Mason re Concerns and Information regarding Bill 225 and HRM Noise By-Law
 - g) 2022-11-02 Peter Gregg Re Information on Bill 212, An Act to Amend Public Utility Act

3. Fort Edward Municipal Lands Activity Log as of November 3rd, 2022

4. Storm Wastewater Activity Log as of November 3rd, 2022

- a. Requests - None
- b. Out-going Correspondence Ledger as of November 3rd, 2022

11. New Business

- a) Commercial/Large Vehicle Parking in Residential Zones Report Request – Councillor Ivey
- ~~b) Letter of Support re Hon. Kody Blois correspondence to Minister Murray (ongoing situation at the Avon River in Windsor, Nova Scotia) – Councillor Smith~~
- ~~c) Notice of Motion – Meeting and Committee Procedural Policy RCOGE-003.00 – Councillor Ivey~~
- d) Nova Scotia Federation of Municipalities (NSFM) Conference Report – Mayor Zebian
- ~~e) Parking Regulations Review and Request – Councillor Ivey~~
- f) Streetlights in the Crossing Verbal Discussion – Councillor B. Morton
- g) December Meeting Date for Committee of the Whole and Council – Discussion and Decision Request – Clerk Snair
- h) Planning Advisory and Heritage Advisory Committee Member Appointment Decision Request - Clerk Snair
- i) Thermal Imaging Cameras Capital Purchase Over-budget Recommendation Report – Supervisor Thornton
- j) Updating the 2022-2023 Tax Resolution – Acting Director Gibson
- k) Website Redesign and Rebrand Tender Award Over-budget Recommendation Report Supervisor Thornton
- l) West Hants Sports Complex Ice Resurfacers Decision Request – Director Kehoe
- m) REMO - Kings Co-WHRM Mutual Aid Agreement Recommendation Report – Supervisor Thornton

12. Public Participation Period
13. In-Camera
 - ~~a) MGA 22(2)(a) Legal Matter~~
 - ~~b) MGA 22(2)(a) Legal Matter~~
 - ~~c) MGA 22(2)(a) Legal Matter~~
 - ~~d) MGA 22(2)(a) Land Matter~~
14. Next Meeting Date / Adjournment – November 22, 2022 at 5 p.m.

<u>Matter</u>	<u>Start Date</u>	<u>Deadline / Update</u>	<u>Status/Progress Updates</u>	<u>Resp.</u>
Sewer Billing Review - Staff explore what the sewer rates would be if sewer util. fees were put back on the taxes. (Tabled until after budget) (Also at 2020-04-14 COTW mtg)	2020-05-12		In progress	CAO/Fin
Pedestrian Signage and Barriers - Have consistent and align with Branding outcomes. Staff prepare report for 2021/22 Capital & Operating budgets. (These items should be incorporated into our growth centres). Staff report back.	2020-09-22	Align with Branding outcomes 2021-07, On-going	Pending Beautification Strategy. Street and Community sign options currently being explored	PW/Comm. Dev
W. B Stephens Building Design Project Management Tender Award (Municipal Office) - Draft an RFP that will look at A) the 100 King Street Building B) The 76 Morison Building and C) or an alternative new location is required to facilitate the needs of the Municipality.	2020-10-27	2022-on going	Approved, awaiting the RFP	CAO
Panuke Rd Event - Event to be arranged by Mayor	2021-03-09	2022	Unknown	Mayor
Noise By-law - Staff revise by-law (Peace and Good Order)	2021-03-23	December 2022	Staff are reviewing the existing By-Laws, gathering information on Noise By-Laws created by other Municipalities and potential costs associated	Planning/ CAO
WHRM Land Dispute Policy - CAO Office to establish a practice to keep council informed.	2021-04-27	2022-11	Policy review in December 2022	CAO
Glooscap First Nation & WHRM Council Meeting - Send formal invite for a meeting to discuss many topics including reconciliation.	2021-06-22		Met on March 15, 2022	Mayor
Request to Meet with Avon Causeway Gate Stakeholders - Send letter to Glooscap First Nation requesting immediate joint council mtg. to discuss Avon River Causeway/Aboiteau Gate System and Ministerial Order	2021-06-22		Ongoing informal communication continues through the Mayor	Mayor/CAO

<u>Matter</u>	<u>Start Date</u>	<u>Deadline / Update</u>	<u>Status/Progress Updates</u>	<u>Resp.</u>
Outdoor Fires By-Law - Staff review existing Fire-related By-laws and have an all encompassing Regional By-Law	2021-09-28	2022-12	Approved First Reading at the October 25, 2022 mtg. Public Hearing and Second Reading will be on November 22, 2022	CAO
Capped Assessment - Staff provide a new aggregated report that will coincide with PVSC's presentation in January/February.	2021-09-28	2022	Report being presented at the November COTW mtg	Finance
Panuke Road Booster Station - Provide ongoing updates to Council	2022-02-22	ongoing	October 26, 2022, the Panuke Road Booster station was successfully commissioned and put into operation.	PW
Hantsport Fire Station - Provide ongoing progress updates to Council	2022-02-22	ongoing	Mechanical systems are being commissioned, which will take approximately 2-3 weeks. Substantial completion by end of November.	PW
High School Bursaries - staff to bring back a report advising on policy changes with respects to the bursaries to reflect an equal opportunity for all students within West Hants regardless of the high school of their choosing.	2022-06-14	February 2023	Staff are gathering information and consulting with schools to create a Regional approach for equitable distribution of bursaries.	CAO
RCOFN-012.00 Grants and Contributions Policy - Amend the RCOFN-012.00 Grants and Contributions Policy adding a section for recreational facilities defining yearly capital and operational funding limits.	2022-06-28	November 2022	Approved at the Oct. 25, 2022 mtg	CAO/CD
CAO'S Review - Annual review to be completed by Council.	2022-06-28	October 2022	Remains in progress	Council
65 Fort Edward Street (Municipal Lands) - the Public Hearing be adjourned until 6:00 pm on October 25 and postpones the Second Reading until October 25th, 2022	2022-06-28	2022-10-25	Awaiting the completion of a Phase 2 Archaeological Resource Impact Assessment and consider the result prior to a decision being made. POSTPONED SECOND READING UNTIL OCTOBER, 2023	CAO/Planning

<u>Matter</u>	<u>Start Date</u>	<u>Deadline / Update</u>	<u>Status/Progress Updates</u>	<u>Resp.</u>
Invasive Plant Species - Prepare a report for a future discussion re: Invasive plant species with a view to establish a policy/plan to address within the municipality.	2022-09-13	2022	Staff are gathering information. A report will be presented to Council.	Plan/CD
WHRM PACE By-Law - create a PACE By-Law for WHRM.	2022-09-27	2022-10-25	Approved at the October 25 ,2022 mtg	CAO/Plan
Battery Powered Extrication Tools for BFD (over budget) - Approve the award of tender WHRMAD22-02 for battery powered extrication tools to Safety Source Fire at the over-budget tendered price of \$62,138.65 plus applicable taxes.	2022-10-11	2022-10-25	Approved at the October 25 mtg	CAO/Finance
Brooklyn Fire Dept, Supply Generator (over budget) - Approve the award of tender WWHPW22-02 for the supply and installation of a generator for BFD Station 2 to Thompson's Electrical Ltd, for the updated tendered price of \$101,200.00 plus 15% contingency and applicable taxes.	2022-10-11	2022-10-25	Defeated at the October 25, 2022 mtg	PW
MCCAP Resident Member Appointments - Appoint Mark Williamson and Peter Moore as resident representatives on the MCCAP Committee until October 31, 2024.	2022-10-11	2022-10-25	Approved	CAO/Plan
Police Advisory Board Committee Resident Member Appointment - Guido Guide Furlani be appointed to the Police Advisory Board as a resident committee member for the term November 1, 2022- October 31, 2024, pending completion of a successful criminal records check.	2022-10-11	2022-10-25	Approved	CAO
Planning and Heritage Advisory Committee Resident Member Appointment - Appoint the resident members to the PAC/HAC	2022-10-11	2022-10-25	Approved	CAO/Plan

<u>Matter</u>	<u>Start Date</u>	<u>Deadline / Update</u>	<u>Status/Progress Updates</u>	<u>Resp.</u>
Windsor Flood Risk Assessment Study - Staff provide an update on the Flood Risk Assessment project to be presented by CBCL at the October Council mtg with a summary of the work and findings completed to date, the work still required to be completed and the estimated timeframe for the completion of the work and final report delivery date.	2022-10-11	2022-10-15	Approved and Presented	PW
Closed Cogmagun Landfill - Staff to review further and bring a report forward to Council (potentially at the October Council mtg) on the information found. Report will follow at a later date.	2022-10-11	2022-11	Staff are gathering information. Will return to the November Council meeting.	Finance
Windsor Coach House Roof Repairs - Upgrade the roof at a cost not to exceed \$31,152.12 plus 15% contingency, plus applicable taxes to be funded through the CCBF and equally split between the former Town of Windsor Reserve and the West Hants Regional Reserve.	2022-10-25	2022-10-25	Approved	CD

**West Hants Regional
Municipality Dangerous and
Unsightly Premises Dashboard
(Action List) November 3,
2022**

Matter

Textile Building - the owner was contacted to inform them that part of the security fence was down and a section of roofing had come off and was hanging over the edge of the back wall. Arrangements for repairs are being made. **November 8, 2022 COTW**

74 Bowman Road - the file remains open as staff and CAO are not satisfied with the response provided by the vendor. Review continues on a monthly basis. This has been communicated to the property owner. **November 8, 2022 COTW**



Falmouth Family Park

202223

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Overview

The Falmouth Family Park is a park rejuvenation project that will transform an old recreational area at 369 Town Road Falmouth to a vibrant and all inclusive community park.

Goals

1. Obtain permission from property owner to do the project
2. Gather funding, support and community involvement

Specifications

The Falmouth Family Park will consist of 3 to 4 components.


OffLeash Dog Park

A common complaint of local dog owners is the lack of space that they can safely take their dog off-leash. There is an off-leash park in Hantsport but dogs of different sizes, energy and socialization skills share a common area.

The proposed off-leash park for the Falmouth Family Park will see a dual enclosure set-up. One side will be for smaller or less energetic dogs while the other side will be for larger and more rambunctious dogs.

This set-up will allow multiple users at the same time plus add another spot where dog owners and their dogs to go.

All Access Playground



The Falmouth and West Hants area is a blossoming area of residential growth; attracting more and more families and younger couples. There is however a need for more play space and more specifically a dire need for an all -access style play space.

The planned playground for the Falmouth Family Park will incorporate components that will allow seamless play of friends of varying physical and developmental levels. From sensory components to a reduction of physical barriers, kids and adults of alike should come away from their time spent there with fond memories and a smile on their face.

Bike Safety Pathway

Living in a rural area, there isn't proper bike lanes on roadways, there aren't curbs or sidewalks or traffic calming measures. There is usually rough shoulders and traffic traveling above the posted speed limits. Parents and caregivers seek a safe spot to take their new cyclists to properly and safely learn how to ride a bicycle or scooter or rollerblade. The same can be said for walkers. Many people would rather use a walking path that is traffic free.

The planned bike safety path will be paved and made to resemble a real road. It will include some signs, a working traffic light, lines and a crosswalk as the pathway circumnavigates the park.

The paved pathway will also allow mobility challenged park users to access all components of the Falmouth Family Park.

Wheelie Pump Track

A late addition to the project scope is the construction of a pump track that will allow cyclists, and other forms of non-motorized wheeled activity to challenge themselves and improve balance, agility and strength.



Milestones

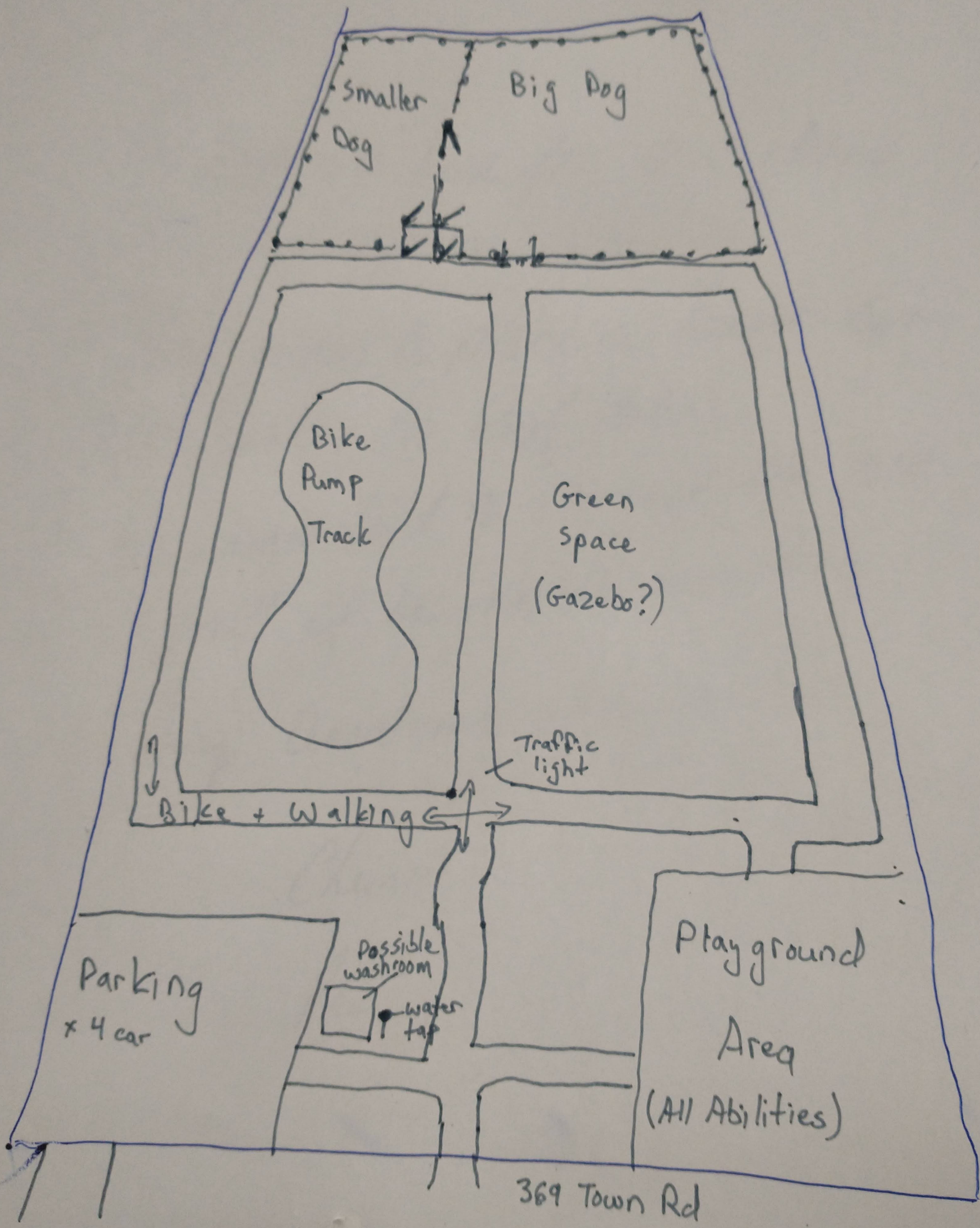
I. Permission and support

Although it may not seem too much of a milestone, obtaining permission from the Falmouth Community Hall Association to use their land made this possible to date.

The public support and interest that we have now shows that our project is indeed wanted and greatly anticipated. The Facebook group created has 555 followers and many more in peripheral groups.

II. Funding

The Federal Government Canadian Communities Revitalization Fund, applied through ACOA, was successfully awarded for \$102,221.

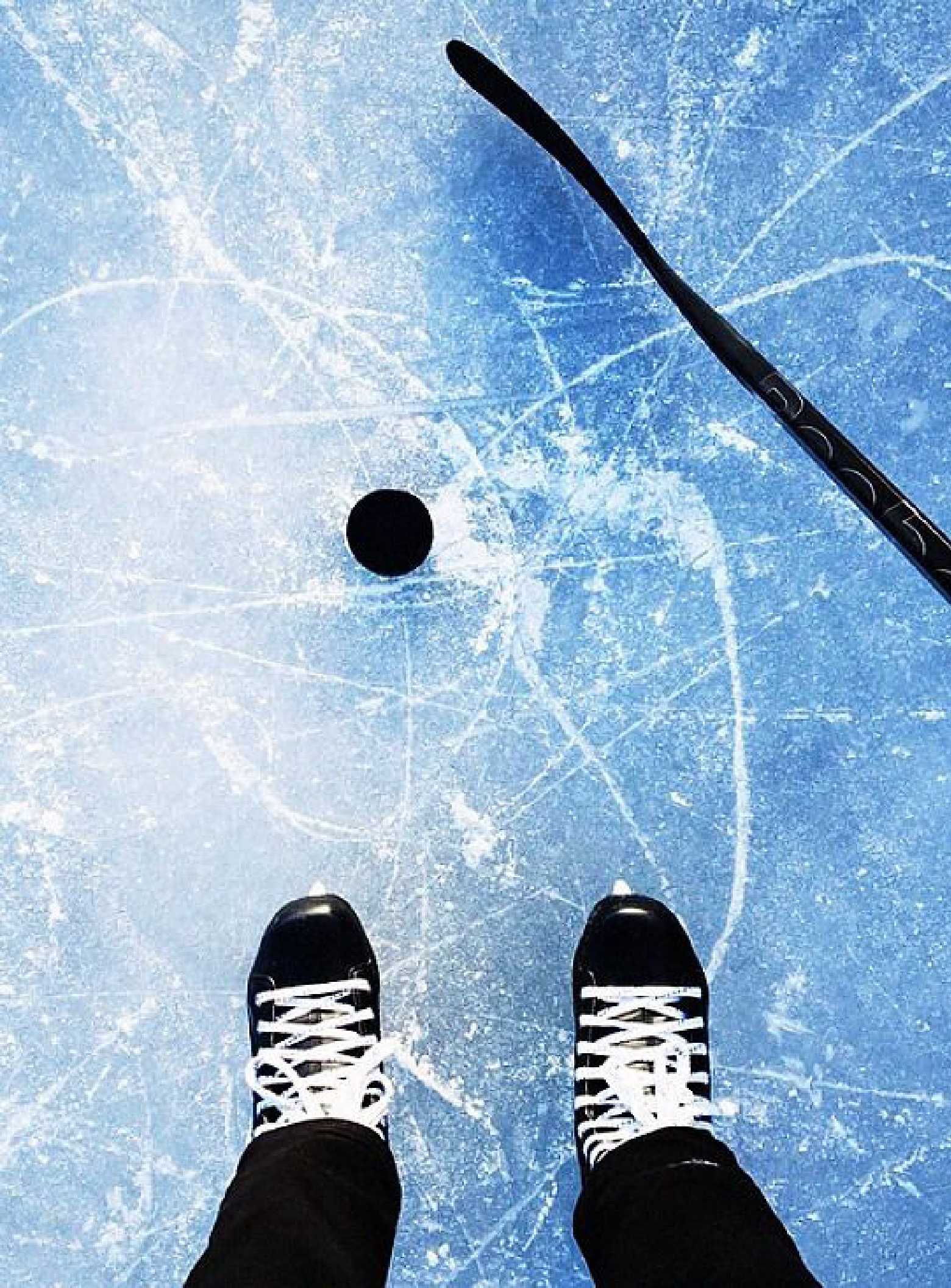


Town Rd

CONCEPT DESIGN

West Hants Sports Complex Community Spaces





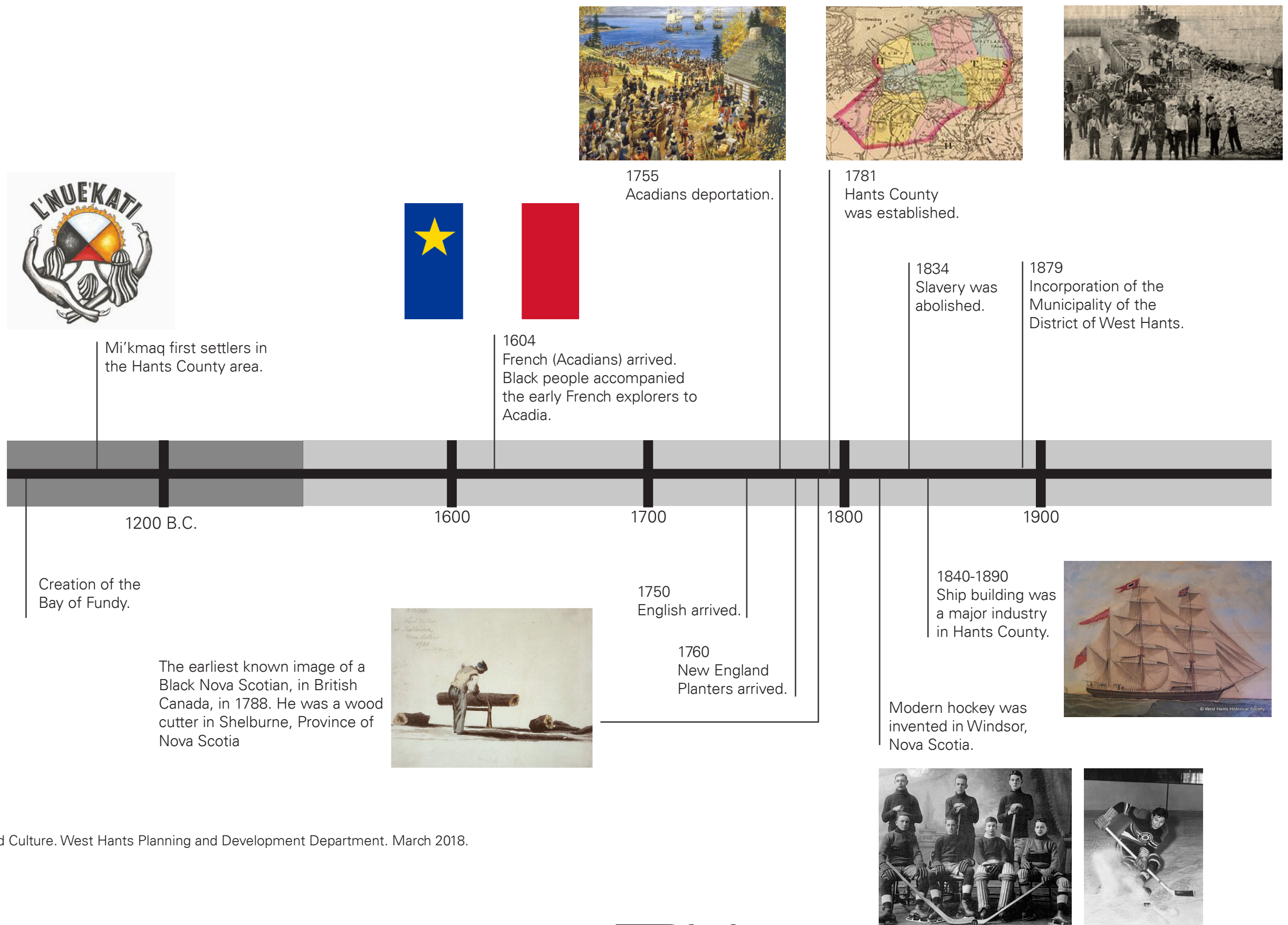
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 - 6.4 Sketch Rendering Level 2 Waiting Area / Kids Area
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 - 6.6 Rink Graphic/Artwork/Advertisement Concept
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 - 6.8 Meeting Room Privacy Film
 - 6.9 Wellness Room Reference

01 BACKGROUND

1.1

BACKGROUND WEST HANTS HISTORY



Source: Background Report: Heritage and Culture. West Hants Planning and Development Department. March 2018.

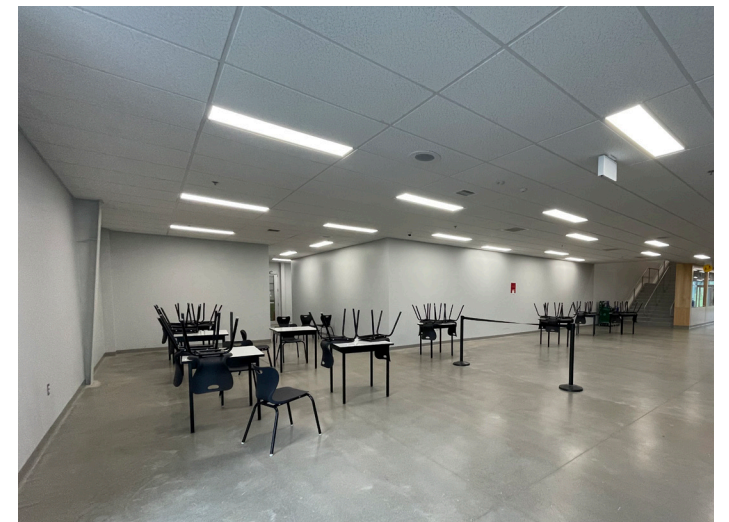
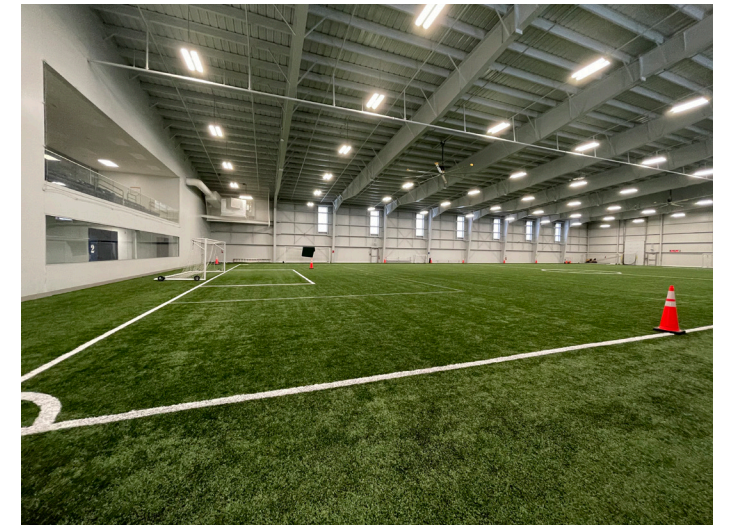


1.2

BACKGROUND EXISTING CONDITIONS



Source: MacKay-Lyons Sweetapple Architects Limited
<http://www.mlsarchitects.ca/westhantssportsplex>



Source: FBM Site Visit - July 2022

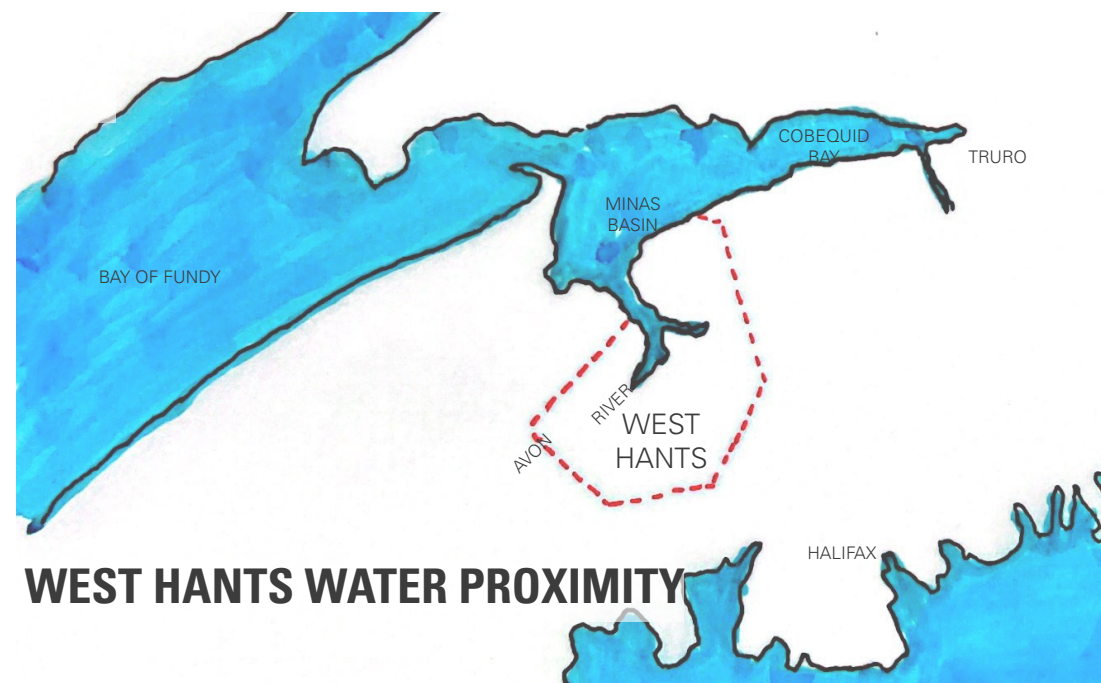
02 INSPIRATION

2.1

INSPIRATION WATER

The proposed design integrates water as one of the concept design elements. Water has been an integral element of the West Hants community since it was founded and today.

According to Background Report: Heritage and Culture from West Hants Planning and Development Department: “..the unique positions of West Hants on the Avon River have made it appealing to settlers for generations. The Avon River empties into the Minas Basin, an inlet of the Bay of Fundy. The Bay of Fundy is known for the highest tides in the world.”



AVON RIVER

The history of West Hants has been created by the people who have settled there. The industries they developed and activities where the connection with the bay and water has played a vital role.

One of the activities was ice hockey. Ice hockey was originated from stick-ball games played on the ground and then adapted to ice in Nova Scotia. The birthplace of hockey owes its location to the frozen ponds that were converted into hockey rinks.



SHIPBUILDING INDUSTRY 1840-1890

© West Hants Historical Society



FROZEN POND

2.2

INSPIRATION HOCKEY ZIGZAG MOTION

Because West Hants is known as the birthplace of hockey, hockey is an integral part of the design concept.

According to the National Hockey League: "...hockey skates, wooden pucks, hand-made, one-piece hockey sticks, the game rules and the goal net, originated in Nova Scotia"

The design concept draws the zigzag motion the skates make on the ice. Zigzag patterns are seen in the players' movements, the movement of the puck, how the goalie defends the net, dribbling techniques and in the skates' laces. All of these elements serve as a common thread, linking the project to hockey.



03 USERS

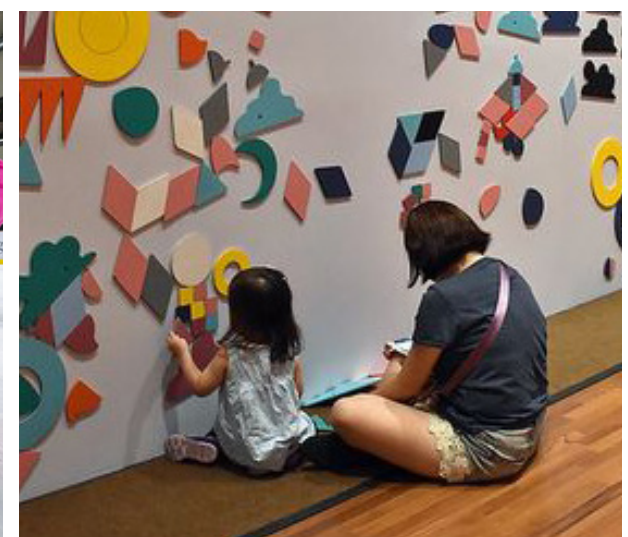
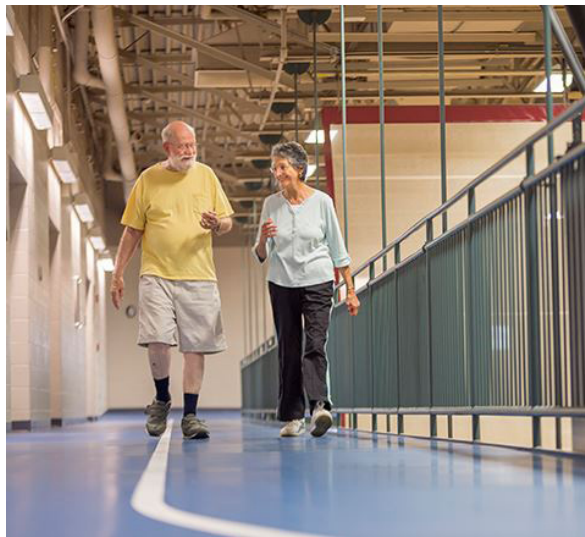


03

USERS

“A place for all people”.

The local community and users of the centre have been considered in the design. West Hants Sports Complex is not only a place for sports activities but a place for people to gather, socialize, work, play, eat, relax and spectate.



04 CONCEPT DESIGN

4.1

CONCEPT DESIGN

CONCEPT STATEMENT

According to Scott Brison, President of the Treasury Board and Member of Parliament for Kings–Hants, the West Hants Arena and Soccer Field was planned to be much more than a new recreation facility. It was meant to honour the community known as the birthplace of hockey and provide spaces for citizens, young and old, to engage in recreational activities essential to healthy living.

With this in mind, this concept intends to complement the existing architecture and interior spaces and create a “place for all people.” West Hants Sports Complex opened its doors in March of 2022, providing a brand new facility for year-round activities, including skating and hockey programs, soccer, and indoor walking.

The proposed design integrates a contemporary combination of materials, patterns and textures that have been interpreted to reflect West Hants story, identity and community. The space provides users a welcoming environment with a clear sense of place while promoting history and wellness.

History = Community

West Hants has a rich history. Mi’kmaq were the first settlers in the Hants County area, they arrived approximately 30 thousand years ago. In 1685 the French Acadians arrived in the Hants County area. The black community also had a significant influence in the region. The history is considered and reflected in the design of interior spaces keeping the community and the users as the focus and inspiration. With the idea of creating a strong sense of place, the design concept considers the participation of the community in developing installation art and

temporary exhibitions showcasing community social and cultural expression.

Water = Colour

Water has been an integral element of the West Hants community since it was founded and today.

Colours that are reminiscent of nature are directly connected with wellness. The bright blue colours have stimulating effects making us feel optimistic. Orange, as a contrasting colour, radiates warmth and happiness. Water is also represented in the design with the use of soft textured fabric and comfortable seating furniture.

Curving silhouettes to mimic the movement of water at tides are used in the kids area, a space inspired by the Mi’kmaq legend of how a whale changes the tide of the bay of Fundy.

Zigzag Motion = Pattern

The design concept draws the zigzag motion the skates make on the ice. Zigzags add energy to the space, create a dynamic layout and visual interest. The patterns will be materialized on walls, floors and fabrics. It is also used to delineate circulation and entrances as a consideration of wayfinding principles.

The concept is open, modern and energetic, while having a multi-cultural/diverse focus and be socially and culturally accessible to all, “a place for all people”.



Source: Background Report: Heritage and Culture. West Hants Planning and Development Department. March 2018.

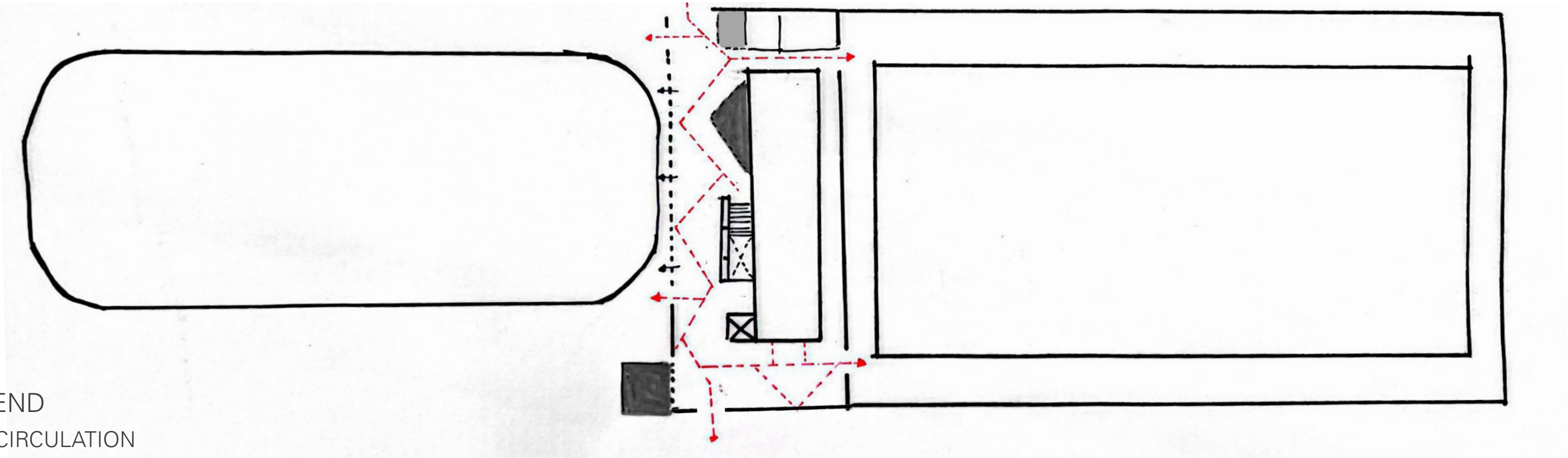


people driven design.

| 14 October 2022 | 12

4.2

CONCEPT DESIGN CIRCULATION DIAGRAM LEVEL 1



- LEGEND
- - - CIRCULATION
 - - - VIEWS
 - AMENITY SPACE

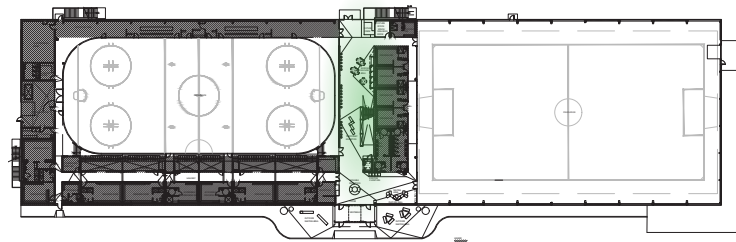
05 PRELIMINARY FLOOR PLAN

ENLARGED PLAN LEVEL 1

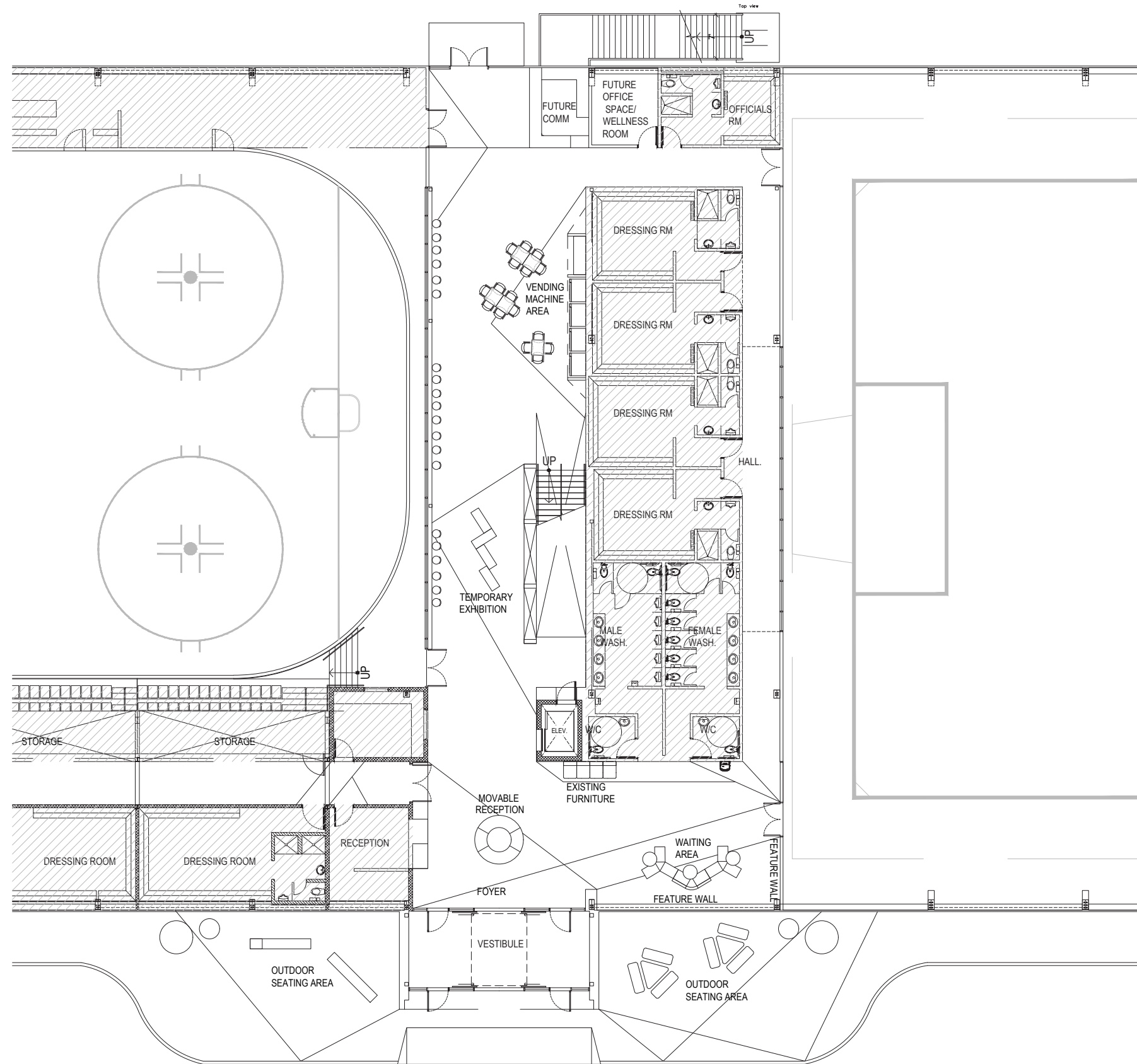
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5.1

PRELIMINARY PLAN LEVEL 1

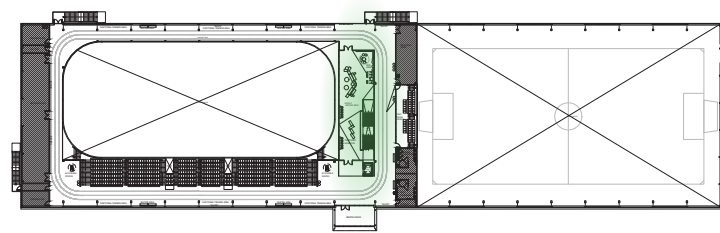


KEY PLAN

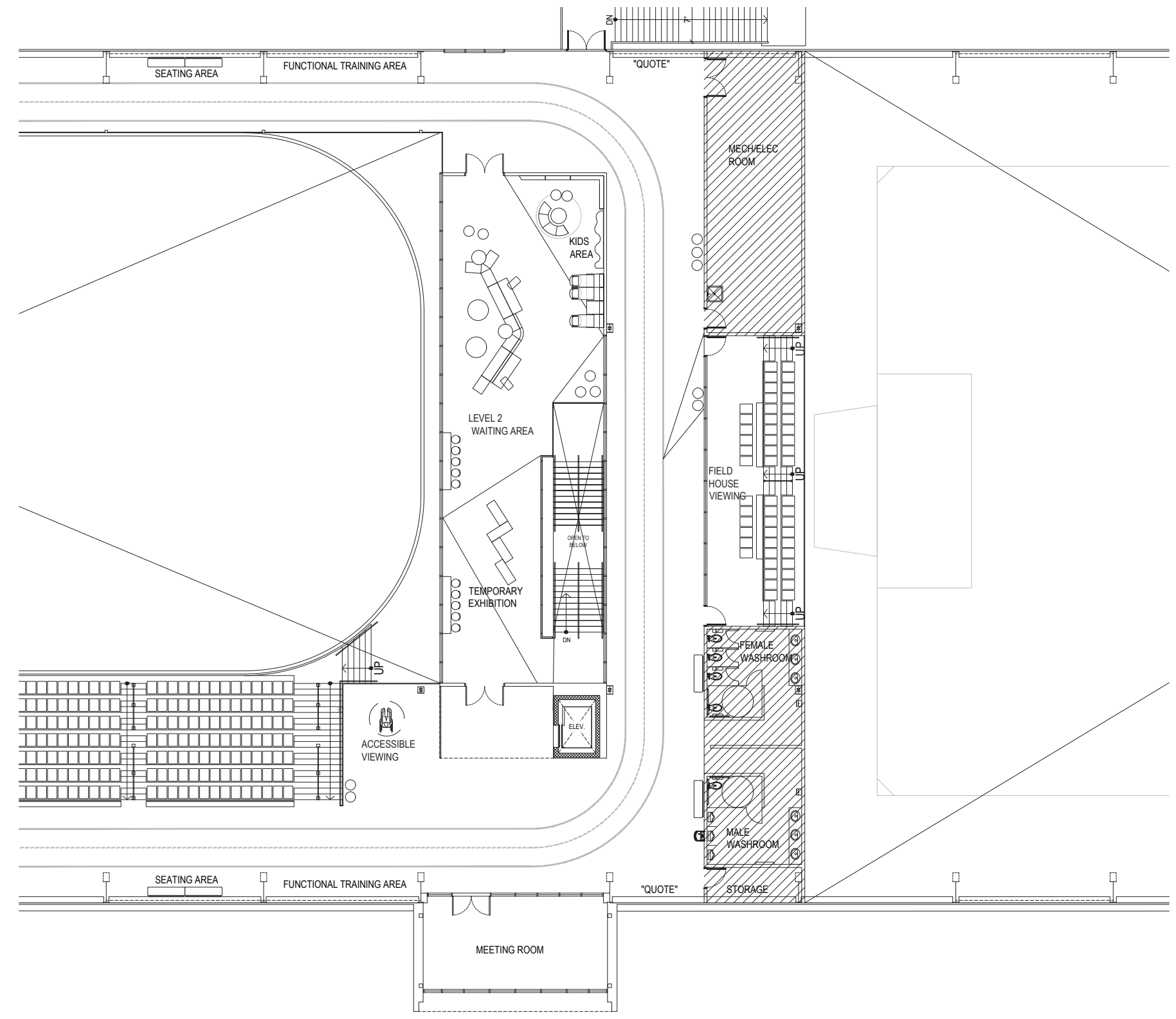


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PRELIMINARY PLAN LEVEL 2



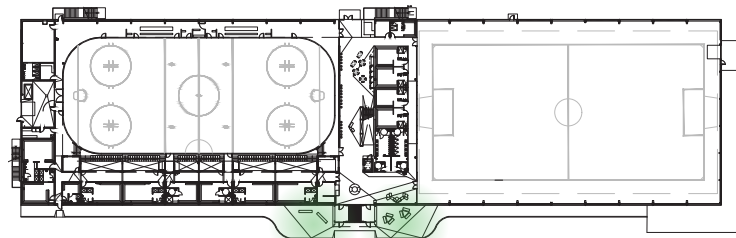
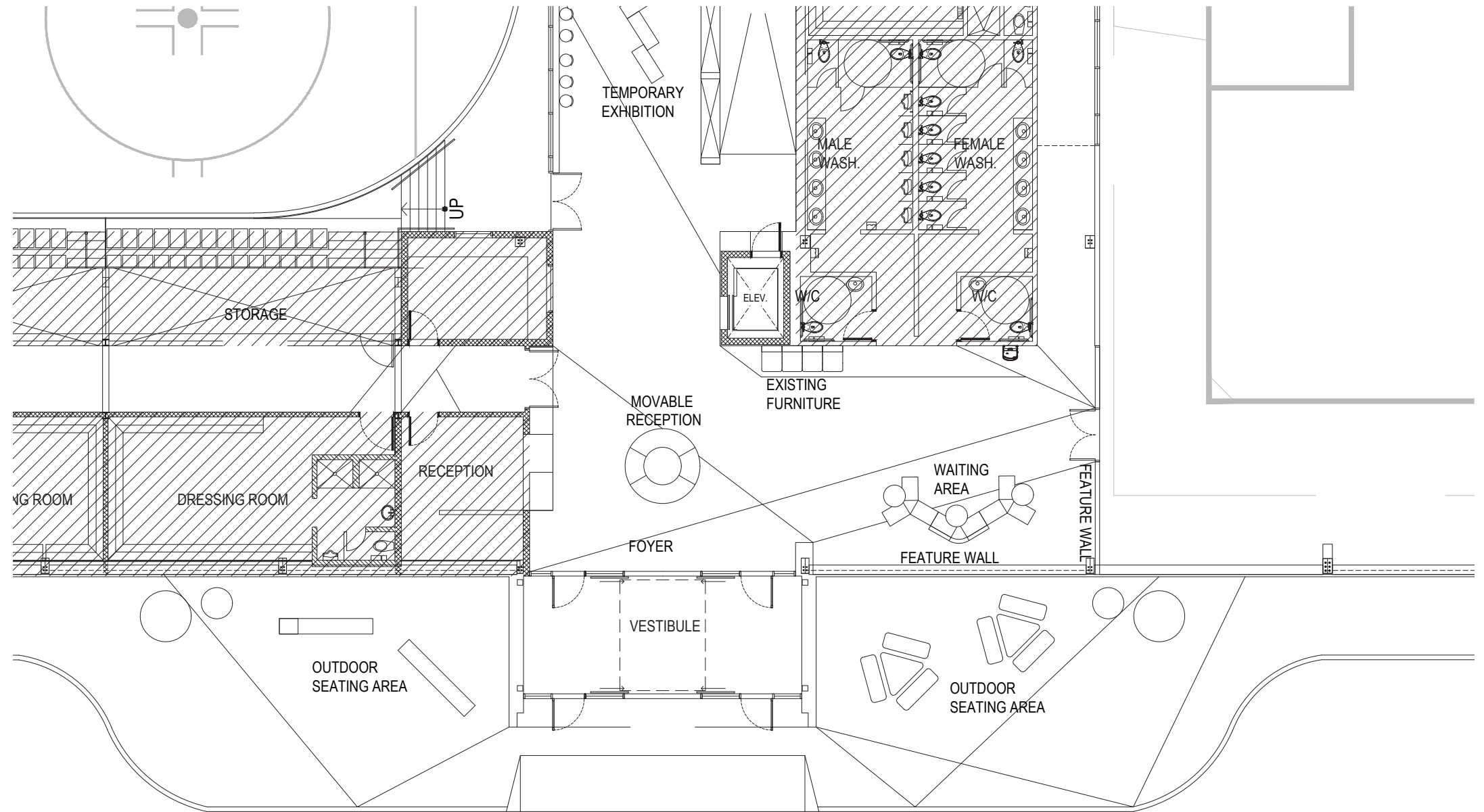
KEY PLAN



06 LOOK & FEEL

6.1

ENLARGED PLAN EXTERIOR SEATING AREA



KEY PLAN

6.1

LOOK & FEEL EXTERIOR SEATING AREA



OUTDOOR BENCH SEATING



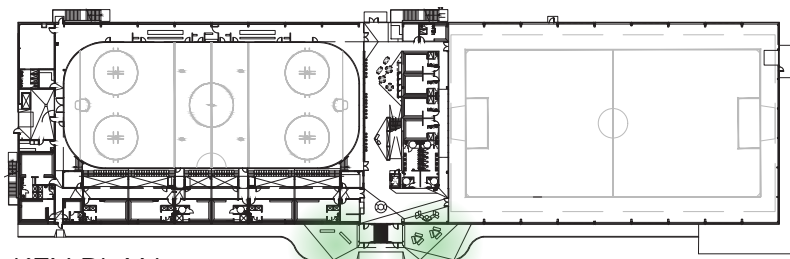
FINISHES



OUTDOOR DINING TABLE



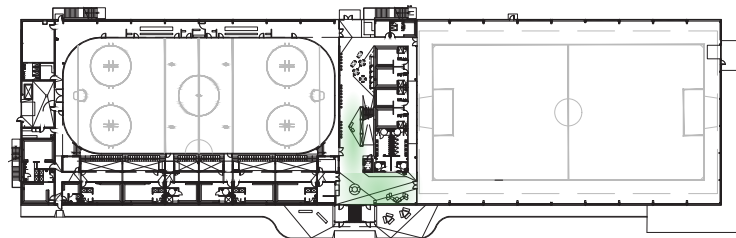
CONCRETE POT



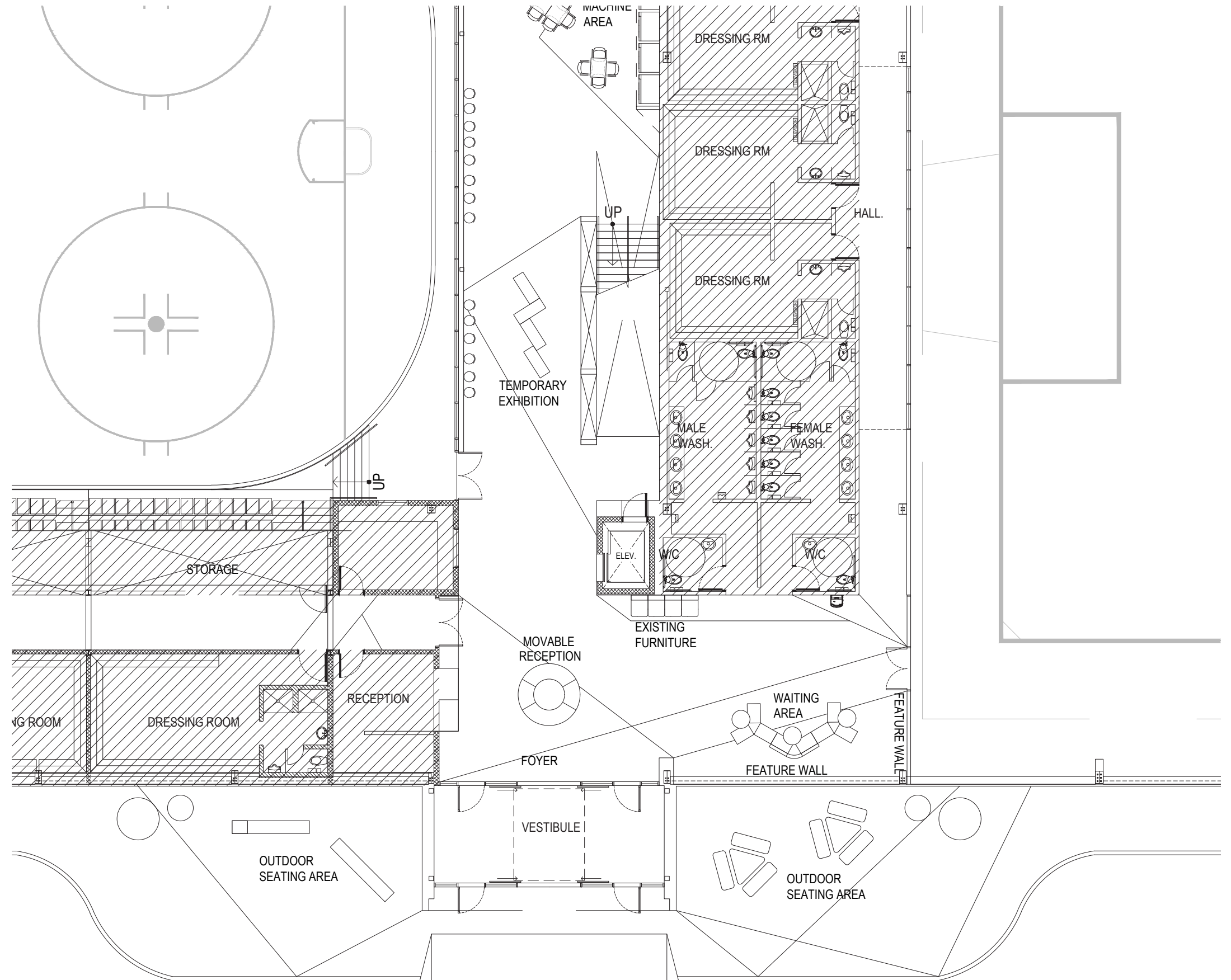
KEY PLAN

6.2

ENLARGED PLAN FRONT ENTRANCE WAITING AREA

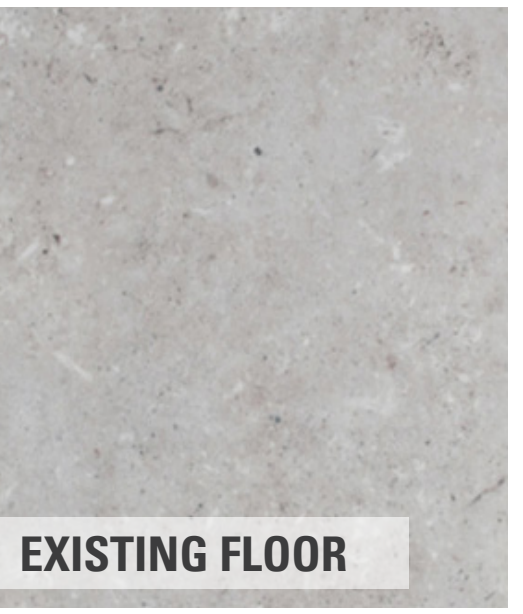


KEY PLAN



6.2

LOOK & FEEL FRONT ENTRANCE WAITING AREA

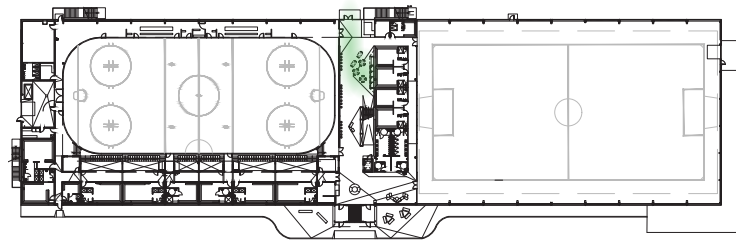


ENLARGED PLAN LEVEL 1

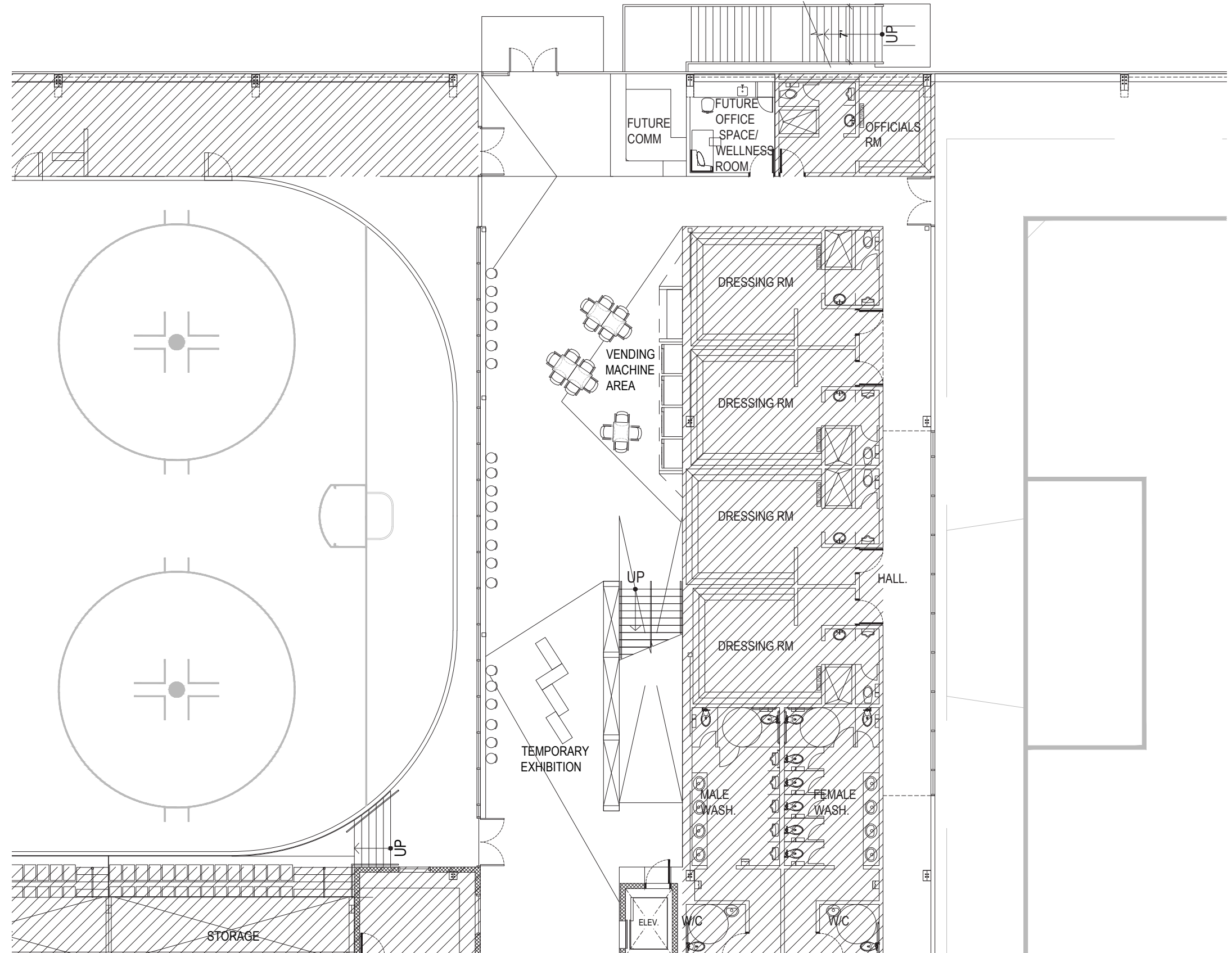
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6.3

ENLARGED PLAN BACK ENTRANCE WAITING AREA/ VENDING MACHINE AREA

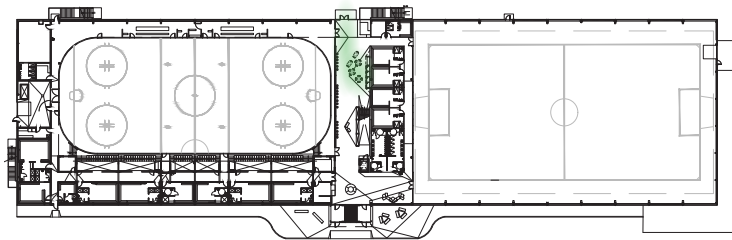


KEY PLAN

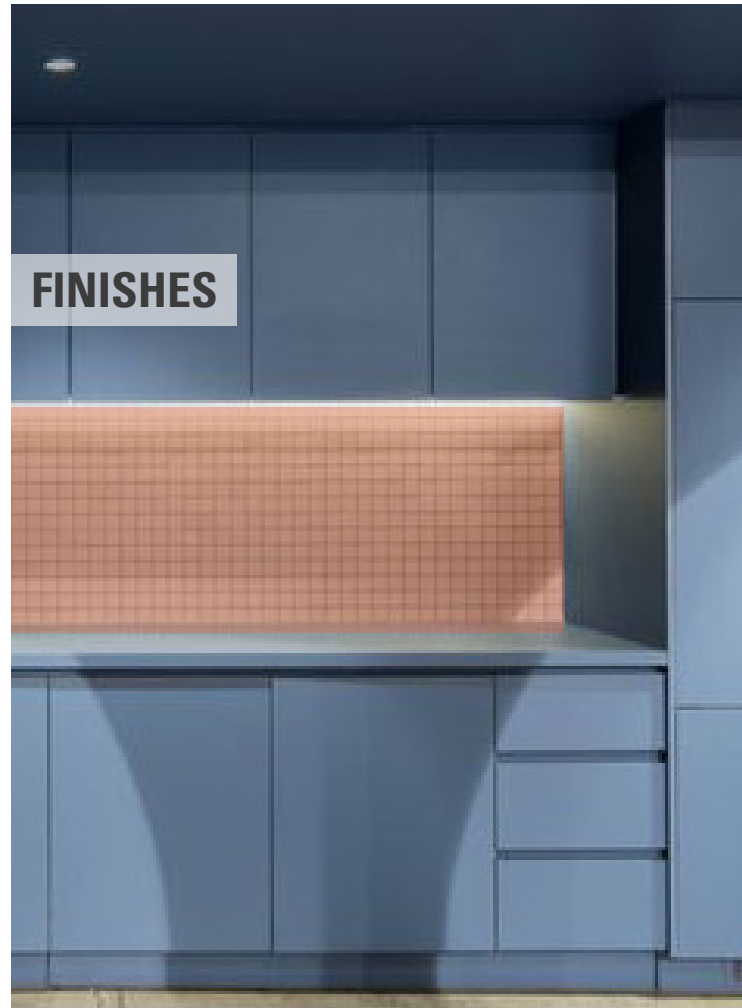


6.3

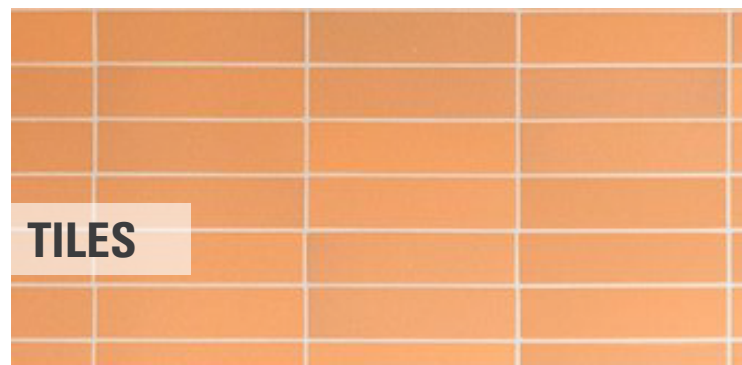
LOOK & FEEL BACK ENTRANCE WAITING AREA / VENDING MACHINE AREA



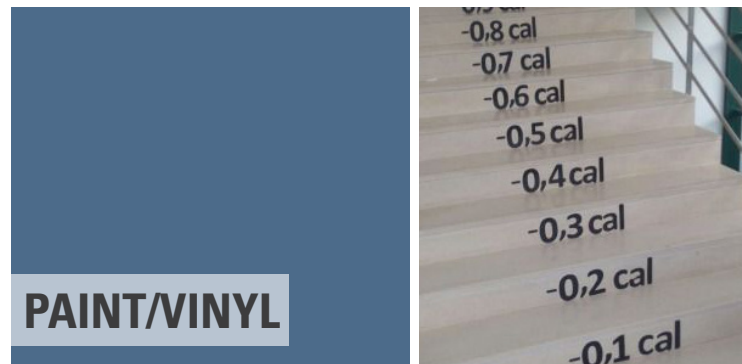
KEY PLAN



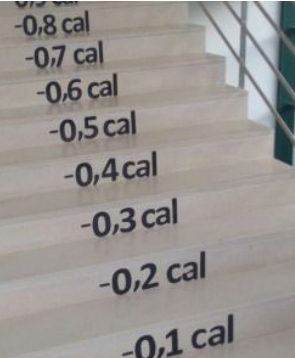
FINISHES



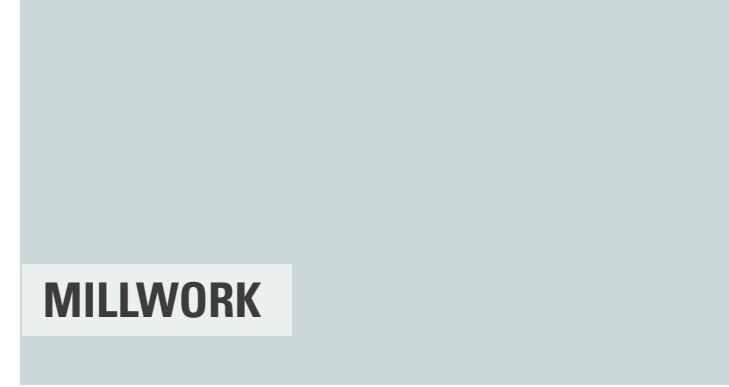
TILES



PAINT/VINYL



-0,8 cal
-0,7 cal
-0,6 cal
-0,5 cal
-0,4 cal
-0,3 cal
-0,2 cal
-0,1 cal



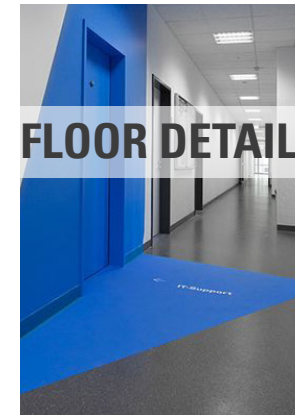
MILLWORK



VENDING MACHINE



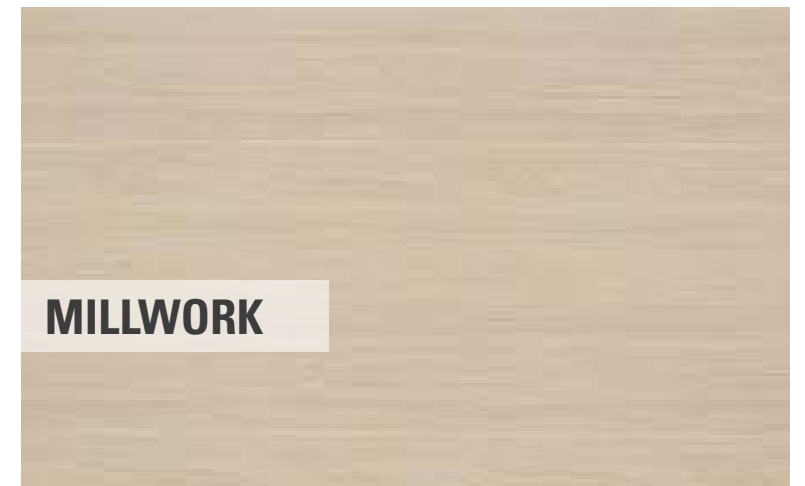
BAR HIGH STOOL



FLOOR DETAIL



EXISTING FLOOR



MILLWORK



EXTRUDED SIGN



EXISTING FURNITURE



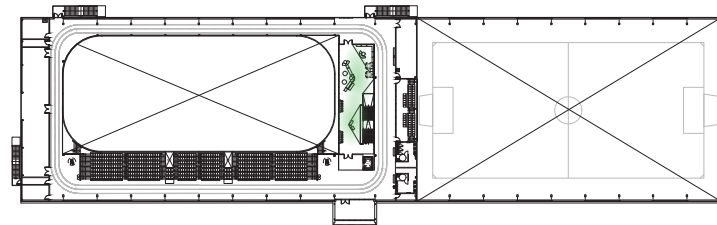
6.3

SKETCH RENDERING

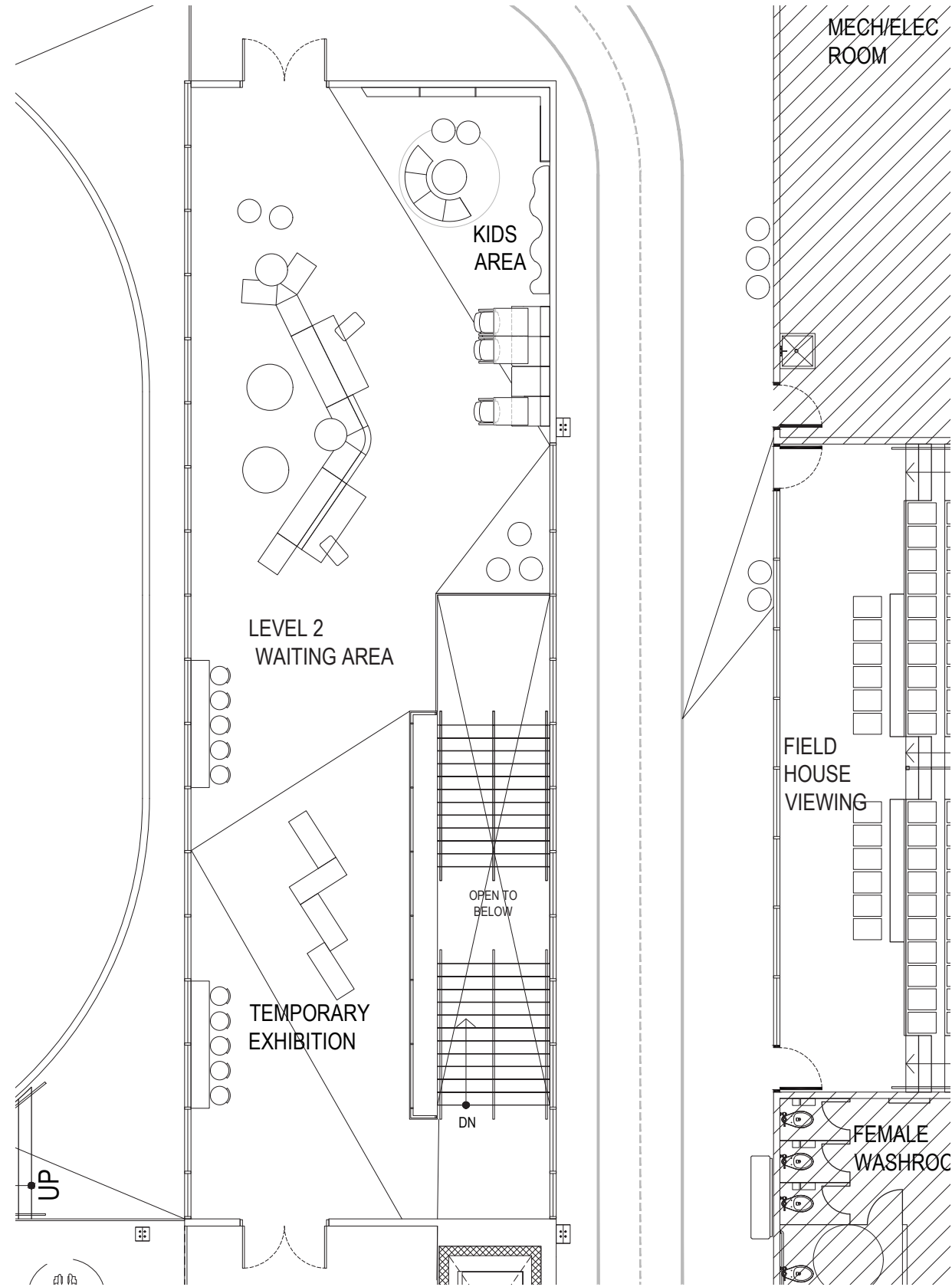
BACK ENTRANCE WAITING AREA /VENDING MACHINE AREA

6.4

ENLARGED PLAN
LEVEL 2
WAITING AREA
KIDS AREA



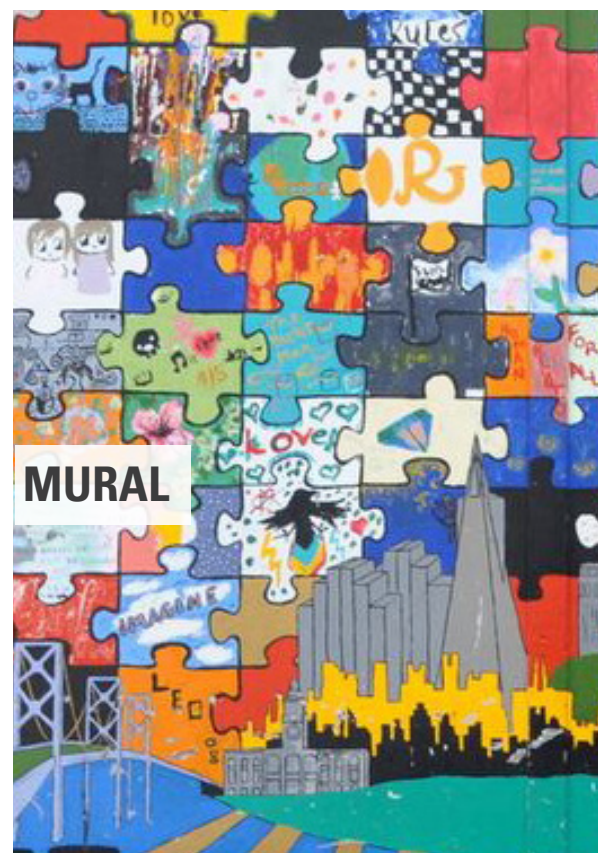
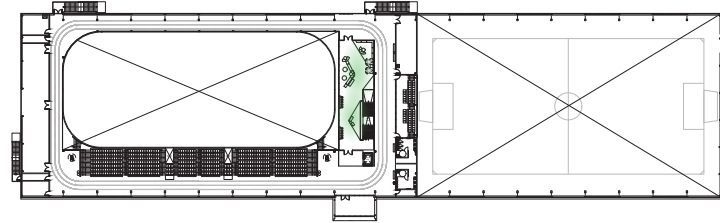
KEY PLAN



6.4



LOOK & FEEL
LEVEL 2
WAITING AREA
KIDS AREA





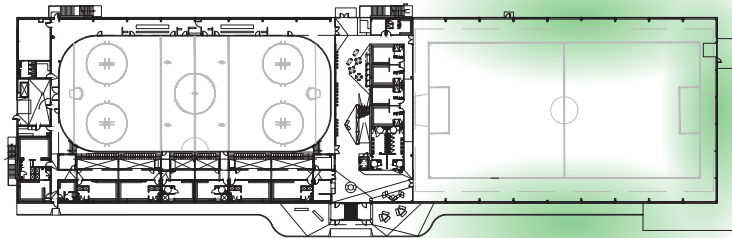
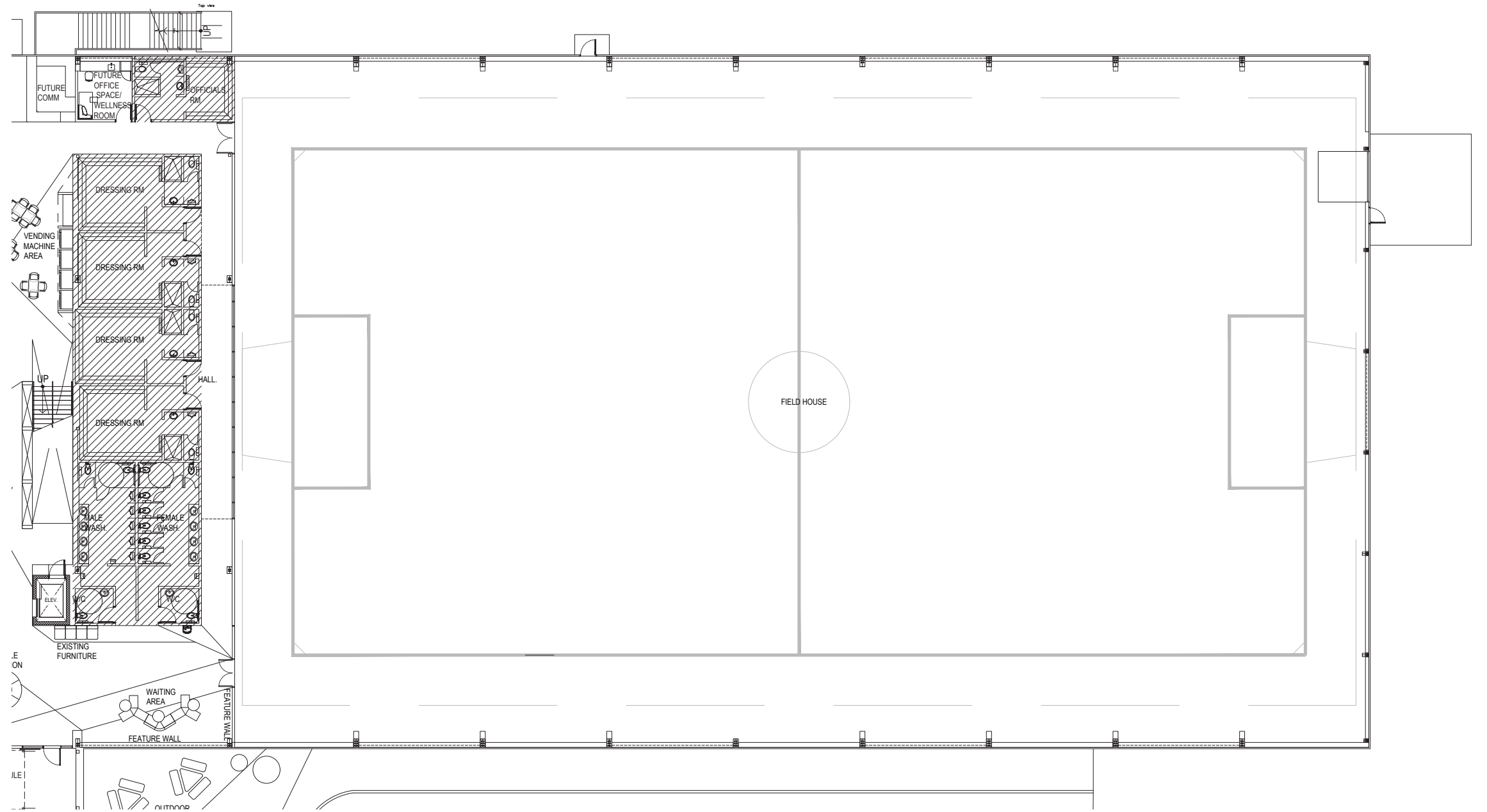
6.4

SKETCH RENDERING

LEVEL 2 WAITING AREA KIDS AREA

6.5

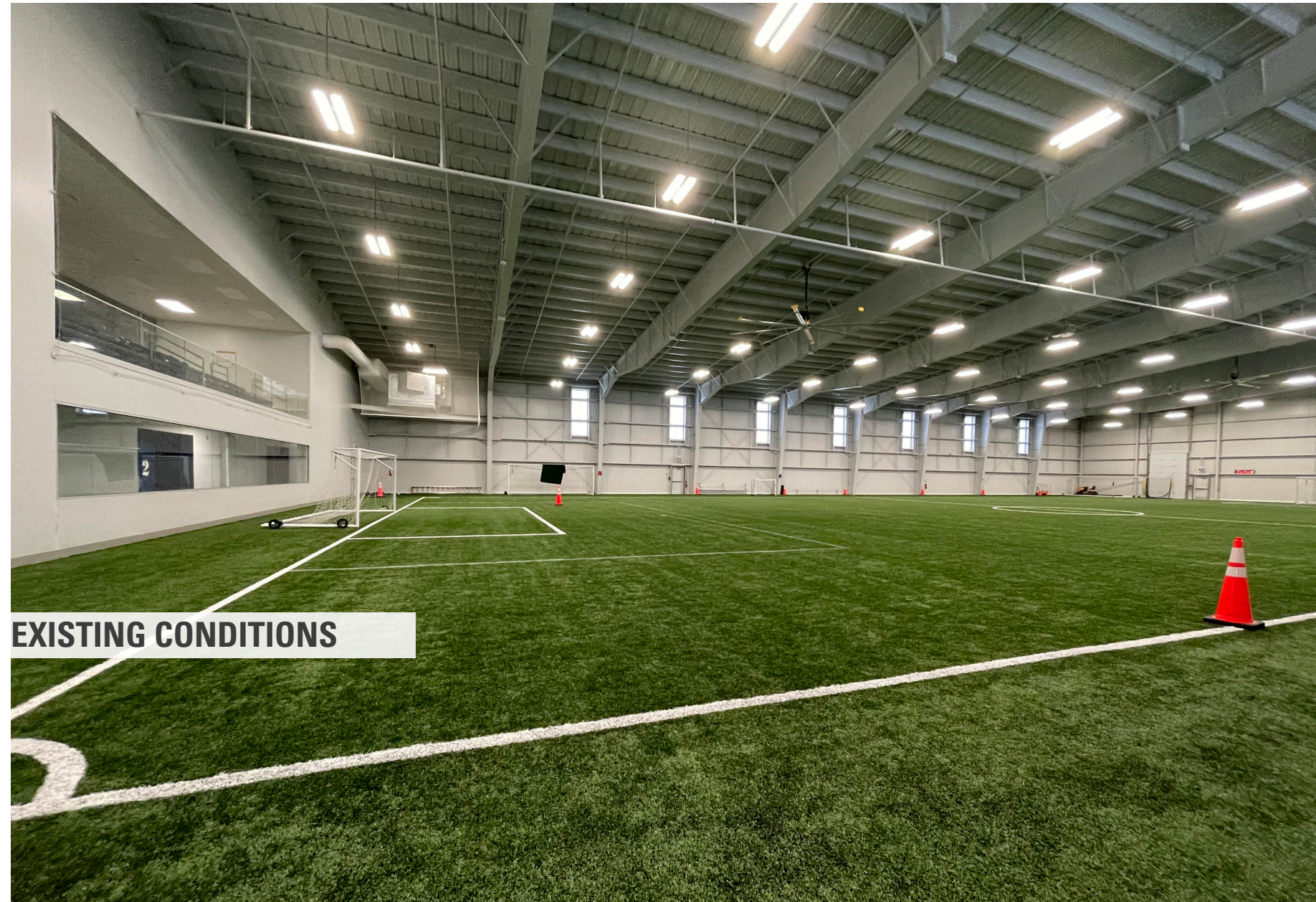
ENLARGED PLAN
**FIELD GRAPHIC/
ARTWORK/
ADVERTISEMENT
CONCEPT**



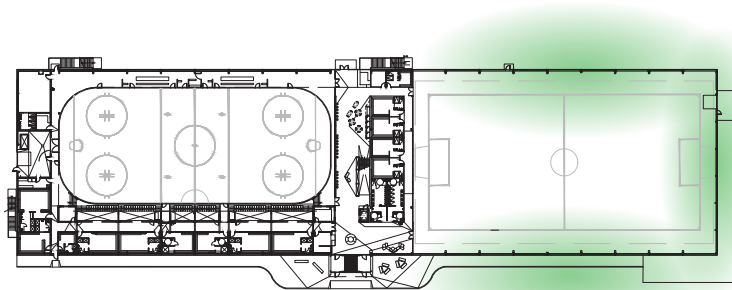
KEY PLAN

6.5

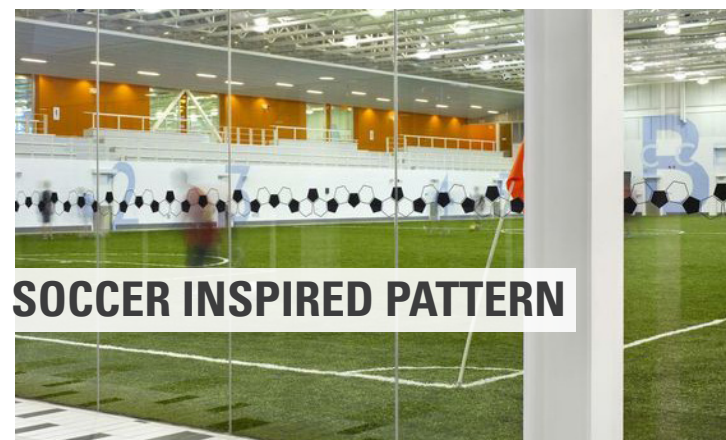
LOOK & FEEL
**FIELD GRAPHIC/
ARTWORK/
ADVERTISEMENT
CONCEPT**



EXISTING CONDITIONS



KEY PLAN



SOCCER INSPIRED PATTERN



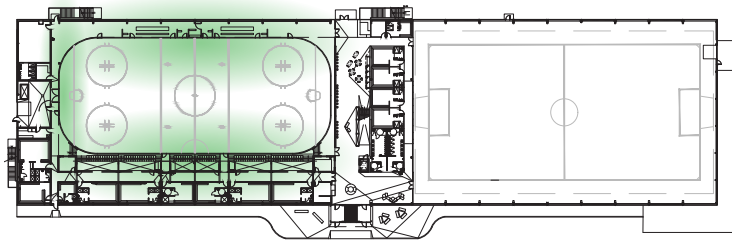
STANDARDIZED ADVERTISING



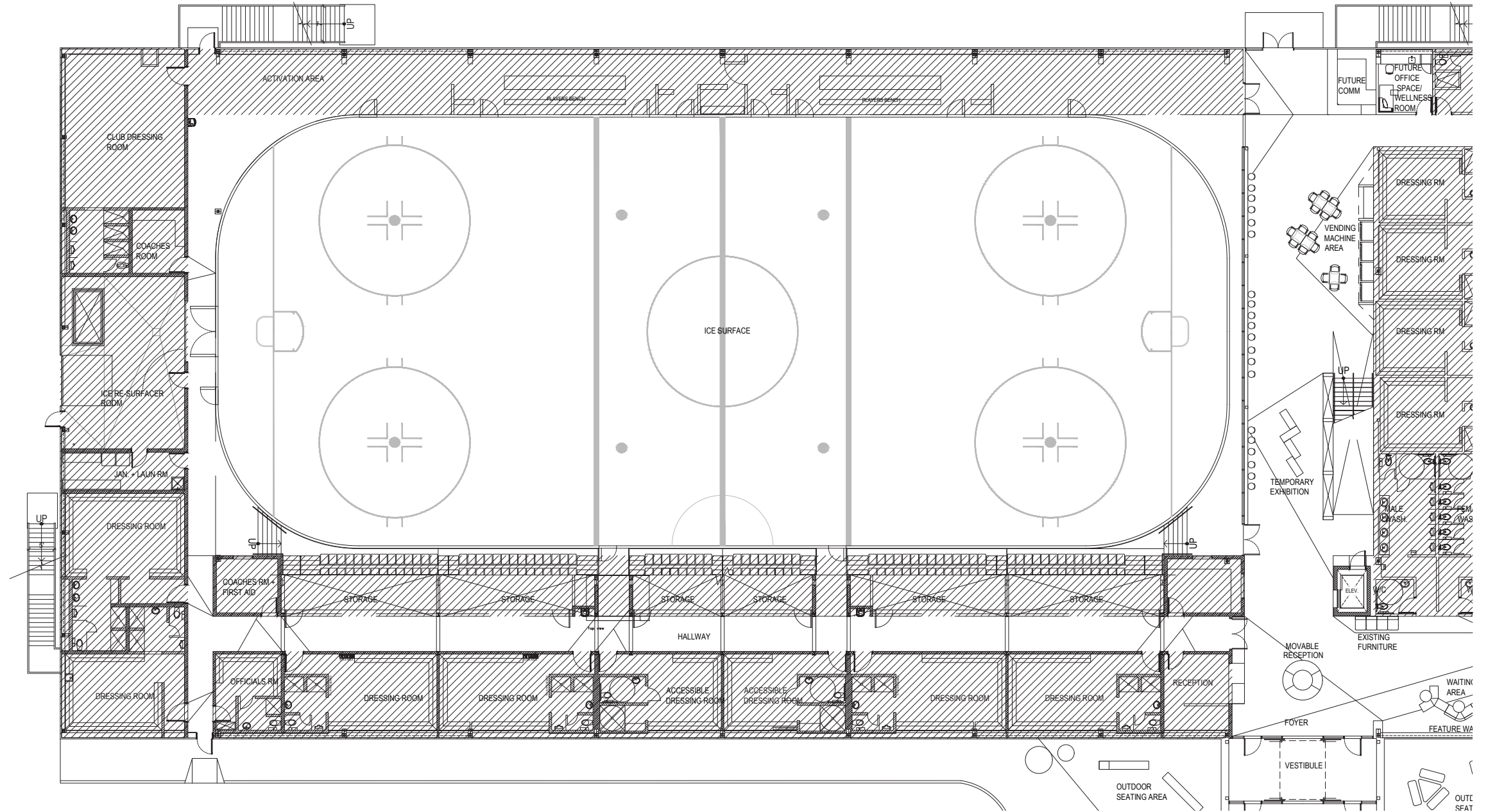
POP UP COLOURS

6.6

ENLARGED PLAN RINK GRAPHIC/ ARTWORK/ ADVERTISEMENT CONCEPT

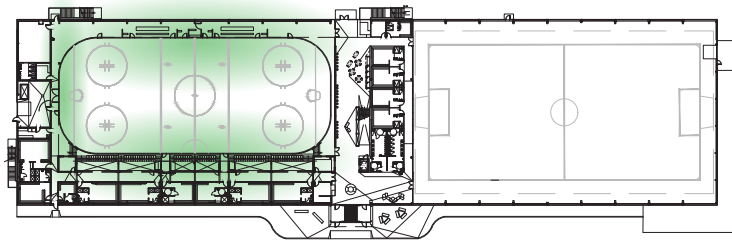


KEY PLAN



6.6

LOOK & FEEL
**RINK GRAPHIC/
ARTWORK/
ADVERTISEMENT
CONCEPT**



KEY PLAN



EXISTING CONDITIONS



STANDARDIZED ADVERTISING



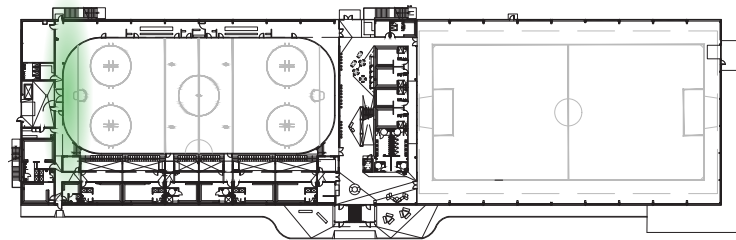
POP UP COLOURS



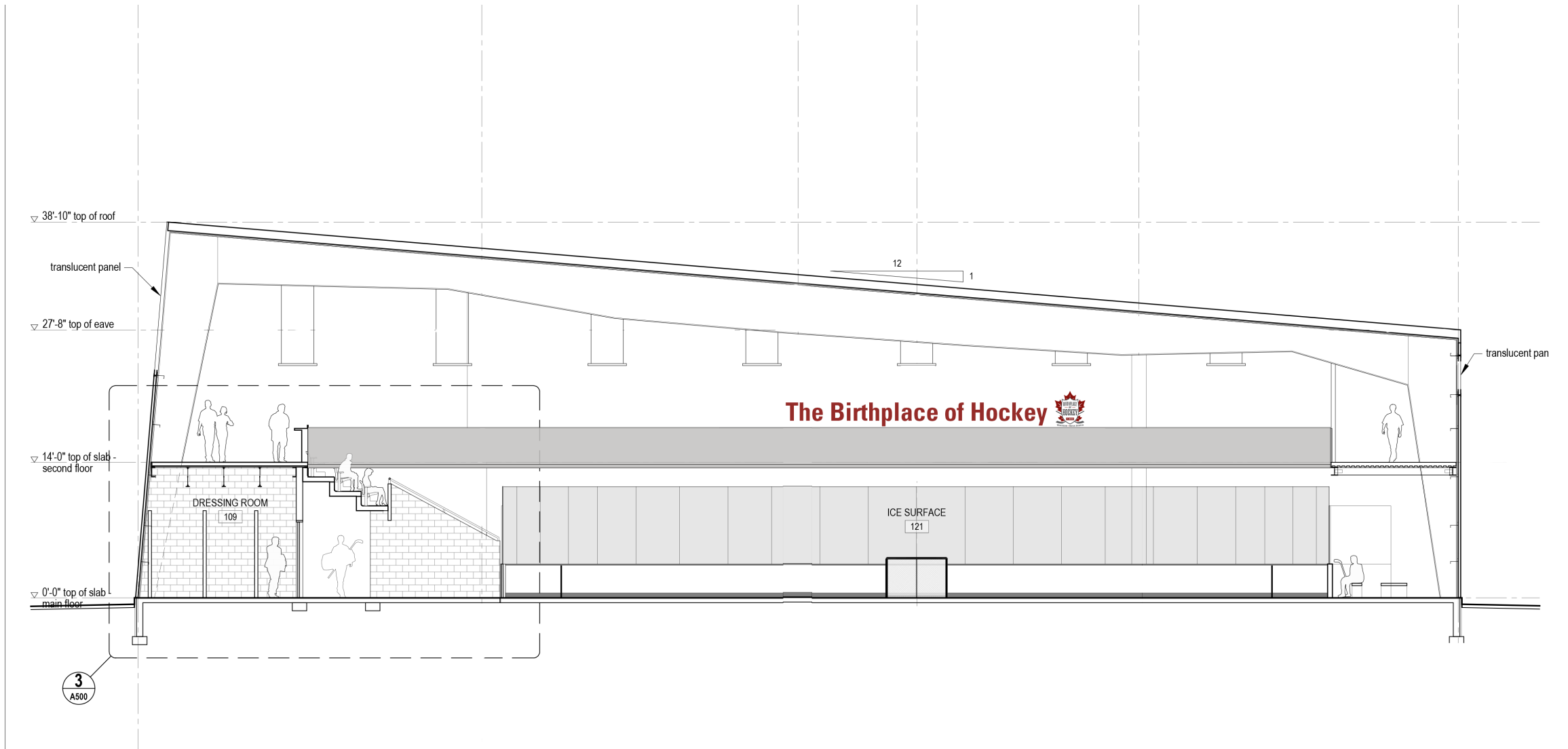
HISTORICAL REFERENCE

6.6

SKETCH ELEVATION RINK GRAPHIC/ ARTWORK/ ADVERTISEMENT CONCEPT

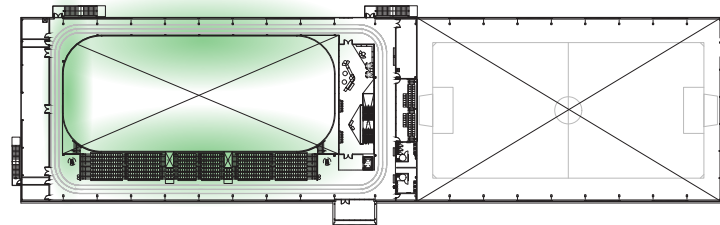
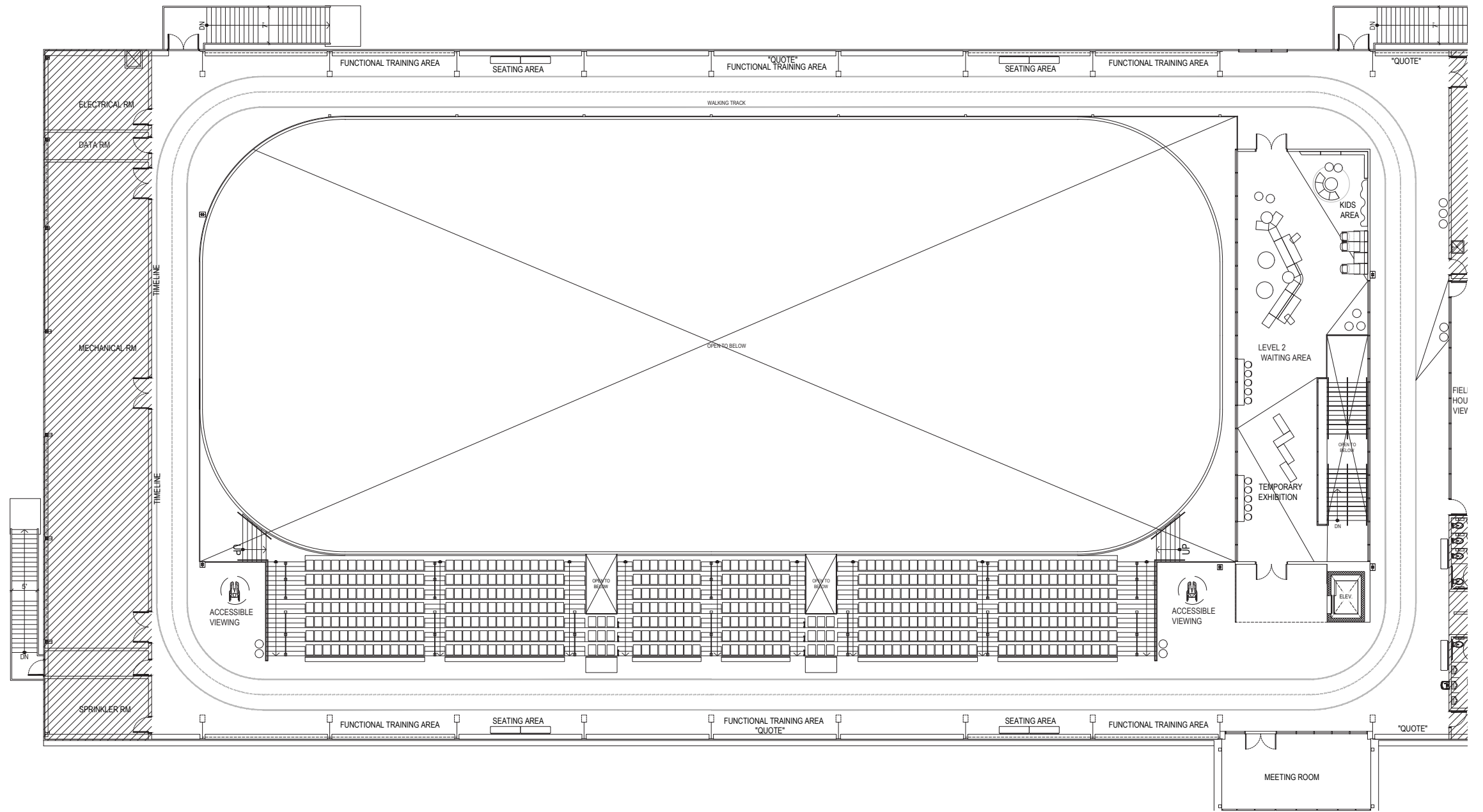


KEY PLAN



6.7

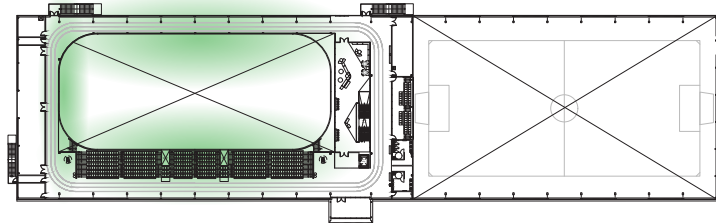
ENLARGED PLAN WALKING TRACK GRAPHIC/ ARTWORK/ ARTWORK/



KEY PLAN

6.7

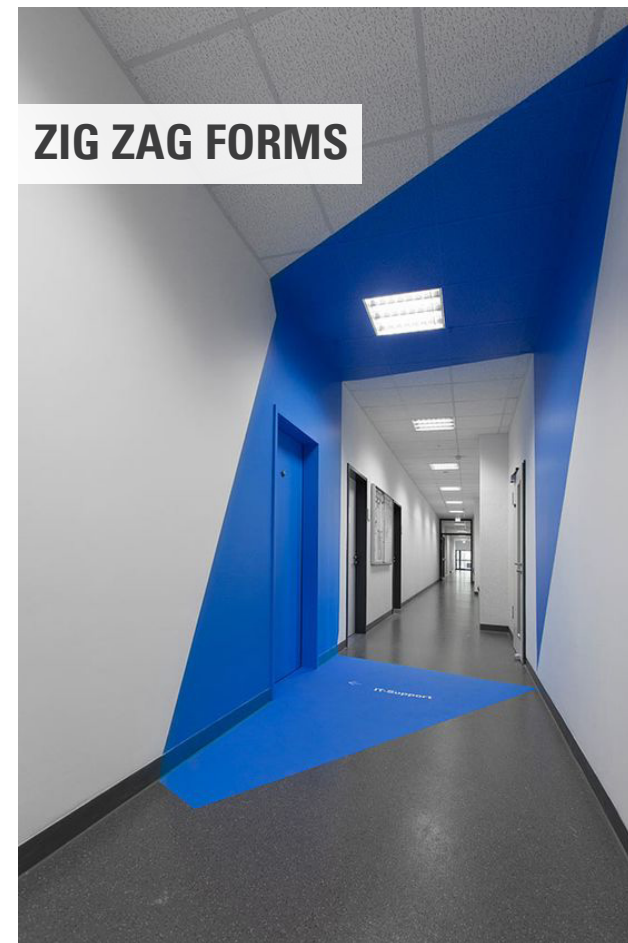
LOOK & FEEL
**WALKING TRACK
GRAPHIC/
ARTWORK/**



KEY PLAN



COLOUR PALETTE



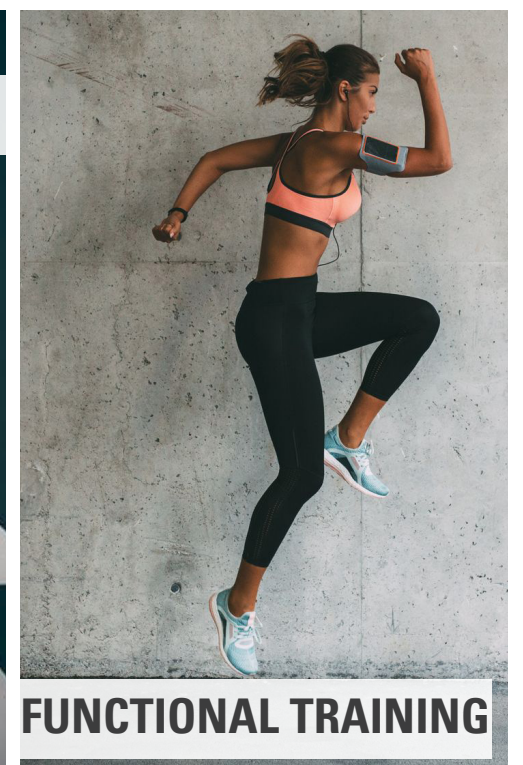
ZIG ZAG FORMS



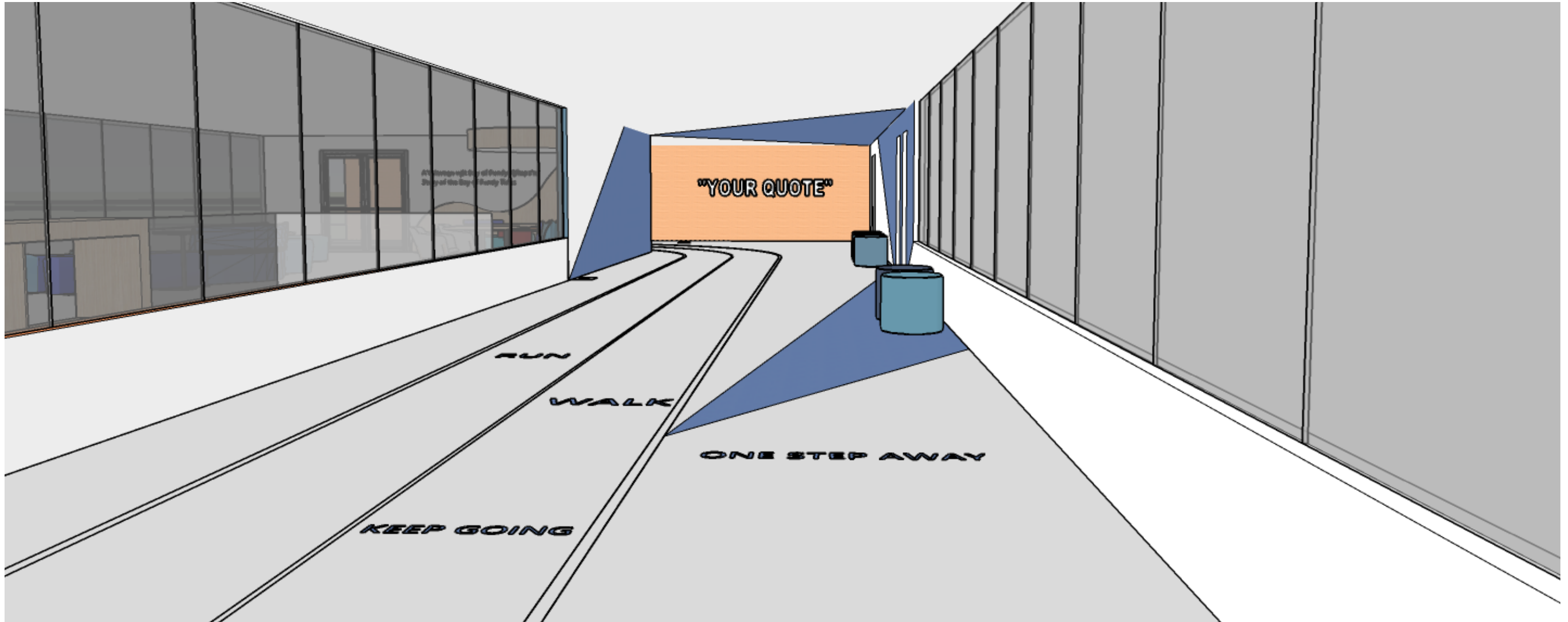
HISTORY TIMELINE



MOTIVATIONAL QUOTES



FUNCTIONAL TRAINING

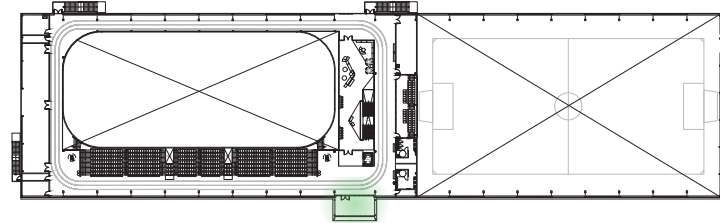
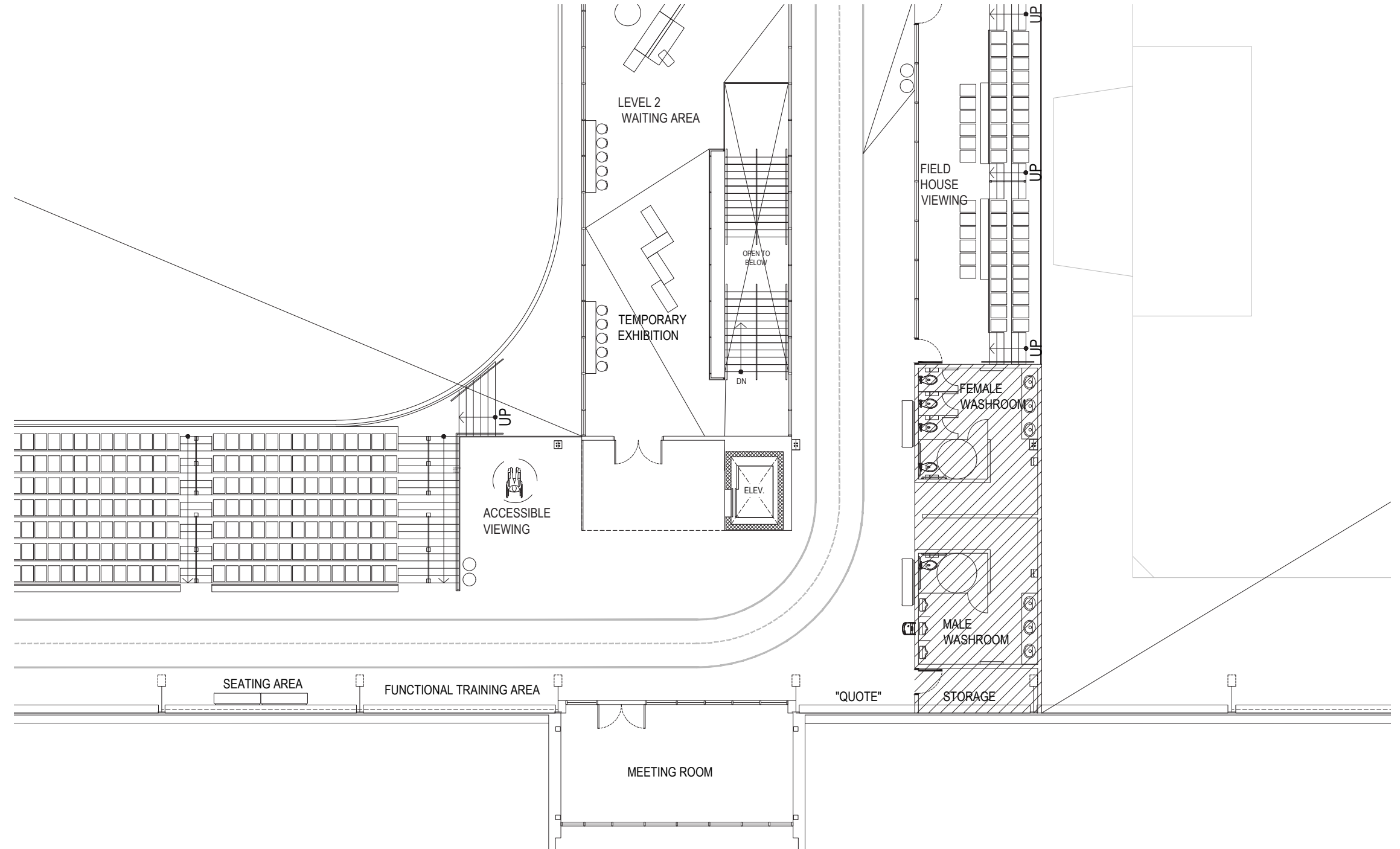


6.7

SKETCH RENDERING WALKING TRACK

6.8

ENLARGED PLAN MEETING ROOM

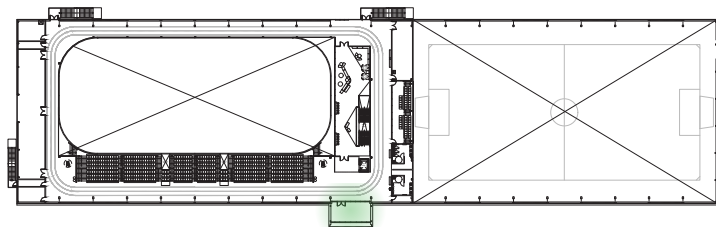


KEY PLAN

LEGEND
//////

6.8

PRIVACY FILM MEETING ROOM



KEY PLAN



GEOMETRIC SOLID SHAPES

PRIVACY FILM OPTION 1



LINE ART

PRIVACY FILM OPTION 2



ZIG ZAG PATTERN

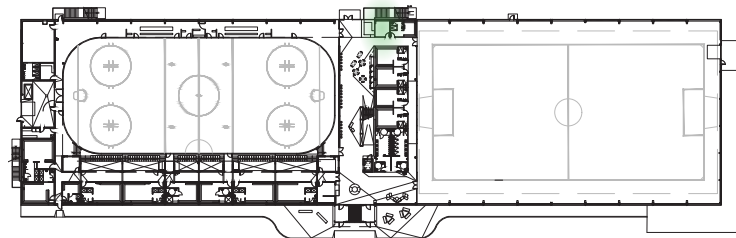


ENLARGED PLAN LEVEL 1

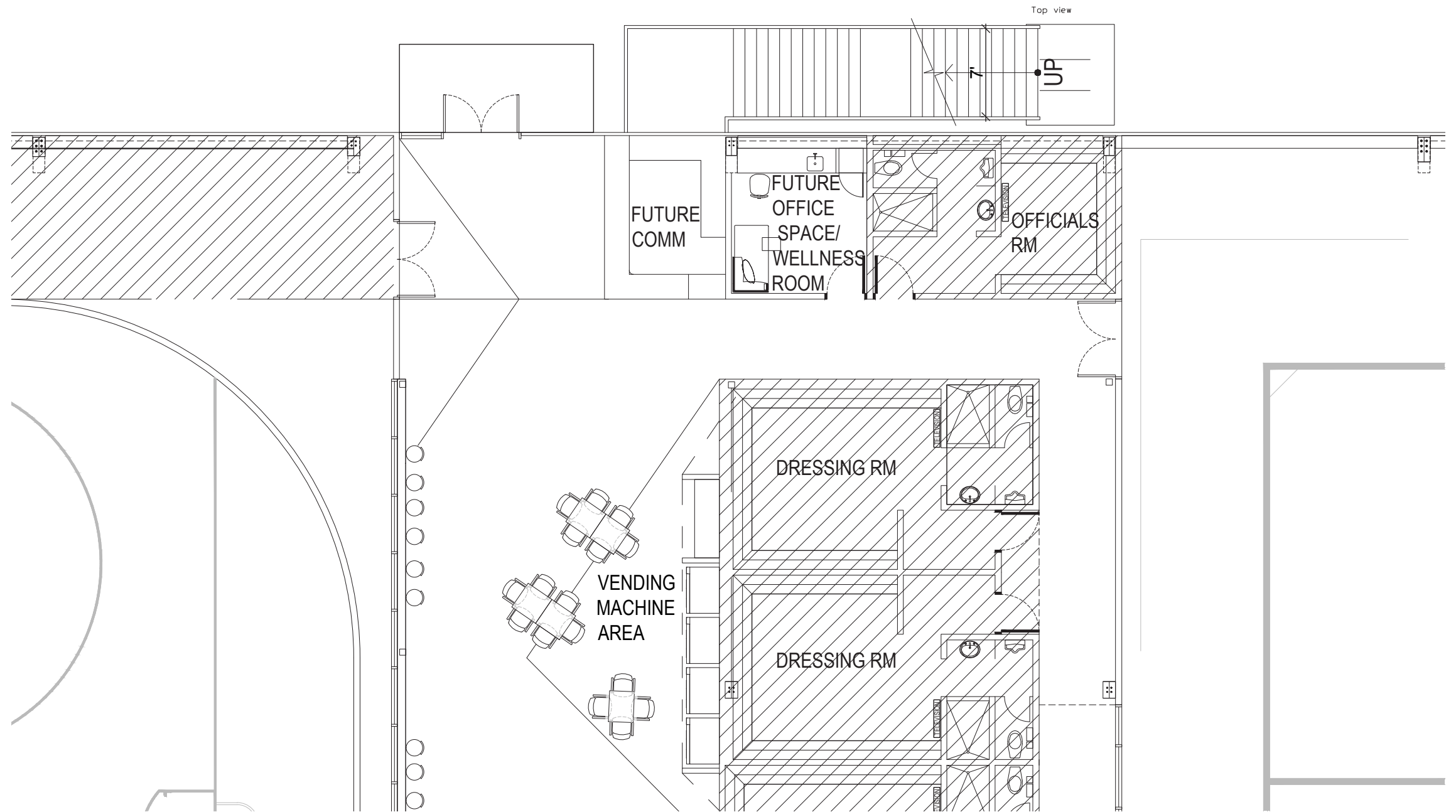
SCALE: N.T.S.

6.3

ENLARGED PLAN OFFICE/ WELLNESS ROOM

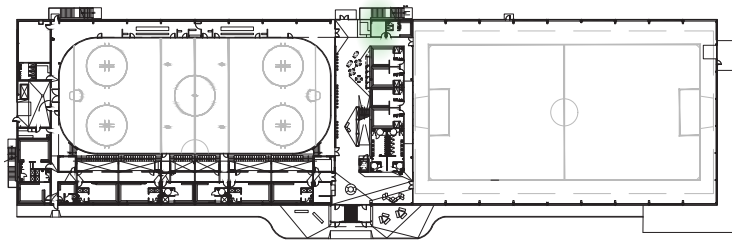


KEY PLAN



6.9

LOOK & FEEL WELLNESS ROOM



KEY PLAN

thank you.



WEST HANTS REGIONAL MUNICIPALITY REPORT

Information ✓	Recommendation	Decision Request	Councillor Activity ✓
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To: West Hants Regional Municipality
Submitted by: Jim Ivey, Councillor, Windsor South, District 11
Date: Nov 8, 2022
Subject: 74 Bowman Road Demolition Report

LEGISLATIVE AUTHORITY

MGA: PART XV Dangerous and Unsightly Premises - Sections 344 - 353

RECOMMENDATION or DECISION REQUEST

TBD – This informational report is provided to secure a status update on the outstanding file.

BACKGROUND

Property ✓	Public Opinion <input type="checkbox"/>	Environment <input type="checkbox"/>	Social <input type="checkbox"/>	Economic ✓	Councillor Activity <input type="checkbox"/>
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The residents of 74 Bowman Road experienced a significant house fire in August of 2020.

Six months after the fire, the house was subsequently identified as dangerous and unsightly resulting in an Order to Remedy Condition (346: 1.) February / March 2021.

West Hants Regional Municipality staff were empathetic in attempting to work with the residents to have their home demolished under their own direction.

The home was ultimately demolished by order of the West Hants Regional Municipality through its standing order contract for property cleanup.

The issue with the demolition of this property is the bill provided to and paid for by the West Hants Regional Municipality totalling \$60,816.52 (\$52,883.93 + 7,932.59 HST).

West Hants paid the bill and then rebilled the residents for the full costs.

A review of the bill reflects the following:

- | | | |
|--|-------------|---|
| 1. Demolition* | \$10,800 | No issue or dispute ✓ |
| 2. Disposal of Hazardous Waste: | \$ 4,083.93 | No issue or dispute ✓ |
| 3. Asbestos Abatement: | \$23,300 | <i>Not abated but dealt with as a knock-down demolition. Effectively the demolition in item 1 above</i> |
| 4. Lead Paint Removal (Removal of Siding): | \$15,700 | Not validated aside from resident's own photos for 2 sections of shingle removal |

Total: \$52,883.93 (7,932.59 plus HST)

The resident raised questions about the bill in late December 2021 / early January 2022.

Challenged to achieve a successful resolution of the charges billed, the file has been brought before Council on several occasions.

DISCUSSION

For this shortened version of the report I am excluding the full details of our policy, processes and procedures that were required as part of this initiative.

Some of the key items still outstanding from this issue include:

- Letter from Department of the Environment for the knockdown of the building
- Outline of the detailed plan and steps for the home demolition (contractor to have provide before undertaking any of the work involved)
- Photo support and documentation of the work undertaken
- The trade-off in demolishing the home instead of abating the asbestos has yet to be defined / seen.

The file has been open, active and unresolved for almost a year with only occasional progress occurring. It is not reasonable to expect that it would take 11 months to validate the work undertaken to demolish a home in a 1-day demolition and 1 day trip to the hazardous waste site. Nor is it reasonable to expect that "abatement" of asbestos took place in a complete home knockdown which was trucked away entirely as hazardous waste.

An update is requested with a plan to move this file to final resolution.

NEXT STEPS

TBD

FINANCIAL IMPLICATIONS

TBD

ALTERNATIVES

(State any option to the recommendation and implication of the options, if anything)

ATTACHMENTS

(List any attachment to the report, if anything.)

CHIEF ADMINISTRATIVE OFFICER REVIEW

(For use if report is from a Councillor. CAO to provide additional comments on background, department/staff responsible and workload, budget, options, preferred strategy. State “Not Applicable” if report is from staff which already incorporates CAO review.)

Report Prepared by: Jim Ivey, Councillor

Report Reviewed by: _____
(Name and Title)

Report Approved by: _____
(Name and Title)



WEST HANTS REGIONAL MUNICIPALITY REPORT

Information <input checked="" type="checkbox"/>	Recommendation <input type="checkbox"/>	Decision Request <input type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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To: Committee of the Whole

Submitted by: Diana Gibson
Diana Gibson, Acting Director, Financial Services

Date: November 8, 2022

Subject: PVSC Capped Assessment

LEGISLATIVE AUTHORITY

Nova Scotia Bill 94 – Property Valuation Services Corporation Act

RECOMMENDATION or DECISION REQUEST

NA

BACKGROUND

Property <input checked="" type="checkbox"/>	Public Opinion <input type="checkbox"/>	Environment <input type="checkbox"/>	Social <input type="checkbox"/>	Economic <input checked="" type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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On September 28, 2021 Council requested a comparison of West Hants Regional Municipality’s Assessment, with Cap and without Cap.

DISCUSSION

A meeting was recently held with PVSC representatives requesting they provide the municipality with the Capped and Un-Capped assessment values for each area of West Hants. Below is a chart showing the difference in assessments, as well as the difference this would make on tax revenue, using the blended 2022 tax rates for each area of the municipality.

CAPPED - Tax Revenue Calculated with 2022 Capped Assessment Values

	Hantsport	Windsor	West Hants	WHRM
Capped Assessment	\$ 67,569,800	\$ 195,665,000	\$ 1,138,067,300	\$ 1,401,302,100
2022 Tax Rate	1.6500	1.8700	1.0223	
Tax Revenue	\$ 1,114,901.70	\$ 3,658,935.50	\$ 11,634,462.01	\$ 16,408,299.21

NON CAPPED - Tax Revenue Calculated with 2022 Total Assessment Values

	Hantsport	Windsor	West Hants	WHRM
Total Assessment	\$ 73,797,300	\$ 210,844,800	\$ 1,278,726,600	\$ 1,563,368,700
2022 Tax Rate	1.6500	1.8700	1.0223	
Tax Revenue	\$ 1,217,655.45	\$ 3,942,797.76	\$ 13,072,422.03	\$ 18,232,875.24

Increased Tax Revenue with
Non-Capped Assessment Values **\$ 1,824,576.03**

NEXT STEPS

Currently, there are no next steps available for the Municipality.

FINANCIAL IMPLICATIONS

At this time there are no direct financial implications on the operating budget aside from the potential of an increased assessment base should the CAP not be in place.

ALTERNATIVES


NA

ATTACHMENTS

NA

CHIEF ADMINISTRATIVE OFFICER REVIEW

The information has been provided for Council's consideration. The "CAP" has been discussed repeatedly over the years at the Provincial level and at the NSFM table yet remains in place. Staff await any direct Council may provide regarding this matter.

Report Prepared by: 
Diana Gibson, Acting Director, Financial Services

Report Approved by: 
Mark Phillips, Chief Administrative Officer



WEST HANTS REGIONAL MUNICIPALITY REPORT

Information <input checked="" type="checkbox"/>	Recommendation <input type="checkbox"/>	Decision Request <input type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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To: West Hants Regional Municipality Committee of the Whole

Submitted by: Kathy Kehoe, Director Community Development

Date: November 3, 2022

Subject: Invasive Species

LEGISLATIVE AUTHORITY

N/A

RECOMMENDATION or DECISION REQUEST

N/A

BACKGROUND

Property <input type="checkbox"/>	Public Opinion <input type="checkbox"/>	Environment <input checked="" type="checkbox"/>	Social <input type="checkbox"/>	Economic <input type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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At the September 13, 2022, West Hants Regional Municipal Council meeting the following motion was passed:

THAT COUNCIL DIRECT STAFF TO PREPARE A REPORT FOR FUTURE DISCUSSION REGARDING INVASIVE SPECIES WITHIN THE WEST HANTS REGION WITH A VIEW TO ESTABLISHING A POLICY AND PLAN FOR ADDRESSING INVASIVE SPECIES WITHIN THE MUNICIPALITY.

DISCUSSION

As a follow up to the direction provided in September by Council, staff have started to gather information from other municipal units and agencies regarding educational materials and operational practices addressing invasive species and noxious weeds.

While gathering information to support the basis of a report for invasive species within the West Hants Region it was identified that invasive species can include plants, animals and micro-organisms that are introduced into areas beyond their native range and negatively impact the environment, the economy, or society.

For example, the Department of Agriculture primarily focuses on weeds that are designated “noxious”. There are a number of criteria that would determine a plant as noxious, one being that it is invasive and one being that it is a significant threat to agriculture.

Staff did want to take this opportunity to confirm with Council that the intent of the recommendation was directed towards noxious weeds and not animals or micro-organisms. Staff are currently focusing on noxious weeds.

It should be noted that while the municipality may consider implementing a plan or policy to address invasive species within the municipality it will have little effect if it isn't a community wide approach involving all landowners within and adjacent to the region. This would include provincial, municipal and private lands within the region.

NEXT STEPS

Staff are seeking clarification regarding the types of invasive species that is to be contained in the report.

FINANCIAL IMPLICATIONS

N/A

ALTERNATIVES

N/A

ATTACHMENTS

Letter: Heather Hughs, Executive Director Department of Agriculture – September 13, 2022

CHIEF ADMINISTRATIVE OFFICER REVIEW

Preliminary research and discussions at the staff level are resulting in an approach promoting improved education branded under the WHRM brand. There is significant reference materials currently available for the communities reference that if made available could assist private

land owners in identifying the presence of noxious weeds on their property. Additionally, as relayed through the attached correspondence included in the COTW meeting package, the Department of Agriculture are making revisions to the Agricultural Weed Control Act (Act) to allow them to better respond to reports of noxious weeds.

Staff are exploring a recommendation to Council that an annual allocation be placed in the operating budget to help address and combat invasive noxious weeds on municipal lands as part of an annual program.

This report should be viewed as an update. Any further direction Council wishes to provide regarding this matter I welcomed.

Report Prepared by: _____
Kathy Kehoe, Director, Community Development

Report Approved by:  _____
Mark Phillips, Chief Administrative Officer



Executive Director
Policy and Corporate Services
Department of Agriculture
Roger S. Bacon Building, Suite A
60 Research Drive
Bible Hill, NS Canada

Office: 902-896-4872
Cell: 902-897-8820
Email: Heather.Hughes@novascotia.ca

September 13, 2022

CAO Mark Phillips
Region of Windsor West Hants
mphillips@westhants.ca

Dear CAO Mark Phillips:

I am writing to inform you of changes the Department of Agriculture is proposing to make to the *Agricultural Weed Control Act (Act)*. We want to ensure you are aware of the recommended changes and address any questions or concerns.

The Act protects agricultural land from the introduction and spread of noxious weeds. Noxious weeds can have a significant impact to farmland and in some instances can lead to animal injury and mortality. These weeds can reduce local crop production affecting accessibility and affordability for Nova Scotia consumers and processors. In consultation with the Weed Control Advisory Committee, which consists of members from the Department, Agriculture and Agri-Food Canada, Nova Scotia Federation of Agriculture, Perennia, and Dalhousie Faculty of Agriculture, the Department is proposing to completely replace the Act to modernize its approach.

The proposed changes include:

- Streamlining to one list of noxious weeds, which would be removed from the *Weed Control Regulations* and placed on the Department's website. This will make accessing the list more user friendly and allow the Department to update the list in a timely manner.
- Clarifying that the responsibility for the control and cost of destruction of noxious weeds are the responsibility of the person responsible for the land. This is the current practice, but not accurately reflected in the Act. The Department will continue to provide education and support in the control of noxious weeds through identification and recommended control methods.
- Providing the Nova Scotia Federation of Agriculture with the ability to recommend to the Minister any plant for designation as a noxious weed on behalf of a municipality or producer.

- Authorizing inspectors to investigate and provide enforcement regarding noxious weed issues that may impact agriculture. The Department will use enforcement as a last resort to protect the Nova Scotia agricultural industry, continuing to focus on education and support through identification and recommended control methods.

The proposed changes will allow the Department to better respond to potential risks of noxious weeds, while allowing the flexibility to address the use of weeds for future economic purposes.

If you have any concerns or comments related to these changes, please submit them to Karen Nelson, Senior Policy Analyst, Department of Agriculture at karen.nelson@novascotia.ca or by mail at 60 Research Drive, Suite A, Bible Hill, Nova Scotia, B6L 2R2 by October 3, 2022.

Should you prefer to discuss this Act in person, please feel free to contact Karen to arrange a meeting.

Thank you for your time and consideration of this matter.

Yours sincerely,



Heather Hughes
Executive Director

c. Loretta Robichaud, Deputy Minister Agriculture

**2022-23 WEST HANTS REGIONAL OPERATING BUDGET UPDATE
SIXTH MONTH ENDING SEPTEMBER 30, 2022**

REVENUE	2022-23 BUDGET	% OF THE BUDGET	FORECAST MARCH 31, 2023	VARIANCE % (BASED ON FORECAST)	VARIANCE (BASED ON FORECAST)	ACTUALS SEPTEMBER 30, 2022	VARIANCE % (BASED ON ACTUALS)
TAXES	\$ 20,647,877	72%	\$ 20,203,712	-2.2%	\$ (444,165.00)	\$ 20,203,712	2.2%
SEWER	\$ 2,206,532	8%	\$ 2,206,532	0.0%	\$ -	\$ 1,138,460	48.4%
BUSINESS PROPERTY / DEED TRANSFER TAX	\$ 2,214,540	8%	\$ 2,539,248	14.7%	\$ 324,708.00	\$ 1,820,570	17.8%
GRANTS	\$ 90,085	0%	\$ 90,085	0.0%	\$ -	-\$ 6,318	100.0%
SERVICES PROVIDED TO OTHER GOVERNMENTS ¹	\$ 1,093,713	4%	\$ 1,071,687	-2.0%	\$ (22,026.00)	\$ 392,024	64.2%
SALES OF SERVICES	\$ 920,058	3%	\$ 641,232	-30.3%	\$ (278,826.00)	\$ 233,537	74.6%
OTHER REVENUE ²	\$ 624,247	2%	\$ 789,024	26.4%	\$ 164,777.00	\$ 407,261	34.8%
UNCONDITIONAL TRANSFERS	\$ 662,151	2%	\$ 662,224	0.0%	\$ 73.00	\$ 380,870	42.5%
TRANSFERS FROM FED OR PROV GOVT.	\$ 147,008	1%	\$ 147,008	0.0%	\$ -	\$ 77,321	47.4%
TRANSFERS FROM OTHER LOCAL GOVERNMENTS	\$ 164,256	1%	\$ 164,256	0.0%	\$ -	\$ 6,485	96.1%
TOTAL	\$ 28,770,426	100%	\$ 28,515,008	-0.9%	\$ (255,459.00)	\$ 24,653,922	14.3%
EXPENSES							
GENERAL GOVERNMENT SERVICES ³	\$ 3,570,877	12%	\$ 3,423,414	-4.1%	\$ (147,463.00)	\$ 1,973,960	44.7%
PROTECTIVE SERVICES ⁴	\$ 8,260,732	28%	\$ 8,096,630	-2.0%	\$ (164,102.00)	\$ 2,797,930	66.1%
TRANSPORTATION	\$ 1,581,716	5%	\$ 1,639,622	3.7%	\$ 57,906.00	\$ 819,811	48.2%
ENVIRONMENTAL HEALTH SERVICES ⁵	\$ 3,976,348	14%	\$ 3,870,244	-2.7%	\$ (106,104.00)	\$ 1,551,971	61.0%
PUBLIC HEALTH SERVICES ⁶	\$ 276,825	1%	\$ 293,887	6.2%	\$ 17,062.00	\$ 212,062	23.4%
PLANNING	\$ 1,002,094	3%	\$ 827,624	-17.4%	\$ (174,470.00)	\$ 411,382	58.9%
RECREATION	\$ 2,790,004	10%	\$ 2,763,402	-1.0%	\$ (26,602.00)	\$ 1,448,488	48.1%
EDUCATION	\$ 4,680,803	16%	\$ 4,680,803	0.0%	\$ -	\$ 2,311,524	50.6%
PRINCIPAL INSTALLMENTS	\$ 2,666,411	9%	\$ 2,666,411	0.0%	\$ -	\$ 1,032,447	61.3%
NET TRANSFERS	\$ 203,893	1%	\$ 203,893	0.0%	\$ -	\$ -	100.0%
TOTAL	\$ 29,009,703	100%	\$ 28,465,930	-1.9%	\$ (543,773.00)	\$ 12,559,575	56.7%
SURPLUS / DEFICIT	\$ (239,277)		\$ 49,078			\$ 12,094,347	

Please note that if revenue and expenditures were incurred evenly over the year approximately 50% of the budget would be used. This percentage provides a guideline when reviewing the above. However, it is important to keep in mind that account variances (up or down) will occur throughout the fiscal year. For example, seasonal activities such as summer programs and facility maintenance, as well as winter snow removal, will influence the budget in a non-uniform manner throughout the year. Items such as transfers from reserves, will also impact budget to actuals throughout the year as they occur at fiscal year end.

The overall projected surplus based on the variance analysis for the general fund is \$49,078. These remaining funds will be moved to the Operating Reserve as per the Reserves policy.

Keynotes:

- The 2022-23 budget column shows an unbalanced budget due to the budgeted deficits for both Windsor and West Hants Sewer.
- Current Deed Transfer Tax Actual is at \$1.4 million, this month I have projected a slight increase from our budgeted amount to account for how far ahead we currently are, but knowing that things will likely continue to slow. Projection is set to \$2.1 million
- Current savings in expenses come from the following:
 - Planning continues to see employee changes and the need to seek employees to fill vacant positions, resulting in continuing salary savings at this time. With recent new hires, we will see this number start to grow, but is unlikely to reach the original budgeted amount.
 - General Government Services is seeing a savings due to the change in the Financial Services term Accountant position from a 10-month term to a 6-month term, as well as lower than expected Other Legislative expenses at this time.

LEGEND:

- SERVICES PROVIDED TO OTHER GOVERNMENTS INCLUDES: RECYCLING/ENFORCMENT, HOST COMMUNITY FEES, ADMINISTRATION FEES, COURTHOUSE
- OTHER REVENUE INCLUDES: INTEREST & PENALTIES, RETURN ON INVESTMENTS, ADMINISTRATIVE RENTALS AND LEASES, FINES, LICENSES & PERMITS
- GENERAL GOVERNMENT SERVICE INCLUDES: LEGISLATIVE, ADMINISTRATION, FINANCIAL SERVICES, FACILITIES, LIBRARIES
- PROTECTIVE SERVICES INCLUDES: RCMP, FIRE, REMO, BY-LAW, COURTHOUSE, BUILDING INSPECTION
- ENVIRONMENTAL HEALTH SERVICES INCLUDES: SEWER, WASTE COLLECTION, WASTE DIVERSION, LANDFILL
- PUBLIC HEALTH SERVICES INCLUDES: CEMENTERIES, PUBLIC HOUSINGA2:J48A38A1:J48A1:J48



WEST HANTS REGIONAL MUNICIPALITY REPORT

Information <input checked="" type="checkbox"/>	Recommendation <input type="checkbox"/>	Decision Request <input type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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To: Mayor Zebian and Members of West Hants Regional Municipality Council

Submitted by: _____
Councillor Debbie Francis, MCCAP Committee Chair

Sara Poirier, Senior Planner

Date: 2022-11-08

Subject: Municipal Climate Change Action Plan (MCCAP) Committee Updates

LEGISLATIVE AUTHORITY

MCCAP required within the 2010 - 2014 Gas Tax Agreement and the Municipal Funding Agreements

Section 17.3 (j) of Policy RCOGE-003.00 Meeting and Committee Procedural Policy establishes the MCCAP Committee

Policy RADPL-003.04 Municipal Climate Change Action Plan Committee Terms of Reference

BACKGROUND

Property <input type="checkbox"/>	Public Opinion <input type="checkbox"/>	Environment <input checked="" type="checkbox"/>	Social <input type="checkbox"/>	Economic <input type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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The MCCAP Committee will provide Council updates twice a year on items the Committee is working on to ensure that Council and the community are aware of the individual steps the MCCAP Committee is taking to move climate action work forward.

DISCUSSION

The MCCAP Committee workplan for 2022 was placed on file by Council on December 16, 2021. The MCCAP Committee workplan for 2023 will be discussed with MCCAP at the November 9, 2022 meeting and subsequently submitted to Council for discussion and to be placed on file. Project items in the 2022 workplan include:

Workplan Item 2022	Status
<i>Goal: Reduce Greenhouse Gas Emissions</i>	
Explore the potential for a small to medium scale solar energy project	Initial investigation is being conducted by the Climate Action Coordinator on the potential for solar power to be implemented to offset power usage on some of the larger municipally owned properties.
Implement an electric vehicle charging station	With financial support from the Government of Canada and Government of Nova Scotia through the Clean Foundation EV Boost program, West Hants Regional Municipality has installed the first electric vehicle charging stations in Windsor. One dual port charger was installed at the West Hants Sports Complex and another dual port charger was installed at the Windsor Community Centre on October 28, 2022. These charging stations are in the final stages of setup before they can be used by the public. Staff are planning to host a grand opening event and post information on the website, social media accounts and in the newsletter to make residents aware of the new EV chargers and how they work.
Participate in a feasibility study for electric vehicle fleet conversion	WHRM is 1 of 4 municipalities that is participating in a fleet conversion study through the Clean Foundation. The Planning and Development Department vehicles were selected as a subset of the overall Municipal fleet for the purpose of this study. Data from

	<p>the four (4) Planning and Development Department vehicles was collected for a 12-week period. The data collection period ended on October 19, 2022. The Clean Foundation is now processing all the data and working on a report for the participating municipalities.</p>
<p>Hire a dedicated GHG emissions reduction employee</p>	<p>A 1-year term Climate Action Coordinator, John Ogilvie, started on June 27, 2022 with financial support from ECO Canada Science Horizon Youth Internship program. A request from the MCCAP Committee for preapproval of \$7,000 to honour the 1-year term position for John Ogilvie and to hire a dedicated full-time Climate Change Coordinator position may be coming forward to Council as part of the 2022-23 West Hants budget process.</p>
<p>Work on Milestone 4 of the Partners for Climate Protection (PCP) program by implementing actions from the local action plan developed in Milestone 3</p>	<p>The Climate Action Coordinator is working on action items.</p>
<p><i>Goal: Increase awareness of local best practices</i></p>	
<p>Continue the recognition program for businesses and community groups</p>	<p>The Climate Action Coordinator is recommending improvements to the Green Business Initiative at the November 9, 2022 MCCAP meeting.</p>

Since the update to Council in May the MCCAP Committee has met twice. A meeting was held on July 27 to allow summer intern, Will Chapple, present his work. A regular meeting of the Committee was held on September 14. PACE Atlantic presented to the Committee at that meeting. The next meeting of the MCCAP Committee is Wednesday November 9 at 11 a.m.

NEXT STEPS

The MCCAP Committee will continue to work on the workplan and other related MCCAP projects. The MCCAP Committee Chair and Planning and Development staff will provide an update to Council twice a year in May and November.

FINANCIAL IMPLICATIONS

Funding for individual projects will be requested through individual reports to Council, if this has not been done already. External funding sources are typically sought by staff to aid in funding climate change and greenhouse gas emissions related projects. There are no anticipated costs to the Municipality in regard to this report.

CHIEF ADMINISTRATIVE OFFICER REVIEW

Progress of the MCCAP Committee is measurable. Committee members and staff should be recognized for their work and dedication to advancing the action items. I support the recommendation to request further funding to ensure 2023/24 operating funding is in place to fulfill the one-year employment contract of the Climate Action Coordinator.

Report Prepared by: _____
Councillor Debbie Francis, MCCAP Committee Chair

Sara Poirier, Senior Planner

Report Reviewed by: _____
Madelyn LeMay, Director of Planning and Development

Report Approved by:  _____
Mark Phillips, CAO

Avon River Causeway Correspondence
(aka Hwy. 101 Twinning, Aboiteau, Causeway, Lake Pisiquid)

First Name	Last Name	Correspondence Date	Meeting / logged
Danny	Dill	2020-06-30	2020-07-14 COTW
Quentin	Davison	2020-07-06	2020-07-14 COTW
Alyson	Bremner	2020-07-07	2020-07-14 COTW
Cecil	Rolfe	2020-07-13	2020-07-14 COTW
Pat	Porter	2020-07-13	2020-07-14 COTW
Nikki-Marie	Lloyd	2020-08-02	2020-09-08 COTW
Heather	Boylan (Martock)	2020-09-01	2020-09-08 COTW
Greg	O'Leary	2020-09-03	2020-09-08 COTW
Dr. Abby	Kirumira	2020-09-02	2020-09-08 COTW
Dean	Manning	2020-09-08	2020-09-08 COTW
David & Michelle	Rideout	2020-09-08	2020-09-08 COTW
Colleen	Walsh-Bouman	2020-09-08	2020-09-08 COTW
Nicholas & Alyson	Juurlink/Bremner (Linked Farms)	2020-09-08	2020-09-22 Council
Tasha	Rogers	2020-09-08	2020-09-22 Council
Brad	Carrigan	2020-09-23	2020-10-13 COTW
Karen	Carrigan	2020-09-23	2020-10-13 COTW
Elaine	Morehouse	2020-09-24	2020-10-13 COTW
Gary	Morehouse	2020-09-24	2020-10-13 COTW
Dr. A	Kirumira	2020-09-24	2020-10-13 COTW
Blake	Sarsfield	undated	2020-10-13 COTW
Greg	Webster	2020-10-01	2020-10-13 COTW
Bobby	Kidston	2020-10-02	2020-10-13 COTW
NSTIR	(Province of NS)	2021-01-13	2021-01-26 Council
Darren	Porter	2021-03-19	2021-03-23 Council
Rylan	Carrigan	2021-03-29	2021-04-13 COTW
Robin	Bremner-Popma (Hants Co Fed of Agri)	2021-03-29	2021-04-13 COTW
Roslyn	MacDuff	2021-03-29	2021-04-13 COTW
Darlene	Taylor	2021-03-23	2021-04-13 COTW
Daniel	Oulton	2021-03-26	2021-04-13 COTW
Karen	Carrigan	2021-03-26	2021-04-13 COTW
Marie & Andrew	Connolly	2021-03-26	2021-04-13 COTW
Robin	Thomson (Atlantic Division Canoe Kayak Canada)	2021-03-30	2021-04-13 COTW
Barbara	Hughes	2021-03-29	2021-04-13 COTW
Laura	Fisher	2021-04-01	2021-04-13 COTW

Avon River Causeway Correspondence
(aka Hwy. 101 Twinning, Aboiteau, Causeway, Lake Pisiquid)

First Name	Last Name	Correspondence Date	Meeting / logged
Nikki-Marie	Lloyd	2021-04-06	2021-04-13 COTW
Ken	Donnelly (Hwy 101 Twinning CLC)	2021-04-01	2021-04-13 COTW
Darren	Porter	2021-04-06	2021-04-13 COTW
Karen	Lynch	2021-04-09	2021-04-13 COTW
Carilee	Eddy	2021-04-15	2021-04-27 Council
Nikki-Marie	Lloyd	2021-04-19	2021-04-27 Council
Sheldon	Hope	2021-04-19	2021-04-27 Council
Adrienne	Wood	2021-04-22	2021-04-27 Council
Magda	Montgomery	2021-04-22	2021-04-27 Council
Sheldon	Hope	2021-04-26	2021-04-27 Council
Andrew	Smiley	2021-05-02	2021-05-11 COTW
Carrilee	Eddy	2021-05-03	2021-05-11 COTW
Denise	Forand	2021-04-27	2021-05-11 COTW
Erin	Naugler	2021-05-02	2021-05-11 COTW
Janet	Comeau	2021-05-02	2021-05-11 COTW
Kristyn	Anderson	2021-05-02	2021-05-11 COTW
Laura	Fisher	2021-04-01	2021-05-11 COTW
Nick	Rafuse	2021-05-03	2021-05-11 COTW
Nicole	McLeod	2021-05-02	2021-05-11 COTW
Robyn	Cook	2021-05-02	2021-05-11 COTW
Sheldon	Hope	2021-05-02	2021-05-11 COTW
Tammy	Hilden	2021-05-02	2021-05-11 COTW
Tracey	Sexton	2021-05-03	2021-05-11 COTW
Ginette	Pitcher	2021-05-03	2021-05-11 COTW
Greg	Miller	2021-05-05	2021-05-11 COTW
David & Michelle	Rideout	2021-05-05	2021-05-11 COTW
Sylvia & Vince	Burgess	2021-05-05	2021-05-11 COTW
Scott (Adrienne)	Miniou (Wood)	2021-05-03	2021-05-11 COTW
Barbara	Sullivan	2021-05-06	2021-05-11 COTW
Sandra & Skip	Hogan	2021-05-06	2021-05-11 COTW
Marie & Andrew	Connolly	2021-05-06	2021-05-11 COTW
Karen	Carrigan	2021-05-07	2021-05-11 COTW
Adrienne	Wood (Petition)	2021-05-07	2021-05-11 COTW
Lisa	Hines	2021-05-07	2021-05-11 COTW

Avon River Causeway Correspondence
(aka Hwy. 101 Twinning, Aboiteau, Causeway, Lake Pisiquid)

First Name	Last Name	Correspondence Date	Meeting / logged
Cam	Hartley	2021-05-07	2021-05-11 COTW
Troy & Vicki	Harvie	2021-05-07	2021-05-11 COTW
Jenn	McDermott	2021-05-08	2021-05-11 COTW
Jennifer	Daniels	2021-05-09	2021-05-11 COTW
Krista & Colin	Duncan	2021-05-09	2021-05-11 COTW
Robin	Bremner-Popma	2021-05-07	2021-05-11 COTW
Roslyn (Darlene) [Barb]	MacDuff (Taylor) [Hughes]	2021-05-08	2021-05-11 COTW
Wayne & Dianne	Hines	2021-05-09	2021-05-11 COTW
Bob & Sandra	Langdon	2021-05-10	2021-05-11 COTW
Brad	Hood	2021-05-10	2021-05-11 COTW
Ed & Cathy	Kerr	2021-05-10	2021-05-11 COTW
Ann	MacArthur	2021-05-10	2021-05-11 COTW
Carole Anne	Casey	2021-05-10	2021-05-11 COTW
Sarah	MacDonald	2021-05-10	2021-05-11 COTW
Andre & Donna	Arsenault	2021-05-11	2021-05-11 COTW
Aaron	Leblanc	2021-05-12	2021-05-25 Council
Adrian	Rooney	2021-05-19	2021-05-25 Council
Adrienne	Wood	2021-05-12	2021-05-25 Council
Barb	Sullivan	2021-05-16	2021-05-25 Council
Barbara	Beck	2021-05-15	2021-05-25 Council
Bethany	Rozee	2021-05-12	2021-05-25 Council
Carl	Siler	2021-05-12	2021-05-25 Council
Carol	Bradley	2021-05-16	2021-05-25 Council
Carol	McKinley	2021-05-12	2021-05-25 Council
Chad	Pothier	2021-05-18	2021-05-25 Council
Chris	Cann	2021-05-21	2021-05-25 Council
Connie	Shay	2021-05-15	2021-05-25 Council
Conrad	Mullins	2021-05-18	2021-05-25 Council
Darlene	Taylor	2021-05-15	2021-05-25 Council
Darren	Porter	2021-05-12	2021-05-25 Council
Darren	Woods	2021-05-13	2021-05-25 Council
Dawson	Sheehy	2021-05-16	2021-05-25 Council
Deanna	Hamilton	2021-05-15	2021-05-25 Council
Debbie	Porter-Wood	2021-05-13	2021-05-25 Council
Debbie	Siler	2021-05-15	2021-05-25 Council
Denise	Forand	2021-05-13	2021-05-25 Council

Avon River Causeway Correspondence
(aka Hwy. 101 Twinning, Aboiteau, Causeway, Lake Pisiquid)

First Name	Last Name	Correspondence Date	Meeting / logged
Devan	Archibald	2021-05-18	2021-05-25 Council
Diane	Ogilvie	2021-05-13	2021-05-25 Council
Erin	Naugler	2021-05-13	2021-05-25 Council
Ernest	Eddy	2021-05-15	2021-05-25 Council
Gerry	Young	2021-05-15	2021-05-25 Council
Gina	Cochrane	2021-05-12	2021-05-25 Council
Harry	Ullock	2021-05-15	2021-05-25 Council
Hope	Moon	2021-05-12	2021-05-25 Council
Ian	Shaw	2021-05-16	2021-05-25 Council
J	Davis (and J Griffith)	2021-05-17	2021-05-25 Council
Jacqueline	Farvacque	2021-05-12	2021-05-25 Council
Jayne	Murray	2021-05-16	2021-05-25 Council
Jeff	Redden	2021-05-17	2021-05-25 Council
Jennifer	Shaw	2021-05-16	2021-05-25 Council
Jocelyne	Marchand	2021-05-12	2021-05-25 Council
John & Sarah	Monette	2021-05-19	2021-05-25 Council
Jordan	Macumber	2021-05-12	2021-05-25 Council
Josette	Dugue	2021-05-12	2021-05-25 Council
Judy	Lynch	2021-05-13	2021-05-25 Council
June	Pedersen-LaPierre	2021-05-15	2021-05-25 Council
Justin	Cochrane	2021-05-12	2021-05-25 Council
Karen	Lynch	2021-05-18	2021-05-25 Council
Kathryn	Bergeron	2021-05-16	2021-05-25 Council
Kathy	Veinot	2021-05-15	2021-05-25 Council
Kyle	Pellegrini	2021-05-12	2021-05-25 Council
Lachlan	Riehl	2021-05-12	2021-05-25 Council
Laura	Stewart	2021-05-19	2021-05-25 Council
Lee	Billington	2021-05-12	2021-05-25 Council
Lee	Millett	2021-05-12	2021-05-25 Council
Lexie	Barkhouse	2021-05-12	2021-05-25 Council
Linda	Card	2021-05-11	2021-05-25 Council
Monique	Wood	2021-05-16	2021-05-25 Council
Nancy	Sheehy	2021-05-16	2021-05-25 Council
Nancy	Sheehy	2021-05-18	2021-05-25 Council
Nikki-Marie	Lloyd	2021-05-12	2021-05-25 Council
Nikki-Marie	Lloyd	2021-05-17	2021-05-25 Council

Avon River Causeway Correspondence
(aka Hwy. 101 Twinning, Aboiteau, Causeway, Lake Pisiquid)

First Name	Last Name	Correspondence Date	Meeting / logged
Olena	Kharytonova	2021-05-15	2021-05-25 Council
Pat	Porter	2021-05-12	2021-05-25 Council
Paula	Lake	2021-05-12	2021-05-25 Council
Robert	Bowkett	2021-05-18	2021-05-25 Council
Roslyn	MacDuff	2021-05-15	2021-05-25 Council
Ruth	Angevine	2021-05-13	2021-05-25 Council
Scotch Village	Farm	2021-05-19	2021-05-25 Council
Shirley	Pineo	2021-05-12	2021-05-25 Council
Stephen	Brooks	2021-05-12	2021-05-25 Council
Trudy	Sheehy	2021-05-17	2021-05-25 Council
Steven	Bouman	2021-05-17	2021-05-25 Council
Sue	Sheehy	2021-05-14	2021-05-25 Council
Susie	Smith	2021-05-12	2021-05-25 Council
Tasha	Rogers	2021-05-12	2021-05-25 Council
Tera	Brommit	2021-05-17	2021-05-25 Council
Toni-Lee	Burns	2021-05-12	2021-05-25 Council
Tony	Wood	2021-05-18	2021-05-25 Council
Tracey	Sexton	2021-05-16	2021-05-25 Council
Trevor	Levy	2021-05-12	2021-05-25 Council
Tricia	Brommit	2021-05-17	2021-05-25 Council
Vince & Sylvia	Burgess	2021-05-16	2021-05-25 Council
Loretta	MacEachern	2021-05-20	2021-05-25 Council
Tim & Jennifer	Bayers	2021-05-21	2021-05-25 Council
Darlene	Taylor	2021-05-25	2021-06-08 COTW
Darlene	Taylor	2021-05-25	2021-06-08 COTW
Darren	Porter (forwarded email from/to another source)	2021-05-27	2021-06-08 COTW
Dawn	Allen	2021-05-25	2021-06-08 COTW
John	Monette	2021-05-25	2021-06-08 COTW
Richard	Dunham	2021-05-25	2021-06-08 COTW
Carrilee	Eddy	2021-06-06	2021-06-22 Council
Darlene	Taylor	2021-06-09	2021-06-22 Council
Darren	Porter	2021-06-06	2021-06-22 Council
Lisa	Bland	2021-06-08	2021-06-22 Council
Krista & Scott	Lloy	2021-06-07	2021-06-22 Council
Nancy	Sheehy	2021-06-06	2021-06-22 Council
Karen	Beazley	2021-07-06	2021-07-13 COTW

October 15, 2022

Dear Mayor Zebian:

I am writing to you to propose having a pond with a water fountain in the space that once was Lake Pisiquid. Are you familiar with Sullivan's Pond in Dartmouth? That is a beautiful park with the pond and water fountain in the middle with several white geese and it also attracts wild ducks.

I think our town needs such a pond so we have something beautiful to look at and stroll around.

Right now Windsor has nothing beautiful and the pond with the water fountain would certainly be a welcome sight for the people of Windsor.

I suppose the geese would be optional. The geese would have to be housed during the winter and the ducks would migrate south.

Would you please consider the possibility of having a pond in Windsor?

Sincerely

K. Sauter

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Correspondence Received

First Name	Last Name	Correspondence Date	Meeting / logged
Katherine	Mcleod, P.Eng, Dept. Environment and climate change	2021-10-28 (Received)	2022-01-11 COTW
Hants County Legion		2021-11-25	2021-12-07 COTW
Hon. Melissa	Sheehy-Richard	2021-11-30	2021-12-07 COTW
Hon. John	Lohr	2021-11-30	2021-12-07 COTW
Hon. Kim	Masland	2021-12-01	2021-12-16 Council
NSUARB		2021-12-10	2021-12-16 Council
Bennet	Mary Lou	2021-12-13	2021-12-16 Council
Hon. Kim	Masland	2021-12-17	2022-01-11 COTW
Bland	Lisa	2021-01-17	2022-01-11-COTW
Wilson	John	2021-12-21	2022-01-11 COTW
Pineo	Shirley	2021-12-17	2022-01-11 COTW
Nelson	Gary	2022-01-11	2022-01-25 Council
Hon. Kody	Blois	2022-01-13	2022-01-25 Council
Denise	Forrand	2022-01-19	2022-01-25 Council
Dawn	Allen	2022-01-18	2022-01-25 Council
Sarah	Brothers	2022-01-19	2022-01-25 Council
Roland	Newcombe	2022-01-20	2022-01-25 Council
Valerie	Newcombe	2022-01-20	2022-01-25 Council
Andrea	Moore	2022-01-21	2022-01-25 Council
Gary	Nelson	2022-01-26	2022-02-08 COTW
Hon. Minister	Johns	2022-01-27	2022-02-08 COTW
Hon. John	Lohr	2022-02-01	2022-02-08 COTW
Hon. Joyce	Murray	2022-02-02	2022-02-08 COTW
Kim	MacQuarrie	2022-02-06	2022-02-22 Council
Sheldon	Hope	2022-02-08	2022-02-22 Council
Brad	Carrigan	2022-01-24	2022-03-08 COTW
Dr. Gordon	Haliburton	2022-02-14	2022-03-08 COTW
Hon. Kim	Masland	2022-03-01	2022-03-08 COTW
East Hants		2022-03-01	2022-03-08 COTW
Hon. John	Lohr	2022-03-22	2022-04-12 COTW
Andrea	Parker	2022-03-28	2022-04-12 COTW
Bulk Water Haulers		2022-03-30	2022-04-12 COTW
Mark	Wainman	2022-04-04	2022-04-12 COTW
Jeff	Houser	2022-03-23	2022-04-12 COTW
Kathrin	Winkler	2022-04-05	2022-04-12 COTW
Joseph, PVSC	Feeney	2022-04-14	2022-04-26 Council

Correspondence Received

Darren	Porter	2022-04-21	2022-04-26 Council
Daphnee	de Lamirande	2022-04-29	2022-05-10 COTW
Hon. John	Lohr	2022-05-02	2022-05-10 COTW
Ann- Marie	Mathieu, Annapolis Valley Regional Library	2022-05-05	2022-05-10 COTW
2022-05-11 Yves	Arsenault re Information session for Hosting of 44th annual Final des Jeux de l'Acadie for 2025	2022-05-11	2022-05-26 Council
Anna	Allen	2022-05-22	2022-06-14 COTW
Seamus	Marriott, Community Petition re Zwicker lake	2022-05-31	2022-06-14 COTW
Scott	Carson (Presenting letter in person to Council)	2022-06-03	2022-06-14 COTW
Hon. John	Lohr (DMA)	2022-06-10	2022-06-14 COTW
Nancy	Sherwood	2022-06-14	2022-06-28 Council
Bobby	Best	2022-06-16	2022-06-28 Council
Hon. Kim	Masland	2022-06-21	2022-06-28 Council
Sherri	Bulger	2022-06-28	2022-06-28 Council
Hon. John	Lohr	2022-06-30	2022-07-12 COTW
Domenic	Padula	2022-07-07	2022-07-12 COTW
Hon. Joyce	Murray	2022-07-12	2022-07-26 Council
Diana	Gibson re: RCMP & Fort Edward Information	2022-06-29	2022-07-26 Council
Acute Care	Tanya Penney	2022-07-19	2022-07-26 Council
Darren	Porter	2022-07-27	2022-09-13 COTW
PVSC		2022-08-02	2022-09-13 COTW
DMA		2022-08-04	2022-09-13 COTW
Breaking Barriers Together		2022-08-17	2022-09-13 COTW
Bill	Preston	2022-08-18	2022-09-13 COTW
Alix	Munro (POSSE)	2022-09-01	2022-09-13 COTW
County of Annapolis	Letter to Premier Tim Houston and Hon. Tim Halman re Moratorium on Aerial Herbicide Spraying	2022-09-14	2022-09-27 Council
Darren	Porter	2022-09-14	2022-09-27 Council
Darren	Porter	2022-09-16	2022-09-27 Council

Correspondence Received

Philip	Hyam	2022-09-17	2022-09-27 Council
Mash Up Lab re: Opportunity for Aspiring Entrepreneurs in West Hants		2022-10-17	2022-10-25 Council
Minister Masland	Re: Potential Mi'kmaq Burial site	2022-10-19	2022-10-25 Council
Heather Hughes,	Executive Director Re: Proposed changes to Weed Control Act	2022-09-13	2022-11-08 COTW
Minister of Finance and Treasury Board	Re: Provincial Non-Resident Deed Transfer Tax	2022-10-21	2022-11-08 COTW
Home Hardware	Re: Security Cameras	2022-10-21	2022-11-08 COTW
Windsor Township	Re: Security Cameras	2022-10-24	2022-11-08 COTW
Dawna	MacIvor Re: November is Crohn's and Colitis Awareness Month	2022-10-28	2022-11-08 COTW
Waye	Mason re Concerns and Information regarding Bill 225 and HRM Noise By-Law	2022-11-02	2022-11-08 COTW
Peter	Gregg Re Information on Bill 212, An Act to Amend Public Utility Act	2022-11-02	



Executive Director
Policy and Corporate Services
Department of Agriculture
Roger S. Bacon Building, Suite A
60 Research Drive
Bible Hill, NS Canada

Office: 902-896-4872
Cell: 902-897-8820
Email: Heather.Hughes@novascotia.ca

September 13, 2022

CAO Mark Phillips
Region of Windsor West Hants
mphillips@westhants.ca

Dear CAO Mark Phillips:

I am writing to inform you of changes the Department of Agriculture is proposing to make to the *Agricultural Weed Control Act (Act)*. We want to ensure you are aware of the recommended changes and address any questions or concerns.

The Act protects agricultural land from the introduction and spread of noxious weeds. Noxious weeds can have a significant impact to farmland and in some instances can lead to animal injury and mortality. These weeds can reduce local crop production affecting accessibility and affordability for Nova Scotia consumers and processors. In consultation with the Weed Control Advisory Committee, which consists of members from the Department, Agriculture and Agri-Food Canada, Nova Scotia Federation of Agriculture, Perennia, and Dalhousie Faculty of Agriculture, the Department is proposing to completely replace the Act to modernize its approach.

The proposed changes include:

- Streamlining to one list of noxious weeds, which would be removed from the *Weed Control Regulations* and placed on the Department's website. This will make accessing the list more user friendly and allow the Department to update the list in a timely manner.
- Clarifying that the responsibility for the control and cost of destruction of noxious weeds are the responsibility of the person responsible for the land. This is the current practice, but not accurately reflected in the Act. The Department will continue to provide education and support in the control of noxious weeds through identification and recommended control methods.
- Providing the Nova Scotia Federation of Agriculture with the ability to recommend to the Minister any plant for designation as a noxious weed on behalf of a municipality or producer.

- Authorizing inspectors to investigate and provide enforcement regarding noxious weed issues that may impact agriculture. The Department will use enforcement as a last resort to protect the Nova Scotia agricultural industry, continuing to focus on education and support through identification and recommended control methods.

The proposed changes will allow the Department to better respond to potential risks of noxious weeds, while allowing the flexibility to address the use of weeds for future economic purposes.

If you have any concerns or comments related to these changes, please submit them to Karen Nelson, Senior Policy Analyst, Department of Agriculture at karen.nelson@novascotia.ca or by mail at 60 Research Drive, Suite A, Bible Hill, Nova Scotia, B6L 2R2 by October 3, 2022.

Should you prefer to discuss this Act in person, please feel free to contact Karen to arrange a meeting.

Thank you for your time and consideration of this matter.

Yours sincerely,



Heather Hughes
Executive Director

c. Loretta Robichaud, Deputy Minister Agriculture



**Finance and Treasury Board
Office of the Minister**

PO Box 187, Halifax, Nova Scotia, Canada B3J 2N3 • Telephone 902-424-5720 • FinanceMinister@novascotia.ca

October 21, 2022

REF: PNS-20263-D7W3L3

Mayor Abraham Zebian
West Hants Regional Municipality
PO Box 3000
76 Morison Drive
Windsor, NS B0N 2T0

Email: AZebian@westhants.ca

Dear Mayor Zebian:

RE: Provincial Non-Resident Deed Transfer Tax

As Minister of Finance and Treasury Board, the Premier has asked that I respond to your letter of June 27th, 2022, regarding the Provincial Non-Resident Deed Transfer Tax.

Thank you for sharing details of your Council's discussion about the new Non-Resident Deed Transfer Tax. We have noted your concerns in regard to the new tax and the Province infringing on municipal tax powers.

As you are no doubt aware, on May 5, 2022, it was announced the planned Non-Resident Property Tax would not be moving forward, while the Non-Resident Deed Transfer Tax is being implemented as planned. The transfer tax helps local residents who are competing with people who have sold homes in other jurisdictions like southern Ontario, who have benefitted from significant house price inflation, and can use those funds to more successfully outbid local residents who are trying to attain housing.

We have and we continue to listen to the views of all stakeholders. As a government we must balance those views and concerns with actions which will make housing more available and affordable overall for those who choose to make Nova Scotia their home.

Sincerely,

A handwritten signature in blue ink, appearing to read "Allan MacMaster".

Allan MacMaster

Minister of Finance and Treasury Board

c. Honourable Tim Houston, Premier



Windsor Home Hardware & Furniture

50 Empire Lane
Windsor, NS
BON 2T0

October 21, 2022

Dear Mayor and Council,

At Windsor Home Hardware we are proud to be part of this community. We believe that a strong local business community will only strengthen our community as a whole, this is a belief we have held in our family since we began operating the local hardware store in 1960.

We have recently noticed a significant increase in big ticket items stolen from our store, items such as indoor and outdoor power tools, barbecues and generators. Through working with the authorities, it is our understanding that the alleged thieves are from out of town, and in particular the HRM. When these large items are stolen, it has a material impact on our bottom line and requires our operation to dedicate significant resources to monitoring and addressing our security concerns.

In conversations with retailers in the Fort Edward Plaza and across our business community, we understand that this is not an experience unique to Windsor Home Hardware.

While our business community faces an increase in theft, we understand that not all the entry/exit points to our community are protected with security cameras which could absolutely help the RCMP in identifying and eventual laying of charges to the people involved. I am writing today to encourage Council to take action that will make our community a safe and secure place to live and do business.

I appreciate your time and attention to this matter and if there is anything I can do as a business owner to assist you in moving forward, please do not hesitate to reach out.

Jeff Redden



Dear Mayor Zebian and West Hants Council,

This letter is in support of the request for security camera installation at Cole Drive for the security and protection of businesses within the business district.

The situation, as we understand it, is that Cole Drive is the main exit route from Windsor after a theft, and it does not have a security camera, resulting in a security gap in the district that is materially affecting merchants.

Increased theft has now impacted multiple merchants within, including those in Fort Edward Plaza such as Home Hardware, where high-priced items—such as power tools, barbecues, and generators—have been stolen. These thefts have meant significant costs to Home Hardware, both in lost merchandise and the additional costs of surveillance and security.

Despite the RCMP's best efforts to locate the individuals responsible, the lack of security cameras at the main exit point means there is no tangible way to identify the individuals or know in which direction they fled.

The lack of security cameras means the chances of identifying and apprehending responsible individuals are near zero. This results in the entire monetary burden being borne by merchants who are unable to receive support from law enforcement due to the gaps left by incomplete security camera coverage.

Locally-owned businesses are the lifeblood of our economy and community. Not only do they employ many people locally but also offer the variety of goods and services that make West Hants a wonderful place to live. While every entrepreneur must face the individual challenges of building their business, community security and safety are things we rely on Council to take the lead on.

The Windsor Township Business Association (WTBA, formerly known as the WBES) has a mission to support locally-owned businesses in a variety of ways. As such, we write this letter in support of merchants asking for Council's assistance in improving our community's collective security so that we may all thrive in a safe environment. If there is anything else we can do to support this measure, please let us know.

Signed,

The Windsor Township Business Association

Deanna Snair

From: Dawna MacIvor
Sent: Friday, October 28, 2022 10:39 AM
To: PublicOnlyCouncilEmail
Subject: November is Crohn's and Colitis Awareness Month
Attachments: CC Awareness Month - Proclamation.docx

Importance: High

Caution [External Email]

This email comes from an outside sender. Verify the sender and use caution with any requests, links or attachments.

Good morning, Mayor Zebain and council -

I am writing to you on behalf of Crohn's and Colitis Canada, a national, volunteer-based charity supporting the 270,000 Canadians living with inflammatory bowel disease (IBD), a chronic autoimmune disease that causes the body to attack healthy tissue, leading to inflammation of all or part of the digestive system. People living with IBD routinely endure abdominal pain, cramping, fatigue, internal bleeding, and frequent and urgent bowel movements – in some cases over 20 times a day.

Every November, Canada celebrates Crohn's and Colitis Awareness Month. As part of this initiative, landmarks across Canada are illuminated red in a show of support for everyone affected by IBD, including the over 11,600 residents of Nova Scotia living with Crohn's disease or ulcerative colitis – the highest rates of IBD in the country.

I would like to request that the West Hants Regional Municipality building be lit red on November 1, 2022, (or some dates during the month of November) to join the national show of solidarity and to help raise awareness. We would be extremely appreciative if city hall could be illuminated as a show of West Hants' – and Canada's – determination to better understand these diseases, support those who live with IBD every day, and to find a cure.

I am also attaching a proclamation template if Mayor and Council would like to recognize Crohn's and Colitis Awareness Month.

While more than five million people globally live with IBD, Canada has one of the highest prevalence rates in the world, and Nova Scotia has the highest rates in the country. In Nova Scotia, 1,224 people out of every 100,000 live with IBD. By 2030, experts predict the number of Canadians living with IBD will rise to 400,000 – one percent of the population.

Currently, there is no cure. Crohn's and Colitis Canada support those who live with IBD every day, from those with the diagnosis to those who support them through education, advocating for healthy public policy and helping to raise money so that Crohn's and Colitis Canada can continue to fund critical research, patient programs, advocacy and awareness initiatives.

For more information on our organization, please visit crohnsandcolitis.ca. Feel free to reach out to me if you have any questions about Crohn's and Colitis Awareness Month, or how Crohn's and Colitis Canada supports those who live with IBD every day. I can be reached at (902) 210-4554, or via email at dmacivor@crohnsandcolitis.ca.

Many thanks for your consideration.

Sincerely,
Dawna



Dawna MacIvor (she/her)
Coordinator, Development and Community
Engagement, Maritimes
Crohn's and Colitis Canada
PO Box 59, Waterville, NS B0P 1V0
T: 902-210-4554 | TF: 1-800-265-1101
Get Gutsy: [Learn](#) | [Volunteer](#) | [Donate](#)



Crohn's and
Colitis Canada
Crohn et
Colite Canada

PROCLAMATION

I, _____, Mayor of _____

Do hereby proclaim the month of

November 2022

As

Crohn's and Colitis Awareness Month

WHEREAS: Crohn's and Colitis Canada is a national, volunteer-based non-profit organization supporting the over 270,000 Canadians living with inflammatory bowel disease (IBD), a chronic autoimmune disease that causes the body to attach healthy tissue, leading to inflammation of part of or all of the digestive system; and

WHEREAS: People living with IBD routinely endure abdominal pain, cramping, fatigue, internal bleeding, and frequent and urgent bowel movements – in some cases over 20 times a day. While more than five million people globally live with IBD, Canada has one of the highest prevalence rates in the world, with the Atlantic provinces having the highest rates in the country. By 2030, experts predict the number of Canadians living with IBD to exceed 400,000 – one per cent of the population. Currently there is no cure; and

WHEREAS: Every November, Canada celebrates Crohn's and Colitis Awareness Month. As part of this initiative, landmarks across Canada are illuminated red in a show of support for everyone impacted by IBD; and

WHEREAS: To learn more about Crohn's and Colitis Canada and the work the organization does, please visit crohnsandcolitis.ca

THEREFORE, I, _____, Mayor of _____, do hereby proclaim this month of November 2022 be "Crohn's and Colitis Awareness Month" in the City/Town of _____

crohnsandcolitis.ca | crohnetcolite.ca

Crohn's and Colitis Canada, 60 St. Clair Avenue East, Suite 600, Toronto ON M4T 1N5

Our registered charity number is 11883 1486 RR 0001

Deanna Snair

From: Abraham Zebian
Sent: Wednesday, November 2, 2022 12:14 PM
To: Deanna Snair
Subject: Fwd: Concerns and information regarding Bill 225 and HRM noise bylaw

Correspondence for nov. COTW. Thanks Deanna.

Abraham Zebian
Mayor
West Hants Regional Municipality
(902)790-1566

West Hants Regional Municipality acknowledges that we are in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq People.

Begin forwarded message:

From: "Mason, Waye"
Date: November 2, 2022 at 9:17:31 AM ADT
To: Abraham Zebian <AZebian@westhants.ca>
Subject: Concerns and information regarding Bill 225 and HRM noise bylaw

Caution [External Email]

This email comes from an outside sender. Verify the sender and use caution with any requests, links or attachments.

Dear Abraham,

I am writing you today to provide some information and background about the unfortunate and ill-advised decision of the government of Nova Scotia to pass a Bill 225 to give the Minister the power to veto HRM by-laws as related to construction.

I will not recap the argument that Dr Taylor and I made against the Bill, if you have not had a chance, I would ask you to read the opinion piece that was published in the Herald on Saturday. <https://www.saltwire.com/halifax/opinion/local-perspectives/waye-mason-zack-taylor-let-halifax-regional-municipality-do-its-job-100787320/>

I am writing today to clear up misconceptions and untruths being shared about the intent of N-200 By-Law itself.

First - why did HRM changed the noise bylaw?

Until about a decade ago, most construction in HRM was happening in greenfield subdivisions or industrial parks.

This construction was happening on large lots, where buildings are spaced far apart, and where often there are few or no people living nearby. The old noise by-law allowed construction 7 days a week, which was not a concern for this kind of construction.

What has changed over the last ten years is that construction has shifted more and more to the core of the city where people live.

As the Councillor that represents the District of HRM with the most construction, I well know the impacts of construction on residents.

I have one resident who lives near Pepperell and Preston, who has experienced the construction of the Ted on Quinpool, and then the first two of three phases of the Ben's Bread site. Over the next five years, construction of the final phase, and construction of the Lawen site on the McDonalds will begin. This resident will have construction within 75 meters of her home for 10-12 years.

Second - What did HRM do?

HRM looked around Canada and looked to see what other fast growing cities do for managing noise. You can read the staff report here:

<https://cdn.halifax.ca/sites/default/files/documents/city-hall/regional-council/220823rc1521.pdf>

We saw that London, Ontario ends construction at 6 p.m., Toronto and Victoria at 7 p.m., and Ottawa and Vancouver at 8 p.m.

We learned that some cities do not allow any construction on Sundays or holidays (Victoria, Vancouver, Toronto, Gatineau).

HRM decided to take a more moderate path – while we chose to restrict rock breaking to Monday to Friday, we decided to allow construction to continue weekends. We decided to end construction at 8pm rather than 9:30pm.

HRM decided to make some changes that would still give us one of the most permissive noise bylaw regimes in Canada.

There are two other facts that have been missed or ignored by the government in relation to the new noise bylaw.

- 1- ***The new bylaw creates a streamlined staff approval for noise bylaw exemptions for specific situations.*** This means if a builder is building something that is time critical, that has specific issue (the crane removal will take 24 hours) or the construction is in a greenfield subdivision or industrial park, they can work 24 hours a day if they wish.
- 2- ***The bylaw continues to evolve in response to feedback from industry.*** Days after it was adopted I had a meeting with Peter Poley and Alex Halaf from the Urban Design Institute. They raised a serious concern about the impact of the new 8pm stop time on

the ability to complete concrete curing. Concrete curing is a chemical process that cannot be stopped once started, and the length is impacted by temperature and humidity. They asked that it be amended so curing could continue to 9:30pm.

I made a proposal to amend that was unanimously passed by Halifax Regional Council at the very next Council meeting.

To close – municipalities are tasked to manage communities and regulate land use and development. It has been bizarre and frustrating to be put in a situation where the government is critical of us doing those jobs.

That said, everything must evolve and grow. We know this, but all we ask is that the government consult FIRST and solicit input from us, as the subject matter experts, and as required by the HRM Charter, MGA, and NSFM Acts.

Some things need to change, but the best results for our residents can only be achieved when we work together in a spirit of genuine collaboration, consultation and fair dealing.

Doing things the way they have been done this last year creates unnecessary division and holds us back.

As always, if you have any questions or concerns, please do not hesitate to reach out to me, I love to grab a tea and chat,

Yours,

Waye

--

WAYE MASON MBA (he, him,his)
COUNCILLOR | LE CONSEILLER | NIKANUS WUNAQAPEMK
DISTRICT 7 HALIFAX SOUTH DOWNTOWN

HALIFAX REGIONAL MUNICIPALITY
PO BOX 1749 | HALIFAX, NS B3J 3A5 | CANADA
+1-902-430-7822

[Click here to subscribe to my email newsletter](#)

HALIFAX

Deanna Snair

From: Abraham Zebian
Sent: Wednesday, November 2, 2022 12:09 PM
To: Deanna Snair
Subject: Fwd: Information on Bill 212, An Act to Amend Public Utility Act
Attachments: image003.png; ATT00001.htm; Rate Cap Response Information.pdf; ATT00002.htm; Law Amendments Speech.pdf; ATT00003.htm

Follow Up Flag: Follow up
Flag Status: Flagged

Correspondence for nov. COTW.
Thanks Deanna

Abraham Zebian
Mayor
West Hants Regional Municipality
(902)790-1566

West Hants Regional Municipality acknowledges that we are in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq People.

Begin forwarded message:

From: "Gregg, Peter"
Date: November 2, 2022 at 11:04:15 AM ADT
To: Abraham Zebian <AZebian@westhants.ca>
Subject: Information on Bill 212, An Act to Amend Public Utility Act

Caution [External Email]

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Dear Warden Abraham,

I hope this note finds you well. I am taking the unusual step of writing to you today because I am very concerned about the impact of Bill 212, an act amending the Public Utilities Act, is going to have on our customers and communities across Nova Scotia.

Our customers are at the centre of everything we do at Nova Scotia Power, and we take our role as a regulated utility with a mandate to serve Nova Scotians very seriously. We employ more than 2000 people who live and work in communities across the province. They work hard every day to deliver safe and reliable electricity, along with the more than 4500 local businesses and contractors who work with us to build and maintain the grid.

There is no question that this is a hard time for many Nova Scotians. Costs are up across the board for people. But we know people want their power to always be on, a strong grid to withstand frequent storms and a plan to fight climate change.

Our General Rate Application was Nova Scotia Power's first non-fuel rate increase in 10 years. Over 90% of the application was for the direct purpose of improving reliability and continuing the work, work that we are doing with many of you, to decarbonize our grid and meet government's 2030 climate goals.

By reducing the rate increase to 1.8% over a three-year period as opposed to the requested 2.8% annual increase, this Bill, if passed, will create real and long-lasting consequences restricting or effectively cancelling:

- New investments in system reliability and the extent of reliability improvements, including 60 new reliability-related positions that were included in the GRA;
- The level of storm response we can conduct to protect the system from severe storms; and
- The government's 2030 environmental goals for decarbonization initiatives.

This legislation also undermines decades of strong, independent regulation by the Utility and Review Board; this regulatory process is designed to ensure the best long-term interest of customers is achieved without political influence or interference. This sends a chilling message that NS is not a stable and reliable jurisdiction for business investment.

I am writing to you to because your voice is important in this conversation. We have the collective job of serving communities across Nova Scotia and there has perhaps never been a more important time to talk about the sustainability of our electricity system – to be reliable, to deliver clean energy, and to ensure that cost impacts are being managed to serve customers as best we can. I would welcome your questions, your feedback, and ideas. You can also reach out to the provincial government too if you choose.

I have attached comments that I delivered Monday at the [provincial] Law Amendments Committee and some additional detail on what Bill 212 will mean for the future of Nova Scotia.

Thank you for taking the time to read this letter and please reach out to me with any questions.

I can be reached at info@nsenergyservices.com.

Sincerely,

Comments for Law Amendments Committee

Peter Gregg, President and CEO, Nova Scotia Power Inc.

October 31, 2022

Check Against Delivery

Good morning/afternoon/evening Chairman Johns and Committee members. Thank you for the opportunity to provide some context regarding the proposed legislation that amends the Public Utilities Act.

Our customers are at the centre of everything we do, and we take very seriously our role as a regulated utility with a mandate to serve Nova Scotians. Nova Scotia Power employs more than 2000 Nova Scotians who live and work in communities right across this province. They work extremely hard, every day, to deliver electricity reliably and safely, along with the more than 4500 local businesses and contractors who work with us to build and maintain the grid.

I am immensely proud of their contribution to our company and province. Each and every one of these employees is a customer too, balancing the same concerns about cost of living, reliability and the environment.

There is no question that this is a hard time for many Nova Scotians. Costs are up across the board and an increase to electricity rates can make things harder for the people out there who are already stretching their budgets to the limit.

But we know too that Nova Scotians also want to know their power will always on and ready for them. To trust that the system can withstand the impacts from more frequent and more severe storms. We know Nova Scotians want to do their part to fight climate change, by investing now to end the use of coal in this province as soon as possible and to have a grid operating with 80% renewable resources by 2030.

Nova Scotians want this.

Nova Scotia Power wants this.

This Nova Scotia government wants this.

The federal government wants this.

And this. Costs. Money.

These are the investments that NSP put forward in the regulatory process. This is the future that NSP wants for Nova Scotia. These are the investments this legislation constrains, delays or cancels, for what would ultimately amount to an increase of \$15 per month for the average household by 2024.

No one here is saying that \$15 per month is pocket change. What we are saying is that we need to have a clear conversation of what we're actually saving here. This legislation puts Nova Scotia's reliable and clean energy future at risk.

Our original request to the UARB was a 2.8% increase in each of 2022, '23 and '24. Over 90% of the UARB application was to fund costs and invest to improve reliability and remove coal from Nova Scotia's energy mix.

The aggregate 1.8% cap over this same three-year period translates to effectively 0.6% per year in additional support for the system. At well below the rate of inflation, this is a reduction in real dollars. Unfortunately, this will not be enough for NSP to make the investments required to achieve what customers are asking us to do for the system. It will prevent NSP from even keeping up.

This is an arbitrary cap that will result in a \$150 million reduction to revenues over 2023 and 2024 compared to what was submitted in the GRA. Just like any business faced with a reduction in revenues, costs will have to be reduced to adjust.

We've been asked to meet some important and specific targets for Nova Scotians. At this time, the grid needs support. It needs work to protect our customers from undue outages resulting from aging infrastructure and from the impacts of the increasing frequency of more severe weather. It needs investment to meet our clean energy targets. This is important work. It's work we want to do.

NS Power did not make its submission lightly. We know what it takes to achieve the goals that everyone wants. We know because we are the ones doing the work.

Over the past 20 years Nova Scotia Power has become one of the most efficiently run utilities in North America. When Nova Scotia Power submitted its rate application earlier this year, it was the first one filed by NSP in more than a decade.

After ten years of driving greater efficiencies with new technologies and business processes, there are no more efficiencies to find while still maintaining and improving service levels and the performance of the grid.

The global economy has impacted markets and investors' risk tolerance, which the announcement of this legislation has made more challenging. The immediate reaction of credit rating agencies and the approximate \$1 billion reduction in Emera's market capital directly caused by this legislation in the few days since its introduction is tangible proof of investors' reaction. These market reactions directly result in higher cost for future investments.

The need to make further investments in Nova Scotia's electrical system is real.

If we don't immediately start funding the transition Nova Scotians want, we are ignoring our collective responsibility to do better. So, there is a choice to make. You can support Bill 212 or you can support 2030 climate goals, but you can't logically support both.

Regulator

The independent regulator is an integral part of how the utility operates fairly and justly, ensuring that consumers receive safe, reliable and cost-effective service. Nova Scotia's regulatory process is overseen by a politically-independent body in the UARB, designed to ensure the long-term best interests of customers are achieved without political influence or interference.

The Government of Nova Scotia proposes to use a legislative tool to override a politically independent process to, in the government's words, protect ratepayers. Let's be clear: This legislation delays and increases the inevitable cost of the work we all agree needs to get done for our customers, for our environment and for our future. Delaying these investments is not a solution, and it ultimately results in higher, not lower costs for customers.

More than 30,000 pages of evidence and expert testimony - including strong and expert customer advocacy - were provided for the UARB's consideration on the GRA, with an expected decision just weeks away.

This legislation undermines decades of strong, independent regulation of a cost-of-service utility by the provincial regulator. This form of regulation has repeatedly been proven to be the most cost-effective model for delivering energy to customers.

Regulatory independence is a key determinant of sound decision making across the utility sector, globally. This kind of interference in the oversight of an electric utility is unprecedented in North America and it's unprecedented for a reason. It results in worse outcomes for customers over time, and it sends the message that Nova Scotia is not a stable and reliable jurisdiction for business investment.

You don't need to take my word for it. S&P Global Ratings, an independent credit rating agency, described the impact of the government's proposed legislation earlier this week:

I quote: "Regulatory independence is one of the key attributes that underpins the credit quality of the utility industry. If the proposed legislation is passed, it would override Nova Scotia's robust regulatory process. Under our base case, we expect that utilities operate under a regulatory system that is sufficiently insulated from political intervention to efficiently protect the utility's credit risk profile even during stressful events." *{emphasis added}*

In terms of our customers, we know that news of a capped rate increase has been, in many cases, well-received. But many other customers recognize the long-term, painful consequences to this apparent short-term gain. They worry about the impact of coal-fired generation on our environment. They worry about the more frequent and intense storms hitting our coast. They worry small savings now lead to bigger costs later. We've heard some of their voices, and they are concerned.

It must be understood that there are serious consequences to this amendment.

Major storms in our province are becoming more intense and more destructive and they are getting more frequent. There are additional costs required to protect the system from them. There are costs to meet governments' mandated targets of closing coal plants and adding renewable energy to make our generation mix 80% renewable by 2030.

As a result of this legislation, the plan to achieve these goals – the plan that we developed with our stakeholders and customer representatives through the Integrated Resource Planning process – can no longer be funded. There is no cost-effective Plan B.

We are turning to our people who work every day to deliver a safe, more reliable and greener grid to Nova Scotia, to understand the exact impacts of the government's interference with the regulatory process, and what it means for what we realistically can – and cannot – achieve as we move forward with the constraints put on us by this government.

This legislation forces difficult and damaging changes to the plans for Nova Scotia's grid in a way that inhibits the ability to deliver a more reliable, storm-hardened and greener system for customers.

Here is what we know of the impacts of Bill 212 so far:

- It will remove over half a billion dollars of investment from Nova Scotia's economy over 2023 and 2024, with significant negative downstream impacts on local suppliers and a direct impact on hundreds of jobs in Nova Scotia.
It will break the regulatory structure that allows Nova Scotia Power to attract debt capital at the lowest possible cost. Already, as noted earlier, bond rating agencies S&P and DBRS have published ratings reports stating our utility is at risk of a downgrade "of one or more notches". That will increase the cost of debt for NSP's customers, potentially for decades, and will wastefully de-fund reliability initiatives. The first year impact of a two-notch downgrade on NSP would be approximately \$6.5 million per year, and once all of NSP's \$3 billion of debt was repriced on this basis, would be \$20 million more a year – all to servicing debt, with zero offsetting benefits to customers.
- The federal and provincial legislated environmental targets are aggressive. Nova Scotia Power has been all-in on meeting them because it's the right thing to do. But we cannot meet them with rates that do not support the necessary work and which impair our ability to raise the debt and equity investments needed to get there.
 - » If the Nova Scotia government eventually moves to extend their legislated environmental target of 80% renewables beyond 2030, make no mistake: This legislation is the reason. Full stop.

- » The Atlantic Loop is the only realistically affordable way to transition off coal by 2030 and it cannot happen with the constraints of this legislation. Wind, solar and green hydrogen are wonderful, but they aren't nearly enough.
 - > The wind is not always blowing.
 - > The sun is not always shining.
 - > Green hydrogen technology is not near advanced enough to carry our system through the gaps of wind and solar and is, indisputably, far more expensive.
- » The federal government has been clear on the importance of the Atlantic Loop as a regional project and its interest in participating which could represent meaningful financial support that will go 100% to the benefit of customers to reduce the cost of closing the coal plants in Nova Scotia. Based on our understanding of potential federal government support, we believe any alternative will cost Nova Scotian customers at least \$2 billion more.
 - > THIS is the reason this plan to close the coal plants in Nova Scotia is the most cost effective for Nova Scotians in comparison to any other alternative. But this legislation effectively precludes NSP's ability to continue its participation. It also extends the timeline that NSP customers are subjected to the volatile cost of fossil fuels, and the cost of carbon taxes.

This is the reality of the situation. None of this is news to the government.

We have a long history of working with government and stakeholders, and firmly believe the best outcomes result from a collaborative effort to find solutions to the challenges we all face as Nova Scotians.

We prepared our case to work through the regulatory process. We wanted to work with the Government and customer representatives to find solutions that would alleviate cost of living concerns while keeping Nova Scotia's clean energy plans intact. We still want to do that.

Let's be clear - the consequences of this legislation are not temporary. There will be real, long-lasting impacts for our customers and for the financial health of the utility.

NS Power will, as always, remain focused on our customers to provide the best levels of system performance, safety, and service it can within the cost constraints imposed by this proposed legislation. We continue to stand willing and ready to engage with partners and government to find solutions that will meet the expectations of Nova Scotians, including our collective desire for a greener, more prosperous, and more environmentally and economically stable future.

In closing, we would urge the government to carefully reconsider this legislation and work with us on an alternate path that truly does serve our customers without the need for damaging and expensive consequences that this legislation imposes on Nova Scotians.

Thank you.

THE FACTS AND IMPACTS OF BILL 212

Our customers are at the centre of everything we do, and we take pride in our role as a regulated utility with a mandate to serve Nova Scotians. We employ more than 2000 Nova Scotians who live and work in communities across this province. They work hard every day to deliver electricity reliably and safely, along with more than 4500 local businesses and contractors who work with us to build and maintain the grid.

There is no question that this is a hard time for many Nova Scotians. Costs are up across the board and an increase to electricity rates can make things harder for the people out there who are already stretching their budgets to the limit.

This legislation forces difficult changes to the plans for Nova Scotia's grid in a way that inhibits our ability to deliver a more reliable, storm-hardened and greener system for customers.

The introduction of this legislation represents an unprecedented level of political intervention into what was considered a stable, regulated jurisdiction. Unfortunately, this political action creates uncertainty and instability in the business climate of the province.

The General Rate Application (GRA) we filed in January was the first general rate increase request to the regulator in over a decade. After ten years of driving greater efficiencies, the request was necessary to respond to more intense storms, changing customer expectations and ambitious government climate targets.

While Bill 212 may appear to support customers by providing temporary relief on rates for the next two years, it unfortunately just delays required investments in reliability and getting off coal. This may result in higher rate requests down the road and means that we cannot meet the 2030 targets at a reasonable cost, and perhaps not at all.

The 1.8% cap over three years will result in a \$150M reduction to revenues over 2023 and 2024 compared to what was submitted in the GRA. Like any business with a reduction in revenues, we will have to adjust and reduce costs.

Bill 212 will have long-term consequences.

THE FACTS

- Our GRA was the first non-fuel application in over 10 years.
- The rate request was filed to improve reliability, protect the system from severe storms and to deliver on the government's ambitious 2030 climate commitments with critical projects like the Atlantic Loop.
 - » Over 90% of the UARB application was requested for the direct purpose of improving reliability and removing coal from Nova Scotia's energy mix.
- We requested a 2.8% annual increase for 2022-2024. This amounts to \$5 more per month on the average customer's bill in each year, for a total of \$15 three years out.
- Bill 212 caps rates at approximately 0.6% per year. This is well below the rate of inflation which severely restricts what the team at NSPI will be able to accomplish for customers.

To find out more contact:
Emily.MacNeil@nspower.ca

THE FACTS AND IMPACTS OF BILL 212

THE IMPACTS OF BILL 212 ON NOVA SCOTIA:

Bill 212 compromises reliability for customers.

- This legislation drastically limits new investments in system reliability and the level of storm preparedness we can conduct to protect the system from severe weather events.

This legislation makes the government's 2030 climate goals unattainable.

- We have been leading an ambitious energy transition for more than a decade. It's a complex process that takes time and capital investment. Bill 212 restricts our ability to make the necessary investments to continue our decarbonization progress. With rate caps and reduced access to capital, NS will not be able to reach 80% renewables or get off coal by 2030.
- The Atlantic Loop is the most affordable way for the province to get off coal, and a required component of decarbonization. The bottom line is that while wind, solar and green hydrogen will play a role, they are not enough. Bill 212 forces us to pause our participation in the Atlantic Loop.

Bill 212 removes approximately \$500 million of investment from Nova Scotia's economy over the next two years.

- This has negative downstream impacts on local suppliers and a direct impact on jobs.
- If passed, Bill 212 will cause the cancellation of 60 new reliability related jobs outlined in the general rate application. These front-line positions were focused on reliability and system performance improvements.

This legislation undermines Nova Scotia's reputation as a stable business climate.

- Political interference like this affects Nova Scotia Power's ability to attract debt capital at the lowest possible cost. This is not something we chose or have any control over, it's a reaction from the market.
- Rating agencies are used by investors, lending agencies and banks to assess the risks of organizations. DBRS and S&P Global warned that NSPI is facing a negative outlook and downgrade because of this proposed legislation despite receiving high marks historically for its credit stability.
- DBRS said "the heightened and adverse political interference will reduce the predictability and stability of the regulatory framework that governs NS Power."

NEXT STEPS

- We remain open to working with government and partners to find real and long-term solutions for Nova Scotians.
- We continue to urge the government to reconsider Bill 212 and work with the utility on an alternate path that is truly in the best interest of customers and the future of the province.

To find out more contact:
Emily.MacNeil@nspower.ca

Fort Edward Lands Correspondence

First Name	Last Name	Correspondence	Meeting/Logged
Theresa	Newcombe	11/23/2021	2022-03-22 Council
Gary	Nelson	12/17/2021	2022-01-11 COTW
Lisa	Bland	12/17/2021	2022-01-11 COTW
John	Wilson	12/21/2021	2022-01-11 COTW
Gary	Nelson	1/11/2022	2022-01-25 Council
Andrea	Moore	1/21/2022	2022-01-25 Council
Valerie	Newcombe	1/21/2022	2022-03-22 Council
Gary	Nelson	1/26/2022	2022-02-08 COTW
Sara	Brothers	1/19/2022	2022-01-25 Council
Dawn	Allen	1/17/2022	2022-01-25 Council
Marty	Fougarty	2/5/2022	2022-03-22 Council
Dr. Gordon	Haliburton	2/14/2022	2022-03-08 COTW
Theresa	Newcombe	3/11/2022	2022-03-22 Council
Marie	Claude-Roiux	3/9/2022	2022-03-22 Council
Barbara	Gallagher	No Date	2022-03-22 Council
Roland	Newcombe	1/20/2022	2022-01-25 Council
Liz	Galbraith	12/16/2021	2021-12-16 COTW
Mary Lou	Bennet	12/13/2021	2021-12-16 COTW
Jean	Scotney	2/25/2022	2022-03-22 Council
Denise	Forand	3/16/2022	2022-03-22 Council
Jonathan Fowler	Fowler	3/13/2022	2022-03-22 Council
Heather	Pick	3/17/2022	2022-03-22 Council
Wanda	Donelle	2/22/2022	2022-04-12 COTW
Teresa	Newcombe	3/22/2022	2022-04-12 COTW
Patti	Quinn	3/22/2022	2022-4-12 COTW
Martin	Theberge	4/6/2022	2022-04-12 COTW
Rene	Cormier	4/12/2022	2022-04-26 Council
Daphnee	de Lamirande	4/29/2022	2022-05-12 COTW
Carol	Bradley	6/23/2022	2022-06-28 Council
Ruth	Angevine	6/24/2022	2022-06-28 Council
Denise	Forand	6/28/2022	2022-06-26 Council
Marie	Claude-Roiux	6/28/2022	2022-07-12 COTW
Colleen	Rogers	7/24/2022	2022-09-13 COTW
Shirley	Pineo	8/9/2022	2022-09-13 COTW
Pamela	Spence	8/19/2022	2022-09-13 COTW
Councillor Gail	Tupper	8/22/2022	2022-09-13 COTW
Camilla	Noiles	9/3/2022	2022-09-13 COTW
Sandra Barrs	Heritage Trust of Nova Scotia	10/18/2022	2022-10-25 Council

Combined Overflow System Correspondence

First Name	Last Name	Date Received	Meeting/Logged
Katherine	MacLeod	10/27/2021	2022-01-11 COTW
Katherine	MacLeod	10/28/2021	2022-01-11 COTW
Carrilee	Eddy	3/13/2022	2022-03-22 Council
Anna	DeNicola	3/12/2022	2022-03-22 Council
Darren	Porter	3/13/2022	2022-03-22 Council
Ellen	Hart	3/13/2022	2022-03-22 Council
Jennifer	Davidson	3/13/2022	2022-03-22 Council
Felicia	McNeil	3/14/2022	2022-03-22 Council
Darren	Porter	3/15/2022	2022-03-22 Council
Susie	Smith	3/15/2022	2022-03-22 Council
Carol	Bradley	3/17/2022	2022-03-22 Council
Felicia	McNeil	3/21/2022	2022-04-12 COTW
Felicia	McNeil	4/11/2022	2022-04-26 Council



WEST HANTS REGIONAL MUNICIPALITY REPORT

Information ✓	Recommendation ✓	Decision Request <input type="checkbox"/>	Councillor Activity ✓
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To: Committee of the Whole (West Hants Regional Municipality)

Submitted by: **Jim Ivey, Councillor Windsor South**

Date: November 8, 2022

Subject: Large Commercial Vehicle Parking – Residential Neighborhoods

LEGISLATIVE AUTHORITY

MGA: Part XII Streets and Highways | Traffic Authority
 Windsor Land Use Bylaws: Parking Spaces

RECOMMENDATION or DECISION REQUEST

Council direct staff to undertake a review of vehicle parking regulations in West Hants to determine if a bylaw would be appropriate for regulating the parking of large commercial vehicles in residential neighborhoods.

BACKGROUND

Property ✓	Public Opinion <input type="checkbox"/>	Environment <input type="checkbox"/>	Social <input type="checkbox"/>	Economic <input type="checkbox"/>	Councillor Activity ✓
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In the last 3 years an issue surfaced in a Windsor neighborhood with a large commercial vehicle parked in a driveway that bordered another property. The vehicle was 40 feet long 12 ½ feet tall and which was 10 feet from touching the side of the neighbors home. The issue has since been successfully resolved through the effective engagement of our development and bylaw officers

The issue which occurred highlighted a possible need for regulation to ensure that the situation does not repeat itself within our existing and new residential communities.

DISCUSSION

Halifax undertook a scan of residential parking regulations by type of vehicle in the market as part of its review in implementing its own large commercial vehicle parking regulation in residential neighborhoods. The report from / for Halifax Council can be found here:

<https://cdn.halifax.ca/sites/default/files/documents/city-hall/regional-council/171031rcinfo05.pdf>



With an increasing volume of smaller-sized lots within our newer residential communities as well as the older homes in our historic areas, a regulation limiting the size and nature of vehicles permitted to park off-street or on-street in residential neighborhoods might be a good item to be reviewed and considered.

The impact on the neighborhood and the change created with the size of such a daunting vehicle can change the environment within communities (both socially and physically). The motor

coach in this picture remained in place (not moved) for over three (3) years.

The purpose of this report is to simply outline a broad view of the potential issue such that Planning Staff can determine the best method if appropriate to regulate this type of situation for the future before it becomes a 'larger' issue.

NEXT STEPS

TBD

FINANCIAL IMPLICATIONS

Staff time initially in preparing a report.

ALTERNATIVES

N/A

ATTACHMENTS

CHIEF ADMINISTRATIVE OFFICER REVIEW

(For use if report is from a Councillor. CAO to provide additional comments on background, department/staff responsible and workload, budget, options, preferred strategy. State "Not Applicable" if report is from staff which already incorporates CAO review.)

Report Prepared by: Jim Ivey, Councillor Windsor South, District 11

Report Reviewed by: _____
(Name and Title)

Report Approved by: _____
(Name and Title)



WEST HANTS REGIONAL MUNICIPALITY REPORT

Information <input type="checkbox"/>	Recommendation	Decision Request <input checked="" type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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To: Mayor Zebian and Members of West Hants Regional Municipality Council
Submitted by: _____
 Deanna Snair, Clerk
Date: November 8, 2022
Subject: 2022 Resident Appointments to Planning and Heritage Advisory Committee

LEGISLATIVE AUTHORITY

Municipal Government Act – Section 24 Standing, Special and Advisory Committees

RECOMMENDATION

... that Committee of the Whole recommend to Council that Paul Beazley be appointed as a resident member of the Planning and Heritage Advisory Committee for the 2022-2024 term.

BACKGROUND

Property <input type="checkbox"/>	Public Opinion <input type="checkbox"/>	Environment <input type="checkbox"/>	Social X	Economic <input type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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At the October Committee of the Whole meeting Council reviewed a report to consider PAC/HAC Committee member appointments. At that time staff was unaware that Ms. Jamie O’Hanlon had applied to be re-appointed, as a computer error placed her application in a “junk” mail in-box. Staff only became aware of her application on Monday October 24. Following this development staff presented an additional report to Council at the October 25, 2022 meeting noting Ms. O’Hanlons expression of interest which resulted in the following recommendation being presented to Council “... that Council appoint the following six (6) residents to continue as resident members of the Planning and Heritage Advisory Committee for the 2022-2024 term:

- Lisa Bland
- Tasha Rogers
- Jennifer Nicholls
- Bill Preston
- Jane Davis
- Jamie O’Hanlon

AND

... that Council appoints [Stefan Palios; or Paul Beazley] as the seventh (7th) resident member of the Planning and Heritage Advisory Committee for the 2022-2024 term.”

An election was held by Council resulting in Mr. Palios being recommended and appointed to the PAC/HAC Committee.

DISCUSSION

On October 31, 2022, the Director of Planning and Development received Mr. Preston’s resignation from the Planning Advisory and Heritage Advisory Committee creating the need to fill a vacancy on this committee.

With the recommendation provided at the October 11th Committee of the Whole meeting to appoint Mr. Paul Beazley to the PAC/HAC Committee staff felt there may be value in exploring Councils appetite to proceed in appointing Mr. Beazley to the PAC/HAC Committee.

NEXT STEPS

Should Council support the recommendation at COTW and the November 22nd meeting Council meeting, Mr. Beazley will be contacted and be notified of the appointment.

FINANCIAL IMPLICATIONS

Resident members appointed to a Committee of Council will receive remuneration in accordance with the Council Remuneration Policy, which is identified in the annual Operating Budget.

ALTERNATIVES

- Council may choose to direct staff to review all expressions of interest received prior to the recommendation presented at the October 11, 2022 Committee of the Whole meeting and proceed with a revised recommendation to Council.
- Council may choose to direct staff to readvertise for the Committee vacancy. This will leave an unfilled vacancy on the committee and there will be additional financial costs associated with this decision due to readvertising in the local paper for expressions of interest.

ATTACHMENTS

None

CHIEF ADMINISTRATIVE OFFICER REVIEW

The recommendation is in keeping with the review and recommendation made by Council at the COTW and Council meetings in October as it relates to the citizen applicant. Appointing Mr Beazley would be the most expedient manner to assign the last citizen appointment required for this committee.

Alternatives have been presented for Council's consideration.

I support the recommendation.

Report Prepared by: _____
Deanna Snair, Clerk

Report Reviewed by: _____
Madelyn LeMay, Director, Planning and Development


Report Approved by:  _____
Mark Phillips, Chief Administrative Officer



WEST HANTS REGIONAL MUNICIPALITY REPORT

Information <input type="checkbox"/>	Recommendation <input checked="" type="checkbox"/>	Decision Request <input type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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To: Committee of the Whole

Submitted by:  _____
 Shelleena Thornton, Municipal Operations Supervisor

Date: November 8, 2022

Subject: Thermal Imaging Cameras (TIC) Purchase, Windsor Fire Dept

LEGISLATIVE AUTHORITY

Municipal Government Act, R.S.N.S. 1998, c. 18 - Section 65 – Adoption of Budgets

RECOMMENDATION or DECISION REQUEST

...Committee of the Whole recommends that Council approve the purchase of two Thermal Imaging Cameras (TICs) for Windsor Fire Department to the low compliant quote from Cuming’s Fire & Safety Equipment Ltd, at the over-budget quoted price of \$27,151.00 plus applicable taxes.

BACKGROUND

Property <input type="checkbox"/>	Public Opinion <input type="checkbox"/>	Environment <input type="checkbox"/>	Social <input type="checkbox"/>	Economic <input type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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Council approved \$22,300.00 for the purchase of two thermal imaging cameras for Windsor Fire Dept. in the 2022-23 Capital Budget, to come from Windsor Fire Department’s Fire Equipment Reserve. Since the quotes were received leading into budget deliberations, pricing for the equipment has increased.

DISCUSSION

A Thermal Imaging Camera (TIC) is a device that converts infrared radiation into visible light. These cameras allow us to see heat signatures through heavy smoke, and allow us to see heat inside walls, ceilings, etc. (basically anything that is non-reflective).

These are necessary tools for interior firefighting crews for situational awareness, assisting in locating the seat of the fire quickly (as opposed to locating it by following heat), locating victims in 0 visibility environments (as opposed to searching by feel) and FF safety -proper use of these devices can assist firefighters to tell when interior conditions are deteriorating to the point of flashover (temperature spikes and thermal layer interpretation). We have also used them to search for victims of accidents thrown from vehicles, propane volume in tanks during leaks, etc.

We used to run five MSA cameras, one each on Engine, Rescue, Snorkel, Aerial ladder and Tact unit. Due to wear (these cameras currently in use are 10 years old), we currently have two in service (one requires immediate replacement due to ghosting (blurred imaging)). We intend to use these two new cameras on the Engine and incoming Quint. There will be a future request in the upcoming budget for the third for the Rescue to totally outfit the interior operating crews. Often on larger incidents, we have several crews operating independently who require access to this equipment. Mutual aid companies often have their own cameras, which are deployed with these crews as assigned.

Brooklyn fire currently operates this style of camera, and it is a newer version to what we are used to in Windsor. This is in line with recommendations for equipping West Hants departments with like equipment.

FINANCIAL IMPLICATIONS

As initial investigation into pricing at budget time indicated that these cameras would be less than \$25,000, the quote request process was followed as per the Procurement Policy. Two quotes were received, as there are only two vendors who offer the cameras requested.

Vendor	Quoted Price (pre-tax)	Quote Requested	Quote Received	Quote Expires
Cuming’s Fire & Safety Equipment Ltd.	\$27,151.00	Oct. 7, 2022	Oct. 14, 2022	Dec. 3, 2022
K & D Pratt	\$27,923.00	Oct. 7, 2022	Oct. 13, 2022	Dec. 31, 2022

2022 - 23 Capital Budget – Thermal Imaging Cameras

Quoted Received	\$27,151.00
Non-Recoverable Tax (4.29%)	\$1,164.78
Total	\$28,315.78
Budget	\$22,300.00
Variance (over budget)	(\$6,015.78)

Windsor Fire Department thermal imaging cameras have come in \$6,016 over budget. This capital item was scheduled to be funded through the Windsor Fire Equipment Reserve. As the department's ask for battery powered extrication tools came in \$13,000 under budget, the reserve will be able to handle this increased price and still have a lower draw taken from it overall this year.

NEXT STEPS

Pending approval of Council, staff will proceed to purchase the thermal imaging cameras.

ALTERNATIVES

Council may choose to not approve this purchase. This is not the recommendation to council.

ATTACHMENTS

No attachments.

CHIEF ADMINISTRATIVE OFFICER REVIEW

I support the recommendation.

Report Prepared by: _____
Shelleena Thornton, Municipal Operations Supervisor

Report Reviewed by: _____
Jamie Juteau, Fire Chief Windsor Fire Dept.

Report Reviewed by: _____
Diana Gibson, Acting Director of Financial Services

Report Approved by:  _____
Mark Phillips, CAO



WEST HANTS REGIONAL MUNICIPALITY REPORT

Information <input type="checkbox"/>	Recommendation <input checked="" type="checkbox"/>	Decision Request <input type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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To: Committee of the Whole

Submitted by: Diana Gibson
Diana Gibson, Acting Director, Financial Services

Date: November 8, 2022

Subject: Updated 2022-2023 Taxing Resolution

LEGISLATIVE AUTHORITY

Municipal Government Act, Part VI – Tax Collection

RECOMMENDATION or DECISION REQUEST

Committee of the Whole recommends that Council approve the updated 2022-2023 Taxing Resolution as presented to Committee of the Whole on November 9, 2022.

BACKGROUND

Property <input type="checkbox"/>	Public Opinion <input type="checkbox"/>	Environment <input type="checkbox"/>	Social <input type="checkbox"/>	Economic <input checked="" type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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On June 2, 2022 Council approved RR-212 2022-2023 Taxing Resolution as part of the 2022-2023 budget deliberations.

DISCUSSION

Upon recent review of the resolution, it has been determined that an error occurred in the entry of the area rated residential tax rate. In the current approved resolution, the total tax rate by area was included in this section, when it should have shown the area rate only. The following updates have occurred in the attached:

Community	Approved Resolution Residential Area Rate	Updated Resolution Residential Area Rate
West Hants	1.0223	0.5525
Hantsport	1.6500	1.1830
Windsor	1.8700	1.4030

Please note that the total tax figure provided in each area is calculated properly in the tax resolution, it was just the area rate figure that was entered incorrectly.

NEXT STEPS

Should Council approve the updated resolution, it will go to the Municipal Clerk for signing and filing. And will be used to secure grants-in-lieu of taxes from the province.

FINANCIAL IMPLICATIONS

There are no financial implications related to this change, as the overall tax figures remain the same.

ALTERNATIVES

Council could choose not to approve the updating of this resolution, but this is not recommended by staff as grant-in-lieu of taxes will not be secured without a corrected tax resolution.


ATTACHMENTS

- Updated RR-212 2022-2023 Taxing Resolution

CHIEF ADMINISTRATIVE OFFICER REVIEW

Noting this is a clerical error and correction.

I support the recommendation.

Report Prepared by: 
Diana Gibson, Acting Director, Financial Services

Report Approved by: 
Mark Phillips, Chief Administrative Officer



BE IT RESOLVED that the sums that are required for the lawful purposes of the West Hants Regional Municipality for the year 2022-2023 after crediting the probable revenue from all sources other than the general rates for the year and making the allowance for the abatement and losses that may occur in the collection of taxes and taxes for the current year that may not be collected or collectable is \$16,188,296 and this Council hereby authorizes the levying and collection of a general tax rate of ninety-eighth cents (\$0.98) per one hundred dollars (\$100) of the assessed value of commercial property and the assessed value of residential property and general resource property that will equal four six seven cents (\$0.4670) per one hundred dollars (\$100) of the assessment on residential and general resource property.

BE IT FURTHER RESOLVED that the sums that are required for the lawful purposes of the Community of West Hants for the year 2022-2023 after crediting the probable revenue from all sources other than the area rates for the year and making the allowance for the abatement and losses that may occur in the collection of taxes and taxes for the current year that may not be collected or collectable is \$7,578,413 and this Council hereby authorizes the levying and collection of an area rate tax of eighty cents (\$0.80) per one hundred dollars (\$100) of the assessed value of commercial property and the assessed value of residential property and general resource property that will equal five five two five cents (\$0.5525) per one hundred dollars (\$100) of the assessment on residential and general resource property.

BE IT FURTHER RESOLVED that the sums that are required for the lawful purposes of the Community of Hantsport for the year 2022-2023 after crediting the probable revenue from all sources other than the area rates for the year and making the allowance for the abatement and losses that may occur in the collection of taxes and taxes for the current year that may not be collected or collectable is \$696,429 and this Council hereby authorizes the levying and collection of an area rate tax of two dollars and seventy-seven cents (\$2.77) per one hundred dollars (\$100) of the assessed value of commercial property and the assessed value of residential property and general resource property that will equal one dollar and one eight three zero cents (\$1.1830) per one hundred dollars (\$100) of the assessment on residential and general resource property.

BE IF FURTHER RESOLVED that the sums that are required for the lawful purposes of the Community of Windsor for the year 2022-2023 after crediting the probable revenue from all sources other than the area rates for the year and making the allowance for the abatement and losses that may occur in the collection of taxes and taxes for the current year that may not be collected or collectable is \$4,307,288 and this Council hereby authorizes the levying and collection of an area rates tax of two dollars and eighty-seven cents (\$2.87) per one hundred dollars (\$100) of the assessed value of commercial property and the assessed value of residential property and general resource property that will equal one dollar and four zero three zero cents (\$1.4030) per one hundred dollars (\$100) of the assessment on residential and general resource property.

BE IT FURTHER RESOLVED that the taxpayers in the said Municipality are required to pay the whole of their taxes on or before the 1st day of September, A.D., 2022 provided that if the total amount of taxes owing is not paid in full on or before the 1st day of September, A.D., 2022 the balance of current and prior years' taxes then owing will bear interest at a rate of 15% per annum, such rate to be calculated monthly at the end of each month at a rate of 1.25% until the sums are paid.

TAX DUE DATE – SEPTEMBER 1, 2022

I, Deanna Snair, Municipal Clerk of West Hants Regional Municipality, the Province of Nova Scotia, do hereby certify that this is a true copy of the policy as adopted by the Council of the Region of the Windsor and West Hants Municipality at a meeting duly called and held on the ____ day of _____ (month), _____ (year).


Deanna Snair, Executive Assistant



WEST HANTS REGIONAL MUNICIPALITY REPORT

Information <input type="checkbox"/>	Recommendation <input checked="" type="checkbox"/>	Decision Request <input type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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To: Committee of the Whole

Submitted by: 
 Shelleena Thornton, Municipal Operations Supervisor

Date: November 8, 2022

Subject: Website Redesign and Rebrand Tender Award

LEGISLATIVE AUTHORITY

Municipal Government Act, R.S.N.S. 1998, c. 18 - Section 65 – Adoption of Budgets
Accessibility Act, Chapter 2 of the Acts of 2017 – Section 2 – Purpose of Act

RECOMMENDATION or DECISION REQUEST

...Committee of the Whole recommends that Council approve the award of tender WHRMAD22-01 for the West Hants Regional Municipality website redesign and rebrand, at the tendered price of \$72,846.00 plus applicable taxes to Cundari Group Ltd.

BACKGROUND

Property <input type="checkbox"/>	Public Opinion <input type="checkbox"/>	Environment <input type="checkbox"/>	Social <input type="checkbox"/>	Economic <input type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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Two priorities identified in Council’s 2021 Strategic Plan were:

- Communications (including Branding)
- Accessibility

Both priorities identified objectives and tasks, including establishing a Communications Plan and an Accessibility Plan.

Developing a user-friendly website, incorporating our new brand and accessibility standards is key to meeting these priorities, as well as moving toward the Provincial goal of an accessible Nova Scotia by 2030.

Further, our West Hants Regional Municipality Accessibility Plan identified the following two website barriers:

- Difficulty finding items on the Municipality’s website if you don’t know where to look.
- The Municipality’s website can be challenging or impossible to navigate for people with visual impairments.

A recommended policy within our Plan includes:

- Increase accessibility across the Municipality’s website, social media, and online resources.

Followed with the proposed action(s):

- Ensure the Municipality’s website and any downloadable content meet the latest Web Content Accessibility Guidelines (WCAG) .

DISCUSSION

A Request for Proposals (RFP) was posted on the NS Procurement website and closed on September 8, 2022.

The primary deliverables for the Website Redesign and Rebrand RFP were:

- ✓ Maintain and work with the Municipality’s Content Management System, Joomla.
- ✓ Accessibility features and updates
 - Websites/applications must be browser-type and browser-version independent.
 - Websites/applications must be device independent: desktop computers, laptops, tablets, phones, next generation devices and input-device independent (mouse, keyboard, touch, switch).
 - Websites/applications must be planned, designed, built, tested, and maintained in compliance with the latest equivalents to HTML 5.2, WCAG 2.1 AA, Inclusive Design Principles, Cognitive Accessibility UX Principles, valid CSS, and valid scripting.
 - Alt text should be provided for all images. If there is a need to have a text on a graphic/photo, it must be an overlay, not embedded in the image.
 - Text and background colour combinations should be tested to ensure they meet the minimum contrast ratio standard of 4:5:1 (see: WCAG success criteria 1.4.3).
 - Websites must include Open Graph metadata stack (title, URL, description, site name, image (optional). Combination of Dublin core and Open Graph is acceptable (this is for when the user views the website on mobile, they can view the correct information associated with the site).

- ✓ Social integration – integrated with our Municipal Facebook page(s) and potentially Twitter and/or Instagram.
- ✓ Provide an interactive site with document management functionality.
- ✓ The website should be a comprehensive resource of information for residents, businesses, and visitors with three (3) clicks or less (if possible).
- ✓ Create a visually stunning website that is simple, elegant, and easy to navigate while providing for an exceptional user experience. A clean and focused look, intuitive navigation and responsive design (logical and predictable), user-friendly, mobile-friendly, tablet-friendly, and using SEO best practices.
- ✓ The website shall conform to West Hants Regional Municipality’s existing brand guidelines and narrative (brand-compliant), and development of a web strategy that delivers on all the brand pillars and business lines.
- ✓ Efficient, smooth transition from old website to the new website.
- ✓ Recommendations and process for regular audit, archive, and clean-out of aged content.
- ✓ Recommend at least three (3) design templates and themes.

The RFP was a two-envelope submission meaning that the technical component is provided for the proposal in one envelope and the financial component is in a separate envelope, and only opened after the technical component is reviewed, evaluated, and meets a passing grade of 80%.

Two proposals were received.

- Cundari Group Ltd \$72,846.00 plus taxes
- ECBC Technologies N/A

Both submissions were reviewed, evaluated, and scored on the technical component by the Communications Team, of which one proposal met the required passing grade of at least 80%. The recommendation is before council.

FINANCIAL IMPLICATIONS

Leading into budget preparation, staff reviewed the NS Procurement website to identify pricing for other awarded website redesigns similar in nature. At that time, the budgeted figure of \$37,000 was forwarded for Council approval.

As noted, the tender process has resulted in the recommended bid value of \$73,000 before taxes. Current comparisons with neighboring East Hants show a similar market value of for their recent website redesign at \$80,435.

Comparisons

(These comparisons have not been researched to confirm if they are significantly the same as the WHRM website tender or compared “apples to apples”).

- Website and Promotional Materials for the Hebron Business Park <i>(Municipality of the District of Yarmouth)</i> Awarded August 2022	\$30,139.50
- East Hants Website Redesign Awarded May 2022	\$80,435.00
- Town of Wolfville Website Redesign Awarded March 2021	\$30,235.00
- VREN Website Development Services Awarded May 2021	\$41,525.00
- Nova Scotia Business Inc Awarded March 2021	\$173,568

Through the provincial procurement process, two proposals were received at the time of closing. The following outlines the timeline for the Request for Proposal (RFP) Process:

RFP Posted to Procurement	August 16, 2022
RFP Closing Date	September 8, 2022
60 Days - Expiry of Pricing	December 2, 2022
Days Remaining Before Expiry	25 Days

2022 - 23 Capital Budget – Website Redevelopment - Branding

Price Received	\$72,846.00	
Non-Recoverable Tax (4.29%)	\$3,125.09	
Total	\$75,971.09	
Budget	\$37,000.00	Operating Reserves
Variance (over budget)	\$38,971.09	Post Consolidation Operating Funding
	\$75,971.09	

Website Redevelopment has come in \$38,971 over budget. This capital item was scheduled to be funded through the Regional Operating Reserve. It is recommended that the overbudget portion of this expense be funded through post-consolidation operating funding. The post-consolidation operating funding has capacity to cover this additional cost.

NEXT STEPS

Pending approval of Council, staff will award formal contract to Cundari Group Ltd to proceed with the website redesign and rebrand in accordance with our RFP and their proposal.

ALTERNATIVES

- Council may choose to not award this tender nor proceed with the website redesign and rebrand.
- Council may choose to re-tender this project. If this is the preferred option, because no substantial changes would be made to the RFP, it would not be permitted to be re-tendered for at least 9-12 months as per the NS Procurement Operations.

Neither of these alternatives are recommended to council.

ATTACHMENTS

No attachments.

CHIEF ADMINISTRATIVE OFFICER REVIEW

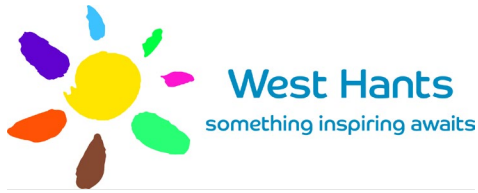
The redevelopment of the website is needed for reasons noted in the report. Additionally, as a growing municipality the website is a critical component of our communication plan providing residents and businesses with service and programming information as well as being the primary conduit to many of the public records of the Municipality (Meeting minutes, policies, bylaws, planning documents, contact information, etc).

We look forward to carrying out this work and I support the recommendation.

Report Prepared by: _____
Shelleena Thornton, Municipal Operations Supervisor

Report Reviewed by: _____
Diana Gibson, Acting Director of Financial Services

Report Approved by:  _____
Mark Phillips, CAO



WEST HANTS REGIONAL MUNICIPALITY REPORT

Information <input type="checkbox"/>	Recommendation <input type="checkbox"/>	Decision Request <input checked="" type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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To: West Hants Regional Municipality Committee of the Whole

Submitted by: Kathy Kehoe, Director Community Development

Date: October 18, 2022

Subject: West Hants Sports Complex Ice Resurfacer Replacement

LEGISLATIVE AUTHORITY

Nova Scotia Municipal Government Act, Section 65 authorizes Council to expend funds for municipal purposes.

DECISION REQUEST

That Committee of the Whole consider one of the two suggested recommendations.

1. That the Committee of the Whole recommends to Council that an allocation of \$177,500 be preapproved for the 2023 / 24 WHRM Capital Budget to support the procurement and purchase of an electric (EV) ice resurfacer for the West Hants Sports Complex with the funding to be withdrawn from the WHRM Canada Community Building Fund (CCBF) reserve.

OR

1. That the Committee of the Whole recommends to Council that an allocation of \$110,000 be preapproved for the 2023 / 24 WHRM Capital Budget to support the procurement and purchase of a propane ice resurfacer for the West Hants Sports Complex with the funding to be withdrawn from the WHRM (Canada Community Building Fund (CCBF) reserve.

BACKGROUND

Property <input type="checkbox"/>	Public Opinion <input type="checkbox"/>	Environment <input type="checkbox"/>	Social <input checked="" type="checkbox"/>	Economic <input checked="" type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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In 2013 Windsor Town Council approved the purchase of the existing 2011 Zamboni Ice Resurfacer and was purchased from Dalhousie University after it had been used for one year.

The ice resurfacer is an essential piece of equipment needed for arena operations and it is used daily throughout ice operations. If the Zamboni ice resurfacer were to become non-operative, this would present significant safety issues for ice users, leading to cancellation of ice use, until the machine can be repaired, or another machine can be supplied (rented or purchased). The West Hants Sports Complex provides seven day a week ice rentals for public skating, minor hockey, recreation leagues, high school hockey, female hockey teams and the Valley Maple Leafs. The facility is also host to tournaments that provide a solid economic impact on the greater community.

DISCUSSION

Given the age of the existing Zamboni Ice Resurfacer staff are seeking permission to proceed with the procurement of a new ice resurfacer for the West Hants Sports Complex.

Ice resurfacers are made in Canada by two main manufacturers, Olympia and Zamboni and the delivery time for a new ice resurfacer is approximately 10 months. The replacement of this machine would be preventative in nature due to the age and delivery time for a new machine.

Staff have compiled a brief list of pros and cons of each type of unit to assist with the decision-making process.

Type of Ice Resurfacer	PROS	CONS
Lithium Ion – EV Ice Resurfacer	<ul style="list-style-type: none"> • Zero maintenance – sealed battery • No smell – no gases • Equal flood times to propane • Good for environment • Funding opportunities • Comes with charging unit – just need to install • Fast charging system (15-20min) – plug in after each flood is all it requires – on single charge is good for 4 floods • No noise • No safety risk – elimination of gas 	<ul style="list-style-type: none"> • Approx. cost - \$170,000 plus hst • Machine issues – no local help • Equipment replacement costs – if something happens to battery after warranty

	PROS	CONS
Propane Ice Resurfacer	<ul style="list-style-type: none"> • Proven • Lower purchase price • Maintenance is manageable 	<ul style="list-style-type: none"> • Emissions • Maintenance costs – ongoing issues • Propane tanks and gas • Noise • Safety risk with propane

If it is the direction of Council to proceed with tendering an electric ice resurfacer there would be building enhancement costs required at a cost of approximately \$7,500.

NEXT STEPS

If approved, staff will commence the procurement of an ice resurfacer for the West Hants Sports Complex. Included in the procurement process will be a recommendation report to Council for the purchase once bids are received and evaluated by staff.

FINANCIAL IMPLICATIONS

The approximate cost for an electric ice resurfacer is \$170,000 plus *HST and for a propane ice resurfacer is \$110,000 plus *HST. The Canada Community Building Funding allows for the purchase of Sports Infrastructure, which includes Ice Resurfacers for arenas. This funding source must be approved by West Hants Regional Council. Approximately \$7,500 in additional costs would be required to upgrade the building for an EV Ice Resurfacer.

Propane Ice Resurfacer
 Estimate: \$110,000

Electric Ice Resurfacer
 Estimate: \$170,000
 Plus
\$7,500 (facility upgrades)
 \$177,500

*Note: All taxes paid are fully recovered on all Capital and Operating expenses related to the Sports Complex.

Estimated WHRM CCBF Reserve Balance	Est Balance
Est. Balance projected for March 31, 2023 at time of 2022/23 budget approval	\$1,066,251
<u>Est. Additional withdraws approved post budget approval</u>	<u>-\$165,000</u>
Sub-total Est.	\$901,251
Propane IR	<u>-\$110,000</u>
	\$791,251
	or
EV IR	<u>-\$177,500</u>
	\$723,751

Note: Annual anticipated 2023 CCBF funding allocation provided to WHRM \$970,000

It has not been fully discussed whether to consider retaining the existing unit for back-up purposes. A back-up machine could be beneficial to both the WH facility and Newport facility. If the unit were to be traded in or sold, that value would benefit the municipality.

ALTERNATIVES

Council can choose not to approve the procurement of an ice resurfacers for the West Hants Sports Complex, understanding if the existing equipment fails the arena portion of the facility will close until one can be rented or purchased. This is not the course of action recommended but it is within the Council's purview.

ATTACHMENTS

n/a

CHIEF ADMINISTRATIVE OFFICER REVIEW

The recommendation to replace the unit is responsible to ensure business interruptions are minimized due to the aging unit.

I support the recommendation to replace the unit and further encourage Council to consider the EV unit as it is in keeping with the MCCAP strategy and modernization of our fleet.

Additionally, with the life expectancy of a new unit another ten (10) year minimum, having an EV unit vs propane unit over the next ten (10) years is an important direct benefit to the municipality as well as a broader symbol of commitment towards greener operations as we enter the anticipated EV era.

Report Prepared by: _____
Kathy Kehoe, Director Community Development

Report Reviewed by: _____
Diana Gibson, Acting Director, Financial Services


Report Approved by:  _____
Mark Phillips, Chief Administrative Officer



WEST HANTS REGIONAL MUNICIPALITY REPORT

Information <input type="checkbox"/>	Recommendation <input checked="" type="checkbox"/>	Decision Request <input type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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To: Committee of the Whole

Submitted by: 
 Shelleena Thornton, Municipal Operations Supervisor/Emergency Management Coordinator

Date: November 8, 2022

Subject: REMO Mutual Aid Agreement

LEGISLATIVE AUTHORITY

Emergency Management Act, Chapter 8 of the Acts of 1990 - Section 10 – Powers and Duties of Municipalities

Municipal Government Act, R.S.N.S. 1998, c. 18 - Section 302 – Mutual Aid

RECOMMENDATION or DECISION REQUEST

...Committee of the Whole recommends that Council approve the Mayor and Clerk sign the REMO – King County-West Hants Mutual Aid Agreement.

BACKGROUND

Property <input type="checkbox"/>	Public Opinion <input type="checkbox"/>	Environment <input type="checkbox"/>	Social <input type="checkbox"/>	Economic <input type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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As per Section 2.2(c) of the Municipality’s Meeting and Committee Procedural Policy, the mandate of the Committee of the Whole is to carry out the duties of the Regional Emergency Management Advisory Committee as set forth the Regional Emergency Management By-law of the Municipality.

DISCUSSION

An emergency could affect us (or units within Kings County), to such a degree that our individual resources would be inadequate to cope with an emergency and we recognize the need for timely exchange of information and sharing of resources during such an emergency. This mutual aid agreement streamlines the process to request assistance.

FINANCIAL IMPLICATIONS

None at this time; however, costs may be incurred during emergency events. If this is the case, any extraordinary or unusual costs, reasonably incurred in the provision of assistance by any party, shall be borne by the requesting party.

NEXT STEPS

Pending approval of Council, the Mayor and Clerk shall sign the Mutual Aid Agreement.

ALTERNATIVES

Council may choose to not approve entering into this Agreement. This is not the recommendation to Council.

ATTACHMENTS

REMO – King’s County-West Hants Mutual Aid Agreement

CHIEF ADMINISTRATIVE OFFICER REVIEW

This mutual aid agreement provides mutual benefits to each party. This agreement is above and beyond existing mutual aid agreements for Fire Services.

I support the recommendation.

Report Prepared by:  _____

Shelleena Thornton, Municipal Operations Supervisor/Emergency Management Coordinator

Report Approved by:  _____

Mark Phillips, CAO

THIS MUNICIPAL EMERGENCY MANAGEMENT MUTUAL AID AGREEMENT made this _____ day of _____, 2022

BETWEEN: **MUNICIPALITY OF THE COUNTY OF KINGS**
 TOWN OF BERWICK
 TOWN OF KENTVILLE, and
 TOWN OF WOLFFVILLE
 WEST HANTS REGIONAL MUNICIPALITY

WHEREAS an emergency could affect the separate parties to such a degree that their individual resources would be inadequate to cope with the emergency;

AND WHEREAS for the purposes of this Agreement, “emergency” as defined by the Nova Scotia *Emergency Management Act*, means a present or imminent event in respect of which the Minister or a municipality, as the case may be, believes prompt co-ordination of action or regulation of persons or property must be undertaken to protect property or the health, safety or welfare of people in the Province;

AND WHEREAS the parties recognize the need for timely exchange of information and sharing of resources during such an emergency;

THEREFORE the parties agree to render, upon request, all possible assistance to each other in the event of an emergency, subject to the following conditions:

1. The request for assistance shall be made by the Chief Administrative Officer (CAO) (or designate) at the request of the Mayor or Warden of the party affected. The request will be forwarded to the receiving CAO (or designate) for discussion with that party’s Mayor or Warden.
2. The extent of the assistance rendered shall be at the discretion of the responding party. The CAO (or designate) of the responding party will advise the CAO of the requesting party of the nature of the assistance to be rendered.
3. Any extraordinary or unusual costs, reasonably incurred in the provision of assistance by any party, shall be borne by the requesting party.

IT IS FURTHER AGREED that, in the event of an emergency occurring within the boundaries of a party to this agreement which may affect any or all of the other parties, the party within whose boundaries such an emergency occurs shall notify those other parties which may be affected.

TERMINATION OF AGREEMENT

This Agreement shall be binding for not less than one (1) year from its effective date and shall continue to be binding upon the parties in subsequent years and shall be considered to renew automatically from year to year. A party may terminate its participation in this Agreement upon at least sixty (60) days written notice to the other parties. Once a termination is effective, it shall no longer be a party to this Agreement, but this Agreement shall continue to be in force among the remaining parties.

This agreement will become effective when all the parties have signed it. The date this Agreement is signed by the last party to sign it (as indicated by the date stated opposite that party's signature), will be deemed the date of this agreement.

IN WITNESS WHEREOF this Agreement is executed on behalf of the participating parties by their duly authorized signing authorities.

SIGNED AND SEALED
in the presence of:

Mayor: _____
Municipality of the County of Kings

Clerk: _____

Date Approved: _____

Date Signed: _____

Mayor: _____
Town of Berwick

Clerk: _____

Date Approved: _____

Date Signed: _____

Mayor: _____
Town of Kentville

Clerk: _____

Date Approved: _____

Date Signed: _____

Mayor: _____
Town of Wolfville

Clerk: _____

Date Approved: _____

Date Signed: _____

Mayor: _____
West Hants Regional Municipality

Clerk: _____

Date Approved: _____

Date Signed: _____