

WEST HANTS REGIONAL MUNICIPALITY

Council Meeting Agenda - Amended

October 26, 2021 - 6:00 p.m.

Virtual via Zoom

(also FB Livestream)

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



West Hants
something inspiring awaits

1. Call to Order
2. Attendance
3. Announcements
4. Approval of the Agenda, including additions or deletions
Additions: Item 11(a)(xii) – Civic Address By-Law; and 11(a) (xiii) – In-camera 13(b)
Deletions: Item 14 New Business (a) Audit Committee Meeting – Verbal update
 - a) Dashboard Action Items – Information Log
 - b) Dashboard Action Items – Dangerous/Unsightly
5. Declaration(s) of Conflict of Interest
6. Approval of Previous Meeting Minutes
 - a) 2021-09-28 Council Meeting Minutes
 - b) 2021-09-28 Public Hearing Minutes – 101 Three Mile Plains Cross Rd, PID# 45197456 Dev. Agreement (closing)
 - c) 2021-09-28 Public Hearings 20 Empire Lane, PID# 45055746 Dev Agreement (closing)
 - d) 2021-09-28 Public Hearings 233 Grey & abutting lot, PID# 45354965 Dev Agreement (closing)
 - e) 2021-09-28 Public Hearings Payzant Dr PID #s 45358314, 45366986, 45055167, 45276441, 45190493, and 45364775 Windsor Land Use By-law Amendment: Reduced lot specification requirements (opening)
7. Public Hearings
 - a) Farm Markets - Windsor Land Use By-Law Amendment (closing)
 - b) Hwy 14, Vaughan, PID 45288750 - West Hants Land Use By-law Map Amendment (closing)
 - c) Payzant Drive, PID45358314, 45366986, 45055167, 45276441, 45190493 and 45364775 WLUB Amendment: Reduced Lot Specification Requirements (closing)
8. Second Readings (related to Item #7 public hearings)
 - a) Farm Markets - Windsor Land Use By-Law Amendment (closing)
 - b) Hwy 14, Vaughan, PID #45288750 - West Hants Land Use By-law Map Amendment (closing)
 - c) Payzant Drive, PID #45358314, 45366986, 45055167, 45276441, 45190493 and 45364775 - WLUB Amendment: Reduced Lot Specification Requirements (closing)
9. Unfinished Business/Postponed Motions
 - a) Former Textile Mill Dangerous or Unsightly updates (standing item)
 - b) Cunnabel Creek – Portable Pump - Verbal Update - Information

- c) VREN LOC Update – Mayor Zebian -Verbal Update
- 10. Mayor’s Report
- 11. Committee(s) of Council Excerpts/Recommendations
 - a) Committee of the Whole Excerpts (October 12, 2021)
 - i. Accessibility Advisory Committee Resident Appointment- Recommendation Report
 - ii. Bramber New Horizons Hall – Decision Request
 - iii. Cunnabel Creek - Recommendation Report
 - iv. Financial Updates – Recommendation from Council
 - v. July 27 Report to Append July 27 Agenda Package – Decision Request
 - vi. MCCAP Committee Resident Appointment - Recommendation Report
 - vii. Parkland Divestment- Recommendation Report
 - viii. Payzant Drive -Recommendation Report
 - ix. Public Right to Know – FOIPOP -Recommendation Report
 - x. Windsor Water Storage Expansion – Recommendation Report
 - xi. WWTP Mill Lakes Upgrades – Recommendation Report
 - b) Audit Committee Excerpts
- 12. Councillor Municipal Business/Activity Reports
- 13. Correspondence
 - a) Information
 - i. Avon Causeway Activity Log
 - 1. Current Correspondence as of October 20, 2021
 - b) Requests (for discussion) – None
 - c) Outgoing (as it relates to Motions of Council to other Provincial agencies/depts) - None
- 14. New Business
- 15. In-Camera
 - (a) Land Matter 22 MGA (2)(a)
 - (b) Land Matter 22 MGA (2)(a)
- 16. Next Meeting Date / Adjournment

1. Call to Order - Mayor Zebian called the meeting to order at 6:04 p.m.

2. Attendance

Council:

Abraham Zebian, Mayor

Rupert Jannasch, Councillor, District 1

Scott McLean, Councillor, District 2

Mark McLean, Councillor, District 3

Jeff Hartt, Councillor, District 4

Paul Morton, Deputy Mayor, District 8

Bob Morton, Councillor, District 6

Ed Sherman, Councillor, District 7

John A. Smith, Councillor District 9

Laurie Murley, Councillor, District 10

Jim Ivey, Councillor, District 11

Regrets: Debbie Francis, Councillor District 5

Staff & Guests:

Mark Phillips, Chief Administrative Officer

Shelleena Thornton, Mun. Operations Super.

Todd Richard, Dir. Public Works

Deanna Snair, Exec. Asst/ Mun. Clerk

Sara Poirier, Sr. Planner

Clarence Tibbot, Resident (ZOOM)

Madelyn LeMay, Dir. Planning & Development

Carlee Rochon, Dir. Financial Services

Stephen Zheng, Resident (ZOOM)

1 public member (Gallery)

3. Announcements

- Acknowledgement by Mayor Zebian that we are in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq People and that this land is governed by the treaties of Peace and Friendship signed in 1726. West Hants Regional Municipality also recognizes that we are all treaty people and have responsibilities to each other and this land.
- Justin Greeno, local resident was the recipient for the Environment Excellence Award for Region 6.
- New Federal cabinet was sworn in today. Congratulations to Minister Sean Fraser on his appointment as Minister of Immigration, Refugees and Citizenship.
- A Remembrance Day ceremony will be held at the Hantsport school in accordance with guidelines that can be reviewed on the community web page on Facebook.
- Hantsport Historical Society - 17 new banners of Remembrance placed in the former town and thanked the Municipality for their assistance with this project.

4. Approval of the Agenda, including additions or deletions

a) Dashboard – Action Items

Additions to the agenda:

- 11 (a)(xii) - Civic Addressing By-Law
- 11(a)(xiii) - In-camera item

Deletions to the agenda:

- 14(a)– Audit Committee verbal update. Dir. Rochon has the audit committee excerpts under 11(b).

Dashboard needs to be cleaned up and updated. Ferry Road high speed update. In phase 3, the map indicated when it will be live. Will need to confirm the time frame.

MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR SHERMAN THAT THE AGENDA BE APPROVED AS AMENDED. MOTION CARRIED.

5. Declaration of Conflict of Interest

- Mayor Zebian declared conflict with item 7(c), 8(c), and 11 (a) (viii)

6. Approval of Previous Meeting Minutes

MOVED BY COUNCILLOR MURLEY AND DEPUTY MAYOR P. MORTON TO APPROVE THE FOLLOWING MINUTES:

- 2021-09-28 Council Meeting minutes
- 2021-09-28 Public Hearing minutes (101 Three Mile Plains, Cross Road, PID #45197456 D.A (closing))
- 2021-09-28 Public Hearing minutes (20 Empire Lane, PID #45055746 D.A (closing))
- 2021-09-28 Public Hearing minutes (233 Grey and abutting lot, PID #45354965 D.A (closing))
- 2021-09-28 Public Hearings Payzant Dr PID# 45358314, 45366986, 45055167, 45276441, 45190493 AND 45364775 Windsor Land Use By-Law Amendment: Reduced lot specification requirements (opening)

MOTION CARRIED. Nays: Ivey

7. Public Hearings

MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR SHERMAN TO GO INTO PUBLIC HEARING. MOTION CARRIED.

The meeting moved into Public Hearing at 6:12 p.m.

- a) Farm Markets; Windsor Land Use By-Law Amendment: Dir. LeMay reviewed the report.
- b) Hwy 14, Vaughan, PID 45288750, West Hants Land Use By-law Map Amendment: Planner Poirier reviewed the report.

Mayor Zebian declared conflict and left at 6:31 p.m. Deputy Mayor P. Morton assumed the chair.

- c) Payzant Drive PIDs 45358314, 45366986, 45055167, 45276441, 45190493 and 45364775, WLUB Amendment: Reduced Lot Specification Requirements for – Planner Poirier reviewed the report.

Item 8 (c) was moved ahead of 8 (a) to consider in respects to Mayor Zebian's declared conflict of interest.

8. Second Readings for the Public Hearing Matters in Agenda Matter # 7

- c) Payzant Drive, PID 45358314, 45366986, 45055167, 45276441, 45190493 and 45364775 - WLUB Amendment: Reduced Lot Specification Requirements for

MOVED BY COUNCILLORS IVEY AND MURLEY THAT COUNCIL GIVES SECOND READING TO AND APPROVES AMENDING THE TEXT OF THE WINDSOR LAND USE BY-LAW TO REDUCE THE MINIMUM LOT SPECIFICATION REQUIREMENTS FOR PID 45358314, 45366986, 45055167, 45276441, 45190493 and 45364775 OWNED BY BRISON DEVELOPMENTS LIMITED AND 3229190 NOVA SCOTIA LIMITED ON PAYZANT DRIVE IN A MANNER SUBSTANTIVELY THE SAME AS THE DRAFT SET OUT IN ATTACHMENT A OF THE REPORT TO THE PLANNING AND HERITAGE ADVISORY COMMITTEE, REPORT #21-09 B DATED JULY 8, 2021, AND AMENDING SECTION 5.34 (A) OF THE WINDSOR LAND USE BY-LAW, SETBACK FOR THE FLANKING YARD, TO ENSURE THAT REQUIRED FLANKAGE YARDS ARE THE SAME AS THE REQUIRED FRONT YARD IN ALL ZONES, UNLESS OTHERWISE SPECIFIED WITHIN THE ZONE REQUIREMENTS. MOTION CARRIED

Mayor Zebian returned to Chambers and assumed the chair at 6:38 p.m.

- a) Farm Markets; Windsor Land Use By-Law Amendment

MOVED BY COUNCILLORS MURLEY AND SHERMAN THAT COUNCIL AMEND THE WINDSOR LAND USE BY-LAW TO CHANGE THE DEFINITION OF FARM MARKETS TO INCLUDE OUTDOOR SPACES AND TO ADD FARM MARKETS TO THE LIST OF PERMITTED USES IN THE FAIRGROUND (FG) ZONE IN A MANNER SUBSTANTIVELY THE SAME AS APPENDIX E OF THE STAFF REPORT TO PAC/HAC DATED SEPTEMBER 9, 2021. MOTION CARRIED.

- b) Hwy. 14, Vaughan, PID 45288750 West Hants Land Use By-law Map Amendment

MOVED BY COUNCILLOR MURLEY AND DEPUTY MAYOR P. MORTON THAT COUNCIL GIVE SECOND READING TO AND APPROVES AMENDING THE ZONING MAP OF THE WEST HANTS LAND USE BY-LAW BY RE-ZONING PID 45288750, VAUGHAN FROM THE GENERAL RESOURCE (GR) ZONE TO THE RURAL COMMERCIAL (RC) ZONE; BY AMENDING THE TEXT

OF THE WEST HANTS LAND USE BY-LAW BY ADDING “ARTS AND CRAFTS STUDIOS” TO THE LIST OF PERMITTED USES IN THE RURAL COMMERCIAL (RC) ZONE; AND BY ALLOWING MORE THAN ONE MAIN BUILDING ON A LOT IN THE RURAL COMMERCIAL (RC) ZONE, ALL AS SHOWN ON THE MAP ATTACHED AS FIGURE 3 AND IN ATTACHMENT A TO THE REPORT #21-12 TO THE PLANNING AND HERITAGE ADVISORY COMMITTEE DATED SEPTEMBER 9, 2021. MOTION CARRIED

9. Unfinished Business/Postponed Motions

- (a) Former Textile Mill Dangerous or Unsightly Updates (standing item) – No new updates
- (b) Cunnabel Creek – Verbal Updates – Dir. Richard gave a verbal update.

Discussion Points:

Rental Option:

- Rental pump option available within days at a reduced price of \$4,867.00/month based on the purchase of a pump, freighted costs are \$700.00 each way (may be able to do this ourselves). (renting an 8” but purchasing a 10”).
- Minimum delivery time is 20 weeks for the purchased pump, depending on delays.

Purchase Option:

- Pump and trailer cost is \$108,310; intake hoses \$12,013 = Total of \$120,323
- Suggesting a 10% contingency to account for modifications to the lift stations and/or incidentals. Making total cost \$132,355 plus HST
- Rental price is the lowest, unable to negotiate a lower purchase price.
- Would be utilized for both Windsor and West Hants sewer as well as both water utilities. Doing this would divide the cost.
- Cost will come from sewer capital reserves. Immediate impacts will be on the Operational budget in relation to the rental. Already budgeted for a deficit of \$171,000. This will add an addition \$20,000 to that deficit. The deficit would be increased.
- Volume of the pipes and pumping capacity were discussed.
- Can rental testing be done to ensure it will work? Can test the 8” rental, 10” pump is not available.
-
- Freshwater pumping can be done for flooding in water sheds, dam breeches, pumping out clear, any emergencies. It would need to be sterilized. Currently rent if a pump is needed.
- Has Department of Environment and Climate Change been contacted? Dir. Richard said that essentially doing that now through the Combined sewer overflow. Going through the current CSO. Not directly discharging to lake Pisiquid. No pipe would be laid into the bed of Lake Pisiquid. No filtration is on this pipe.
- Pump would be for an emergency basis.
- Would like the Emergency Response Plan submitted to the Department of Environment and Climate change
- Will continue discussion when item 11 (a) (iii) is brought to the table.

c) Valley REN – Mayor Zebian gave a verbal update

Discussion Points:

- Discussed both the strategic plan and business plan for the fiscal 2021-22.
- Plan was forwarded to all of Council.
- VREN strategic priorities in development are focused on businesses, workforces, sectors and regions.
- Part of their business strategic plan focuses on housing, regional markets, and business development. Housing is top priority.
- Some local businesses were identified that benefited from Valley REN.
- Pro-active in growing the REN. They partner with ACOA, NSDI AND CBDC.
- Meeting with the REN board and Council should happen soon.
- Recommend touching base with the local businesses or a local board member to have a conversation on their benefits.
- Focus is more on a regional theme, rather than individual units. Noted that the timing requirement (locked in for 2 years after April 1) is difficult
- Issue of Investment ready collateral: not sure if is unchanged. Will need to address when meeting occurs.
- Confirmed that the one (1) year notice has been given. Still a member up to and including March 2022.
- Council to bring questions when the meeting with VREN occurs.

10. Mayor's Information Report – No questions on the report.

Discussion Points:

- Province announced changes to the Motor Vehicle Act:
 - that allows Municipalities to create their own By-Laws to address muffler noise. Not sure when it is in effect. Does not address aftermarket mufflers.
 - Allowing traffic lights regarding to bicycle traffic. Gave the RCMP some tool to suspend licenses immediately in some situations
- NSFM Fall session is happening next week. Top priorities include Funding for roads, Municipal funding, Modernization, Extended Producer Responsibility, Capped Assessment.
- The Windsor Elms Energy Retrofit needed the Municipality to act as a partner to filter funds through the FCM Grant. No financial commitment.
- The Municipality had zero financial commitment to the Martock Fresh Water project. The Municipality was the applicant on the ACOA funding application.

11. Committees of Council Recommendations

a) Committee of the Whole Excerpts – October 12, 2021

- i. Accessibility Advisory Committee Resident Member Appointment
MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR B. MORTON THAT THE FOLLOWING RESIDENT MEMBERS(S) BE APPOINTED TO THE ACCESSIBILITY ADVISORY COMMITTEE FOR THE TERM OCTOBER 2021 TO

OCTOBER 31, 2023: RESIDENT MEMBER REPRESENTATIVE, KELLY ANN JOBSON. MOTION CARRIED

ii. Bramber New Horizons Hall

MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILOOR JANNASCH THAT COUNCIL APPROVE THE USE OF \$34,500 OF CANADA COMMUNITY BUILDING FUND TO FUND ROOF AND WINDOW UPGRADES TO THE BRAMBER NEW HORIZONS HALL TO IMPROVE ENERGY EFFICIENCY. MOTION CARRIED

iii. **Cunnabel Creek**

Councillor S. McLean declared conflict at 7:18 p.m. (works for one of the suppliers)

MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR MURLEY THAT COUNCIL DIRECT STAFF TO PROCEED IN THE SHORT-TERM PUMP RENTAL OPTION/SYSTEM (WITH THE OPTION BE INCLUDED THAT A PORTION OF THE RENTAL COSTS BE NEGOTIATED IN THE PURCHASE PRICE) AND SECURE A PUMP OPTION/SYSTEM TO ALLEVIATE THE SURCHARGE ON THE CUNNABEL CREEK STORM SEWER SYSTEM NOT TO EXCEED \$10,000/MONTH OVER THE COURSE OF THE NEXT FOUR MONTHS. MOTION WITHDRAWN.

Discussion Points:

- Verbal update was given under Item 9(b)
- Recommended option is Battlefield Equipment Rentals.
- Dir. Richard suggested a revised motion.
- This was associated with an emergency and the issues that came about.
- Contacted 2 suppliers. The revised price that came in today was below the Canoe Procurement price. Would like to utilize section 7(e)(1) of the Municipality's Procurement & Tendering Policy re. an emergency purchase.
- Consult with the Department of Environment and Climate change regarding pumping. Currently have overflow built into the process and as part of the transitional authority.

MOVED BY COUNCILLOR MURLEY AND DEPUTY MAYOR P. MORTON THAT COUNCIL APPROVES STAFF TO PROCEED WITH PURCHASE OF A 10" CD250M DIESEL OPERATED PUMP FROM BATTLEFIELD EQUIPMENT RENTALS COMPLETE WITH TRAILER AND HOSES FOR THE PRICE OF \$132,355 PLUS HST, INCLUDING A 10% CONTINGENCY. ALSO, STAFF PROCEED WITH THE RENTAL OF A STANDBY DIESEL OPERATED PUMP AT THE COST OF \$4,867/MONTH TO BE EQUALLY FUNDED THROUGH THE UTILITIES.

MOVED BY COUNCILLORS HARTT AND M. MCLEAN TO AMEND THE MOTION TO INCLUDE “AND THAT THE DIRECTOR OF PUBLIC WORKS CONTACT THE DEPARTMENT OF ENVIRONMENT AND CLIMATE CHANGE TO ADVISE OF OUR EMERGENCY RESPONSE PLAN AND RECEIVE A LETTER BACK FROM THEM PRIOR TO PUMPING. MOTION DEFEATED. Nays: Jannasch, Sherman, P. Morton, Smith, Murley, Ivey, B. Morton, Mayor Zebian

MOVED BY COUNCILLOR JANNASCH AND DEPUTY MAYOR P. MORTON THAT COUNCIL AMEND THE MOTION TO INCLUDE “AND THE DIRECTOR OF PUBLIC WORKS SUBMIT OUR EMERGENCY RESPONSE PLAN TO THE DEPARTMENT OF ENVIRONMENT AND CLIMATE CHANGE AND REQUEST ACKNOWLEDGEMENT OF RECEIPT OF THE LETTER.” MOTION CARRIED
Nays: Hartt, Smith, Mayor Zebian.

Full motion as amended:

MOVED BY COUNCILLOR MURLEY AND DEPUTY MAYOR P. MORTON THAT COUNCIL APPROVES STAFF TO PROCEED WITH PURCHASE OF A 10” CD250M DIESEL OPERATED PUMP FROM BATTLEFIELD EQUIPMENT RENTALS COMPLETE WITH TRAILER AND HOSES FOR THE PRICE OF \$132,355 PLUS HST, INCLUDING A 10% CONTINGENCY. ALSO, STAFF PROCEED WITH THE RENTAL OF A STANDBY DIESEL OPERATED PUMP AT THE COST OF \$4,867/MONTH TO BE EQUALLY FUNDED THROUGH THE UTILITIES, AND THAT THE DIRECTOR OF PUBLIC WORKS SUBMIT OUR EMERGENCY RESPONSE PLAN TO THE DEPARTMENT OF ENVIRONMENT AND CLIMATE CHANGE, AND REQUEST ACKNOWLEDGEMENT OF RECEIPT OF THE LETTER. MOTION CARRIED Nays: Hartt

Councillor S. McLean returned to Chambers at 7:34pm

MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR MURLEY THAT COUNCIL DIRECT STAFF TO CALL FOR AN RFP TO ENGAGE A PROFESSIONAL CONSULTING FIRM TO PROVIDE A MASTER STORM WATER PLAN, AND PRELIMINARY DESIGN FOR THE WINDSOR AREA. MOTION CARRIED Nays: Hartt

Discussion Points:

- Windsor area would be the old town of Windsor boundaries including Wentworth Creek. Have initiated a request for proposal on the Storm Water Master Plan. Should return next month at the Committee of the Whole meeting.

iv. Financial Updates to Council

MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR S. MCLEAN THAT COUNCIL REQUEST MONTHLY FINANCIAL UPDATES BE PRESENTED AT EVERY COMMITTEE OF THE WHOLE MEETING BEGINNING NOVEMBER 9, 2021. MOTION CARRIED Nays: Jannasch

v. July 27 Report to Append July 27 Agenda Package

MOVED BY DEPUTY MAYOR P. MORTON COUNCILLOR B. MORTON THAT COUNCIL DIRECTS THE CAO TO HAVE STAFF APPEND THE REPORT WHICH WAS CIRCULATED TO COUNCIL IN ADVANCE OF THE COUNCIL MEETING ON JULY 27TH, 2021 TO THE JULY 27TH AGENDA PACKAGE OF RECORD FOR THE PUBLIC RECORD AND IN THE PUBLIC INTEREST. MOTION CARRIED

vi. MCCAP Committee Resident Member

MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR MURLEY THAT COUNCIL APPOINT MARK WILLIAMSON AND MIKE CAMPBELL AS RESIDENT REPRESENTATIVES ON THE MUNICIPAL CLIMATE CHANGE ACTION PLAN COMMITTEE UNTIL OCTOBER 31, 2022. MOTION CARRIED

vii. Parkland Divestment

MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR B. MORTON THAT COUNCIL APPROVE THE DIVESTMENT OF 17 MUNICIPALLY OWNED PARKLAND PROPERTIES AS RECOMMENDED IN THE WEST HANTS PARKS AND OPEN SPACES PLAN AND FURTHER THAT THE PROCEEDS OF SALE BE RECORDED IN A CAPITAL RESERVE ACCOUNT AND TO BE DIRECTED TO THE COMMUNITY FOR WHICH THE PROPERTY RESIDED OR THE PROCEEDS CAME FROM. MOTION CARRIED

Mayor Zebian left the chair at 7:43p.m and Deputy Mayor P. Morton assumed the chair.

viii. Payzant Drive

MOVED BY COUNCILLORS SMITH AND MURLEY THAT COUNCIL APPROVES THE AWARD OF TENDER WWHPW21-14 FOR ENGINEERING AND DESIGN WORK FOR THE PAYZANT DRIVE / WENTWORTH ROAD ROUNDABOUT DESIGN TO THE LOW COMPLIANT BIDDER, DESIGN POINT, FOR THE TENDERED PRICE OF \$67,214, PLUS APPLICABLE TAXES, TO BE FUNDED THROUGH CAPITAL RESERVES. MOTION CARRIED

Mayor Zebian returned and assumed the chair at 7:45p.m

ix. Public Right to know – FOIPOP

MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR S. MCLEAN THAT COUNCIL DIRECT STAFF TO ADD THE FOIPOP FORM TO OUR WEBSITE AS WELL AS SOCIAL MEDIA AS APPLICABLE, ALONG WITH ANY RELEVANT ACCOMPANYING INFORMATION REGARDING THE TYPE OF

**INFORMATION RESIDENTS HAVE A RIGHT TO REQUEST AND HOW TO UNDERTAKE SUCH A REQUEST IN A SIMPLE, AFFORDABLE MANNER.
MOTION CARRIED**

x. Windsor Water Storage Expansion

**MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR MURLEY THAT COUNCIL APPROVE THE AWARD OF TENDER WWHPW21-13 FOR ENGINEERING AND DESIGN WORK FOR THE WINDSOR WATER STORAGE EXPANSION TO THE LOW COMPLIANT BIDDER, CBCL LIMITED, FOR THE TENDERED PRICE OF \$139,200 PLUS APPLICABLE TAXES.
MOTION CARRIED** Nays: Hartt, S. McLean and M. McLean

Discussion Points:

- Some preliminary locations have been identified. With direction from Council, staff will proceed through the consult of narrowing down the best location and then look at land negotiation.
- Engineering is site specific related to the hydraulic grade line.
- Land will need to be purchased for the storage tank.
- Can this be tabled for next year? Everything can be delayed, seeing unprecedented growth and development. Want to be ready. One piece of expanding the systems, water storage, expansion at the water treatment plant, interconnection between Windsor and Falmouth. These are planned to deal with the growth.
- Water storage tank is on the Windsor water utility, the other phase is to connect Windsor and Falmouth and then combining the water to provide redundancy.
- This is required, there is a need to have additional water storage. There is a deficit.
- The extra \$6,000 accounts for the total cost of all applicable taxes after the rebatable portion.
- This a budgeted item that Council has already passed. There will be a small additional draw on the reserve.
- Geotechnical would be one of the first steps done, this would be a condition based on the sale of the land.

xi. WWTP Mill Lakes Upgrades

**MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR MURLEY THAT COUNCIL APPROVE THE AWARD OF TENDER WWHPW21-11 FOR ENGINEERING AND DESIGN WORK FOR THE WWTP MILL LAKES WATERSHED UPGRADES TO THE LOW COMPLIANT BIDDER, CBCL LIMITED, FOR THE TENDERED PRICE OF \$270,666, PLUS APPLICABLE TAXES, AND PENDING NS UTILITY AND REVIEW BOARD APPROVAL.
MOTION CARRIED** Nays: S. McLean

xii. Civic Addressing By-Law

MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR MURLEY THAT COUNCIL GIVES FIRST READING AND WILL PROCEED TO A PUBLIC HEARING TO AMEND THE CIVIC ADDRESSING BY-LAW, RC-001, BY ADDING A NEW CLAUSE TO ALLOW COUNCIL TO CHANGE A ROAD NAME WITHOUT SUPPORT OF THOSE OWNING LOTS ON THE STREET, IN A MANNER SUBSTANTIVELY THE SAME AS INCLUDED AS ATTACHMENT A TO THE REPORT ENTITLED CIVIC ADDRESSING BY-LAW AMENDMENT DATED SEPTEMBER 9, 2021. MOTION CARRIED

xiii. In-camera item 13 (b)

MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR MURLEY THAT COUNCIL DIRECT STAFF TO FINALIZE THE PROCESS TO ACQUIRE PID #45156171 AS DISCUSSED IN-CAMERA. MOTION CARRIED

b) **Audit Committee Excerpt – October 26, 2021 – Dir. Rochon reviewed the report.**

MOVED BY COUNCILLORS MURLEY AND SHERMAN THAT COUNCIL APPROVE THE AUDITED CONSOLIDATED FINANCIAL STATEMENT ENDING MARCH 31, 2021 FOR THE WEST HANTS REGIONAL MUNICIPALITY AS PRESENTED TO THE AUDIT COMMITTEE. MOTION CARRIED.

Discussion Points:

- Will be reviewing the Safe Restart in January.
- Will be reviewing the Dial a Ride funding impacts to the 2022-23 Budget
- Will be reviewing the PSAB asset retirement options
- The Municipality has the gold standards of the internal controls.
- Clarity was given on the recreational and cultural services category. This encompasses the Sports Complex, Community centers, programs, grants to organizations, community development department, tourist bureau. Page 27 of the audited statements gives a detailed explanation.

12. Councillor Municipal Activity Reports – Verbal Committee Updates

Deputy Mayor P. Morton - Police Advisory Committee met. The number of calls is down. If any residents have a non-emergency concern, call 902-798-2207.

Councillor Sherman - French Mill Brook Watershed Committee met. Highlights included: some ditch work, new signage is coming, starting a review of the landowners' map, presently there is no concern at the water level.

Councillors Ivey and Murley - attended the MADD memorial bench installation by the downtown Tim Hortons roundabout.

Councillor Ivey - attended Mt. Denson Garden Club AGM. Guest speaker was from ISANS (Invasive Species Alliance Nova Scotia). It may be of value to Parks and Grounds as they may have knowledge or ability to assist in aiding to control some things.

NSFM - Wrote a letter opposing removal of the Capped Assessment Program (CAP) and to acquire financial analysis to better understand the cost benefit. Will circulate his letter to council via e- email.

Attended Develop NS Placemaking Initiative by the Windsor waterfront.

Truth and Reconciliation Day - Visited and spoke with several individuals at Trunk house 2.

Dangerous or Unsightly - Responded to complaints.

Had conversations to correct the references made regarding the Municipality's financial involvement with the work occurring in the river.

13. Correspondence

a) Information

i) Avon River Causeway/Hwy 101 Twinning Project Correspondence Log

ii) Current Avon Causeway correspondence received as of October 20, 2021

b) Requests – None

c) Out-going - None

14. New Business - None

15. In-Camera

b) Land Matter (as per MGA S. 22(2)(a))

MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR MURLEY TO MOVE IN-CAMERA AT 8:22P.M. MOTION CARRIED.

Council present during the public portion of this meeting, CAO Phillips, Supervisor Thornton, Clerk Snair, Dir. Richard, Dir. LeMay, Dir. Rochon, and Mr. Joe Warwick remained for the in-camera meeting; other members of the public left.

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

The meeting reconvened at 10:51 p.m.

b) Land Matter (as per MGA S. 22(2)(a))

MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR B. MORTON THAT COUNCIL APPROVES WEST HANTS REGIONAL MUNICIPALITY ASSIGNING TO NOVA SKI LIMITED THE CONSTRUCTION AND MANAGEMENT OF PROJECT: DIVERSION OF THE AVON RIVER, TO PROVIDE FRESHWATER RESOURCE FOR TOURISM AND AGRICULTURE / MARTOCK FRESHWATER RESTORATION PROJECT, AS PER THE WEST HANTS REGIONAL MUNICIPALITY'S PROCUREMENT AND TENDERING

POLICY RCOFN-003.00, ARTICLE 7(E)(1) ALTERNATIVE PROCUREMENT PRACTICE, AND AS PER THE APPLICATION AND AGREEMENT WITH ATLANTIC CANADA OPPORTUNITIES AGENCY (ACOA). MOTION CARRIED

MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR B. MORTON THAT COUNCIL ENTER INTO A LEASE AGREEMENT WITH NOVA SKI LIMITED, INCLUDING AN OPTION TO PURCHASE, IN A MANNER SUBSTANTIVELY THE SAME AS DISCUSSED IN-CAMERA, ITEM # 15(B) AT THE 2021-10-26 WHRM COUNCIL MEETING. MOTION CARRIED

16. Next Meeting Date / Adjournment – Next regular meeting will be November 9, 2021 Committee of the Whole.

MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR SHERMAN THAT AT 10:52 P.M., THE MEETING ADJOURN. MOTION CARRIED.

Mayor Abraham Zebian (Chair)

Deanna Snair, Executive
Assistant/ Municipal Clerk