

**WEST HANTS REGIONAL MUNICIPALITY**  
**Council Meeting Agenda - AMENDED**  
**January 25, 2022 - 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.

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1. Call to Order
2. Attendance
3. Announcements
4. Approval of the Agenda, including additions or deletions
  - 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) 2021-12-16 Council Meeting Minutes
  - b) 2021-12-16 Public Hearing Meeting Minutes - CDDI By-Law Amendment
  - c) 2021-12-16 Public Hearing Meeting Minutes - College Road, WMPS and WLUB Amendments
  - d) 2021-12-16 Public Hearing Meeting Minutes - O'Brien Street, Windsor Development Agreement & Discharge
  - e) 2021-12-16 Public Hearing Minutes - Fairfield Court, Windsor, Development Agreement
7. Public Hearings
  - a) ~~65 Fort Edward Street MPS and LUB Amendment~~ POSTPONED UNTIL MARCH 22, 2022  
COUNCIL
8. Second Readings (related to Item #7 public hearings)
  - a) ~~65 Fort Edward Street MPS and LUB Amendment~~ POSTPONED UNTIL MARCH 22, 2022  
COUNCIL
9. Unfinished Business/Postponed Motions
10. Mayor's Report
11. Committee(s) of Council Excerpts/Recommendations
  - a) Committee of the Whole Excerpts (January 11, 2022)
    - i. Transfer of the second provincial payment of equalization of \$562,708 to the Regional Operating Reserve Recommendation

ii. WHRM Traffic Calming Policy Recommendation

b) Planning and Heritage Recommendations - None

12. Councillor Municipal Business/Activity Reports

13. Correspondence

a) Information

i. Avon Causeway Activity Log

ii. Current Correspondence as of January 21, 2022

1. 2022-01-11 Gary Nelson re: 65 Fort Edward Street

2. 2022-01-13 Hon. Kody Blois to Hon. Joyce Murray re: Piziquid Canoe Club

3. 2022-01-18 Dawn Allen re: Property adjacent to Fort Edward

4. 2022-01-19 Denise Forand re: Victoria Street and various concerns

5. 2022-01-19 Sarah Brothers re Fort Edward

6. 2022-01-21 Roland Newcombe re Fort Edward

7. 2022-01-21 Valerie Newcombe re Fort Edward

8. 2022-01-21 Andrea Moore re: Fort Edward rezoning

b) Requests – None

c) Outgoing - None

i. Correspondence sent as of January 19, 2022

1. 2022-01-20 Hon. Kim Masland and Hon. Greg Morrow re: follow up to correspondence received 2021-12-09

14. New Business

a) Christmas Trees – Deputy Mayor P. Morton

~~b) 2022-01-25 PCP – Centennial Drive Stormwater Culvert Renewal Recommendation Report, Dir. Richard – POSTPONED UNTIL FEBRUARY 8, 2022 COMMITTEE OF THE WHOLE~~

c) Follow Up of Tidal Water to Address Dust Issue on Lake Piziquid – Councillor Ivey

d) Water meters – Councillor Francis

15. In-Camera

a) 2021-12-16 Council In-Camera Minutes

~~b) Personnel Matter MGA 22 (2)(a) LAND MATTER MGA 22 (2)(A)~~

~~c) Land Matter MGA 22 (2)(a) PERSONNEL MATTER MGA 22 (2)(A)~~

16. Next Meeting Date / Adjournment

**WEST HANTS REGIONAL MUNICIPALITY**  
**Council Meeting Agenda**  
**January 25, 2022 - 6:00 p.m.**  
**Virtual via Zoom (also FB Livestream)**



1. Call to Order – Mayor Zebian called the meeting to order at 6:00pm.
2. Attendance

Council:

Abraham Zebian, Mayor  
Rupert Jannasch, Councillor, District 1 (ZOOM)  
Scott McLean, Councillor, District 2  
Mark McLean, Councillor, District 3 (ZOOM)  
Jeff Hartt, Councillor, District 4  
Debbie Francis, Councillor District 5

Paul Morton, Deputy Mayor, District 8  
Bob Morton, Councillor, District 6  
John A. Smith, Councillor District 9  
Laurie Murley, Councillor, District 10  
Jim Ivey, Councillor, District 11

Regrets:

Ed Sherman, Councillor, District 7

Staff & Guests:

Mark Phillips, Chief Administrative Officer  
Shelleena Thornton, Mun. Operations Super.  
Deanna Snair, Exec. Asst/ Mun. Clerk  
Carlee Rochon, Dir. Financial Services  
Alex Dunphy, Planner

Kathy Kehoe, Dir. Community Development  
Todd Richard, Dir. Public Works  
Madelyn LeMay, Dir. Planning and  
Development

Four residents in attendance via ZOOM for the Public Hearing

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.
  - Meeting is a hybrid meeting. Councillor Jannasch and M. McLean attended virtually via ZOOM. Voting will be through a show of hands (yea or nay) or by utilizing the coloured cards.
  - Reminder that Exits 6-7 (Windsor to Falmouth exits) will be closed for the next 3-4 nights from 7p.m.-7a.m. to put concrete barriers in place.
  - Comments are welcome on the Municipal Facebook page. They will not be read/responded to during the meeting but will be reviewed afterwards.
  - Reminder to the public that the virtual Accessibility public participation event will occur tomorrow evening.
4. Approval of the Agenda, including additions or deletions

- a) Dashboard Action Items – Information Log
- b) Dashboard Action Items – Dangerous/Unsightly

Deletions/changes to the agenda:

- Item 14 (b) PCP Centennial Drive Stormwater Culvert Renewal – This report will return to February 8, 2022, Committee of the Whole.

In-camera Items:

- Switch items 15 (b) and (c), Land Matter will be first, followed by Personnel Matter

Dashboard:

- Consensus of Council was to remove meet the Avon Causeway Gate Stakeholders item.
- Dangerous or Unsightly – average cost of demolitions will be included in the next CAO's report.

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

- 5. Declaration(s) of Conflict of Interest- None
  
- 6. Approval of Previous Meeting Minutes
  - a) 2021-12-16 Council Meeting Minutes
  - b) 2021-12-16 Public Hearing Meeting Minutes - CDDI By-Law
  - c) 2021-12-16 Public Hearing Meeting Minutes -College Road, WMPS and WLUB Amendments
  - d) 2022-12-16 Public Hearing Meeting Minutes – O'Brien Street, Windsor Development Agreement and Discharge
  - e) 2021-12-16 Public Hearing Meeting Minutes – Fairfield Court, Windsor, Development Agreement

**MOVED BY COUNCILLOR MURLEY AND DEPUTY MAYOR P. MORTON  
THAT THE: A) 2021-12-16 COUNCIL MEETING MINUTES,  
B) 2021-12-16 PUBLIC HEARING MEETING MINUTES - CDDI BY-LAW,  
C) 2021-12-16 PUBLIC HEARING MEETING MINUTES -COLLEGE ROAD,  
WMPS AND WLUB AMENDMENTS,  
D) 2022-12-16 PUBLIC HEARING MEETING MINUTES – O'BRIEN STREET,  
WINDSOR DEVELOPMENT AGREEMENT AND DISCHARGE, AND  
E) 2021-12-16 PUBLIC HEARING MEETING MINUTES – FAIRFIELD COURT,  
WINDSOR, DEVELOPMENT AGREEMENT  
BE APPROVED. MOTION CARRIED**

- 7. Public Hearings
  - a) 65 Fort Edward, PID 45336203; WMPS and WLUB Text and Map Amendment  
Discussion Points:

- Mayor Zebian proposed postponing Public Hearing and Second Reading until March 22 as Council continues to await further information and the results of the Phase 1 archaeological assessment. It is only proper to hear all the information before a discussion occurs or comments are heard prior to an application is considered by Council. Deadline for the comment period will be extended until March 11, 2022.

**MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR FRANCIS TO POSTPONE THE PUBLIC HEARING AND SECOND READING UNTIL THE MARCH 22, 2022, COUNCIL MEETING. MOTION CARRIED.**

8. Second Readings – Did not occur due to Public Hearing being postponed until March 22, 2022.

9. Unfinished Business/Postponed Motions - None

10. Mayor’s Report – Mayor Zebian reviewed the report.

Discussion Points:

- Department of Fisheries and Oceans contacted the Municipality to give an update.
- Met with Parks Canada to discuss the site, maintenance to the area, ways to promote attendance.

11. Committee(s) of Council Excerpts/Recommendations

a) Committee of the Whole Excerpts (January 11, 2022)

- i. Transfer of the second provincial payment of equalization of \$562,708 to the Regional Operating Reserve Recommendation

**MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR MURLEY THAT COUNCIL APPROVE THE TRANSFER OF THE SECOND PROVINCIAL PAYMENT OF EQUALIZATION OF \$562,708 TO THE REGIONAL OPERATING RESERVE. MOTION CARRIED**

- ii. WHRM Traffic Calming Policy

**MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR IVEY THAT COUNCIL APPROVE THAT THE ADOPTION OF THE TRAFFIC CALMING POLICY AS PRESENTED ON JAN 11<sup>th</sup>, 2022, BE IMPLEMENTED. MOTION CARRIED**

12. Councillor Municipal Business/Activity Reports - None

13. Correspondence

a) Information

- i. Avon Causeway Activity Log

- ii. Current Correspondence as of January 21, 2022
  - 1. 2022-01-11 Gary Nelson re: 65 Fort Edward Street
  - 2. 2022-01-13 Hon. Kody Blois to Hon. Joyce Murray re: Pisiqid Canoe Club
  - 3. 2022-01-18 Dawn Allen re: Property adjacent to Fort Edward
  - 4. 2022-01-19 Denise Forand re: Victoria Street and various concerns
  - 5. 2022-01-19 Sarah Brothers re: Fort Edward
  - 6. 2022-01-21 Roland Newcombe re: Fort Edward
  - 7. 2022-01-21 Valerie Newcombe re: Fort Edward
  - 8. 2022-01-21 Andrea Moore re: Fort Edward

Discussion Points:

- Mayor Zebian stepped down from the Chair and Deputy Mayor P. Morton assumed it at 6:46 p.m

**MOVED BY MAYOR ZEBIAN AND COUNCILLOR IVEY THAT THE WEST HANTS REGIONAL MUNICIPALITY WRITE A LETTER TO THE HON. JOYCE MURRAY TO ADDRESS THE PLIGHT OF THE PISIQUID CANOE CLUB AND OFFER THEM MITIGATION MEASURES TO ENSURE THEIR CONTINUED OPERATIONS FOR THE CURRENT SEASON AND MANY SEASONS THERE AFTER AND TO COPY THE LETTER TO MP BLOIS, THE PREMIER, MLA SHEEHY-RICHARD, MINISTER OF AGRICULTURE, MINISTER OF FISHERIES, AND MINISTER OF PUBLIC WORKS FOR THE PROVINCE. MOTION CARRIED.** Nays: Hartt

Mayor Zebian re-assumed the Chair at 6:37pm.

- b) Requests (for discussion) – None
- c) Outgoing
  - i. Correspondence sent as of January 19, 2022
    - 1. 2022-01-20 Hon. Kim Masland and Hon. Greg Morrow re: follow up to correspondence received 2021-12-09.

Discussion Points:

- To send correspondence to clarify and correct date of the original motion (2021-09-28) referenced in the letter sent on 2021-01-20.
- Staff to review the privacy act in relation to accepting/receiving correspondence and redacting information pertaining to personal contact information.

14. New Business

- a) Christmas Trees

Discussion Points:

- There has not been a consistent Christmas tree service since the dissolution of Hantsport.
- Communication surrounding tree removal was not clear to the residents in the Municipality.

- There are no issues with Public Works arranging a pickup or corresponding with GFL to pick up remaining trees in Hantsport. This is a small service to provide. Will review for next season.

b) Follow up on Tidal Water Addition to settle Dust Issue from Lake Pisiqid

**MOVED BY COUNCILLORS IVEY AND MURLEY THAT STAFF BE DIRECTED TO WRITE A FOLLOW UP LETTER TO THE HONOURABLE GREG MORROW, MINISTER OF AGRICULTURE REGARDING THE DIRECTION OF THE WEST HANTS REGIONAL COUNCIL ON SEPTEMBER 28, 2021 AND COMMUNICATED THROUGH THE MAYOR IN WRITING TO THE MINISTER ON NOV 16, 2021 TO ASCERTAIN THE STATUS OF THE ORIGINAL REQUEST TO DETERMINE THE POTENTIAL VOLUME OF ADDITIONAL TIDAL WATER THAT COULD BE SAFELY ADDED TO THE FORMER LAKE BED FOR CREATING THE APPEARANCE OF A TIDAL LAKE-LIKE CONDITION AS WELL AS SERVING TO BRING AN END TO THE DUST STORMS WHICH NEGATIVELY IMPACT CITIZENS AND BUSINESSES IN THE IMMEDIATE FALMOUTH AND WINDSOR, WEST HANTS AREA. MOTION CARRIED**

c) Water Meters

Discussion Points:

- Concerns raised were regarding response time to repairs, not receiving a Utility bill until the second quarter, billing amounts from previous usage and number of customers impacted.
- There are a variety of factors that influence repair times as noted in the report.
- Supply ordering has been adjusted to safeguard inventory but not overwhelm the Municipality's financial commitment or be overstocked.
- Utility accounts are flagged after a second zero read and attempts are made to contact the customer either via phone or door knocker. A response is required from the customer to move the process along.
- Estimates can only be with two bills; this is regulated by the UARB.
- There are three different types of meter reads, an Encoder Receiver Transmitter (ERT), a sensor that requires to be physically tapped and the larger meters that require to be read manually. The individual doing the meter reader does not see the zero usage, a report must be downloaded from the equipment.
- The Municipality offers a flexible payment arrangement plan for customers that vary according to the ability of the user without causing hardship. Arrangements are documented to alleviate the stress or fear of suspension services.
- Each scenario is individualized, but there is always room for improvement.

**MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR MORTON  
THAT AT 7:21 P.M. THE MEETING MOVE TO IN-CAMERA. MOTION  
CARRIED**

15. In-Camera
- a) 2021-12-16 In-Camera Council Meeting Minutes
  - b) Land Matter MGA 22 (2)(a)
  - c) Personnel - Labour Matter MGA 22 (2)(a)

**MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR MURLEY  
THAT AT 8:55 P.M, TO MOVE OUT OF IN-CAMERA. MOTION CARRIED**

16. Next Meeting Date / Adjournment – Next regular meeting will be February 8<sup>th</sup> for Committee of the Whole and February 22<sup>nd</sup> for Council.

**MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR MURLEY  
THAT AT 8:57 P.M, THE MEETING ADJOURN. MOTION CARRIED**

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Mayor Abraham Zebian (Chair)

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Deanna Snair, Exec. Asst/Municipal  
Clerk