

WEST HANTS REGIONAL MUNICIPALITY
Council Meeting Agenda - AMENDED
June 28, 2022 - 6:00 p.m.
Virtual via Zoom (also FB Livestream)



1. Call to Order
2. Attendance
3. Announcements
4. Approval of the Agenda, including additions or deletions
 - a) Dashboard Action Items – Information Log – **add CAO's Review to the Dashboard**
 - b) Dashboard Action Items – Dangerous/Unsafely
5. Declaration(s) of Conflict of Interest
6. Approval of Previous Meeting Minutes
 - a) 2022-05-24 Council Meeting Minutes
 - b) 2022-05-24 Public Hearing Meeting Minutes, College Rd, Windsor, PID 45336203, Development Agreement
 - c) 2022-05-24 Public Hearing Meeting Minutes, Regional Dog By-Law and Fees
 - d) 2022-06-02 Special Council Meeting Minutes
7. Presentations:
 - a) Homelessness Tent Strategy - Kayla Todd , Housing support worker, Kimm Kent, POSSE Domenic Padula
 - b) Multi-year Financial Plan Presentation and Motion – RCMP/Finance
8. Public Hearings
 - i. 65 Fort Edward Street, Rezoning and Redesignation Windsor; PID 45059797 (Municipal Lands)
9. Second Readings
 - i. ~~65 Fort Edward Street, Rezoning and Redesignation Windsor; PID 45059797 (Municipal Lands)~~-Postponed until October 25, 2022 at 6 p.m.
10. Unfinished Business/Postponed Motions
 - a) Boundary Review Update - Supervisor Thornton
 - b) Newport Rink and Commission
 - i. West Hants Sports Complex and Newport GFL Recreation Center Recommendation Report – Mayor Zebian
 - ii. Financial Grant Funding Request Follow-up Discussion

- c) Planning Advisory Committee Composition Recommendation Request – Mayor Zebian
 - i. Council Member Nomination and Election
 - ii. Planning and Heritage Advisory Composition Recommendation Request -Mayor Zebian
 - d) Snow & Ice Control Cost Comparison – Contracted / In-House Information Report – Director Richard
 - e) Responsibility for Sewer and Water Laterals Information Report – Director Richard
11. Mayor’s Report
12. Committee(s) of Council Excerpts/Recommendations
- a) Committee of the Whole Excerpts (June 14, 2022)
 - i. 2022-2023 Grants and Contributions
 - ii. Diverse and Inclusive Communities Committee
 - iii. Heritage Beef Classic Show Grant
 - iv. High School Bursaries
 - v. Masonic Home Grant
 - vi. Municipal Boundary Review
 - vii. Nova Scotia Partnership Development Opportunity
 - viii. RCOFN-012.00 Grants and Contributions Policy
 - b) Planning and Heritage Recommendations
 - i. Wentworth Road, PID 45059631, Development Agreement First Reading
13. Councillor Municipal Business/Activity Reports
- i. Councillor Ivey , District 11 Monthly Report
14. Correspondence
- a) Information
 - 1. Avon Causeway Activity Log
 - i. 2022-06-27 Darren Porter re Two adult inner bay of fundy salmon captured and DNA sampled outside the gates in Windsor today
 - 2. Current Correspondence received as of June 23, 2022
 - i. 2022-06-14 Nancy Sherwood re Canoe Club
 - ii. 2022-06-16 Bobby Best re Heritage Classic Beef Show, Thank you
 - iii. 2022-06-21 Hon. Kim Masland re Eastbound off ramp closure at Exit 6 on Hwy 101
 - iv. 2022-06-18 Sherri Bulger re safety concern
 - 3. Fort Edward Activity Log
 - i. 2022-06-24 Carol Bradley re Retaining the former pool site for public use
 - ii. 2022-06-24 Ruth Angevine Lands next to Fort Edward

iii. 2022-06-28 Denise Forand re Fort Edward PID's # 45059797 and # 45059805

4. Storm Wastewater Activity Log

i. Current Correspondence received as of June 23, 2022 - None

b) Requests – None

c) Outgoing

1. Current Correspondence Sent as of June 23, 2022

15. New Business

a) Sidewalk Machine Replacement Recommendation Report - Director Richard

b) Salt Box Replacement Recommendation Report Recommendation Report - Director Richard

c) Committee of the Whole Chair, Amendment to the Meeting and Committee Procedural Policy– Mayor Zebian

d) 2021-2022 Valley Regional Enterprise Network Annual Report – Information Report Mayor Zebian

e) Tender Award for Community Development Truck Recommendation Report– Director Kehoe

f) **New Business: Pothier Motor’s Cross walk assessment – Mayor Zebian**

g) **New Business: Hants Community hospital Emergency Room Department closures – Mayor Zebian**

h) **New Business: Application for change of definition to Community Centre – Mayor Zebian**

16. In-Camera

17. Next Meeting Date / Adjournment

WEST HANTS REGIONAL MUNICIPALITY
Council Meeting Agenda
June 28, 2022 - 6:00 p.m.
Virtual via Zoom (also FB Livestream)



1. Call to Order – Mayor Zebian called the meeting to order at 6:00 pm.
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
Debbie Francis, Councillor, Dist. 5

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

Staff and Guests:

Shelleena Thornton, Mun. Operations
Supervisor
Deanna Snair, Exec. Asst/ Clerk
Diana Gibson, Acting Dir. Financial Services
Kathy Kehoe, Dir. Community Development
Madelyn LeMay, Dir. Planning & Development
(Acting CAO)

Todd Richard, Dir. Public Works
Alex Dunphy, Planner
David Ferguson, Staff Sergeant, RCMP
Marie Claude Rioux (ZOOM)
Kimm Kent, POSSE
Kayla Todd, Family Resource Centre,
Housing Support Worker
Eleven (11) members in the Gallery

Regrets: Mark Phillips, Chief Administrative Officer

3. Announcements
 - Land acknowledgement by Mayor Zebian, 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.
 - Voting will be by show of hands.
 - Canada Day celebrations will be held in Hantsport, a free will offer big breakfast starting at 7:30 a.m. at Churchill House, road races, parades and fireworks at 10 pm. Come out and enjoy.
 - Congratulations extended to the Station Food Hub on receiving a \$400,000.00 grant and being one (1) of twelve (12) (two (2) from Nova Scotia) finalists in the Food Waste Reduction challenge. They do a lot of fundraising activities and are looking for support.
4. Approval of the Agenda, including additions or deletions
 - a) Dashboard Action Items – Information Log

b) Dashboard Action Items – Dangerous/Unsightly

Additions to the Dashboard:

- CAO's review

Additions to the agenda:

- Item 15(f) New Business: Pothier Motor's Cross walk assessment – Mayor Zebian
- Item 15(g) New Business: Hants Community hospital Emergency Room Department closures – Mayor Zebian
- Item 15(h) New Business: Application for change of definition to Community Centre – Mayor Zebian

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
Item 12(a)(iv) Councillor Hartt declared conflict. Councillor Hartt sits on the Masonic Society Board.

6. a) 2022-05-24 Council Meeting Minutes
b) 2022-05-24 Public Hearing Meeting Minutes (College Road, Windsor PID 45336203, Development Agreement)
c) 2022-05-24 Public Hearing Meeting Minutes, Regional Dog By-Law and Fees
d) 2022-06-02 Special Council Meeting Minutes

MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR FRANCIS THAT THE 2022-05-24 COUNCIL MEETING MINUTES, 2022-05-24 PUBLIC HEARING MEETING MINUTES COLLEGE ROAD, WINDSOR PID 45336203, PUBLIC HEARING MEETING MINUTES 2022-05-24 REGIONAL DOG BY-LAW AND FEES AND THE 2022-06-02 SPECIAL COUNCIL MEETING MINUTES BE APPROVED. MOTION CARRIED

7. Presentations
a) Homelessness Tent Strategy by Kayla Todd, Housing support worker for Windsor/West Hants and Kimm Kent, Director of Peer Outreach Support Services and Education (POSSE).

Discussion Points:

- The lack of affordable housing or shelter forces individuals to live in tents. Approximately 36 individuals are homeless, 6-8 of those are living in a tent. People need to have compassion and envision individuals not for where they currently are but for the potential that exists when individuals are properly supported.

- Request a partnership (the Housing Coalition, individuals with lived experiences and the municipality) to develop a strategy (engaging with individuals with lived or living experience, people from the community that have experience homelessness) to create a safe space where individuals can set up a tent as a temporary shelter until a permanent solution can be found. Ideally the space(s) would be discreet, provide a sense of safety, accessible and close to services/resources and allow tents to remain in place and not be removed daily.
- Requesting in the meantime that any areas where tents are currently set up (and not causing a disturbance) remain in place. If there is a concern or complaint that either Kayla or Kimm be contacted to develop a solution and try to mitigate as much risk and harm as possible. Municipality hands out cards with the contact information when needed and is part of the ongoing By-Law process.

MOVED BY COUNCILLORS JANNASCH AND FRANCIS THAT COUNCIL DIRECT STAFF TO PROVIDE A PRELIMINARY STAFF REPORT FOR THE JULY 12, 2022, COMMITTEE OF THE WHOLE MEETING IDENTIFYING WAYS TO ADDRESS THE HOMELESSNESS CRISIS, AND EXPLORE WAYS IN WHICH TENTS MAY BE UTILIZED, AND IDENTIFY LONGER TERM ACCOMMODATIONS AND SOLUTIONS. MOTION CARRIED

The presenters and all but five members of the gallery left at 6:36 p.m.

b) Multi-Year Financial Plan

Manager Gibson and Staff Sergeant David Ferguson, Detachment Commander for the West Hants RCMP provided a review of the Multi-Year Financial Plan identifying that one of the stipulations within the policing agreement is to receive an approval in principle for a multi-year financial plan. Council would still review and approve each year within the budget process. The presentation identified current fiscal year projections (April 1, 2022-March 31, 2023), the five-year financial plan (2023/24-2027/28), cost allocation and projected costs to come.

Discussion Points:

- West Hants RCMP has twenty-two (22) established officer positions and three (3) additional positions funded by the province.
- Municipality generally is never billed for all twenty-two (22) positions for various reasons that results in a cost savings to the municipality.
- The Multi-Year Financial Plan always assumes the full compliment of the utilization (22) for the full fiscal year.
- Municipality is responsible for providing accommodations for policing services. The rental rate is set every five (5) years and is billed to the municipality.
- Equipment estimates are for police modernization and implementation based on National Headquarters anticipated procurement and roll out across the country.
- Each yearly budget would require approval through Councils year budget deliberations.

MOVED BY COUNCILLORS FRANCIS AND MURLEY THAT COUNCIL APPROVES IN PRINCIPLE OF THE RCMP MULTI-YEAR FINANCIAL PLAN FOR 2022-2028. MOTION CARRIED

Staff Sergeant David Ferguson left the meeting at 7:10 p.m.

8. Public Hearings

- i. 65 Fort Edward Street, Rezoning and Redesignation, Windsor, PID 45059797(Municipal Lands)

MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR FRANCIS THAT AT 7:10 P.M THE MEETING MOVE INTO PUBLIC HEARING.

The meeting moved into Public Hearing at 7:10 p.m. Further information on the Public Hearing is available in the 2022-06-28 Public Hearing Minutes – 65 Fort Edward Street, Rezoning and Redesignation, Windsor, PID 45059797(Municipal Lands)

Planner Dunphy reviewed the previous reports that had been presented to Council for consideration, highlighting the initial application date, the current zone designation, the proposed zone designation and the enabling and supporting policies.

MOVED BY COUNCILLORS IVEY AND MURLEY RECOMMENDS THAT ADJOURNS THE PUBLIC HEARING UNTIL 6:00 PM ON OCTOBER 25 AND POSTPONES THE SECOND READING UNTIL OCTOBER 25TH, 2022 IN ORDER TO COMPLETE AND CONSIDER THE RESULTS OF THE PHASE 2 ARCHAEOLOGICAL RESOURCE IMPACT ASSESSMENT FOR 65 FORT EDWARD STREET, WINDSOR (PID 45059797). MOTION CARRIED Nays: S. McLean

The public hearing adjourned, and the regular meeting resumed at 8:12 p.m.

9. Second Readings

- i. 65 Fort Edward Street, Rezoning and Redesignation, Windsor, PID 45059797(Municipal Lands)

Second Reading was postponed until October 25, 2022.

10. Unfinished Business/Postponed Motions

a) Boundary Review Update

Supervisor Thornton provided a highlight and overview on the municipal boundary review and the requirements. Although a boundary review was completed in 2019 another review is required this year to realign with the other municipalities within the province. Deadline for a decision to the UARB is the end of December 2022.

Discussion Points:

- Public consultations are an important element in the review process and a requirement of the Utility and Review Board (UARB). Voter parity is key. If the UARB determines that voter parity is not sustained, new boundaries would be required to be outlined.
- Cost for a boundary review is estimated to range from \$9,900.00 - \$22,000.00 (taxes not included) depending on the projects scope. The lower estimate represented approximately 3 public consultations (based on the 2019 Stantec report results) and a final report for Council to consider. The higher estimate represented a more detailed scope including updating the data from the 2020 voter list. Those figures may or may not impact voter parity (this is vital to the review process).
- The UARB likes to have updated information, especially if they know the information is available. There is a risk that the recommendation could be rejected by the UARB (they are the decision-making body) if the updated information is not provided in councils recommendation.
- Supervisor Thornton will inquire if a Boundary Review can be undertaken between the years of 2022-2030.
- There was value in seeking public input, the question was how to reach the entire population.

MOVED BY COUNCILLORS S. MCLEAN AND HARTT THAT COUNCIL RECOMMEND LEAVING COUNCIL SIZE AT ELEVEN DISTRICTS AND ONE MAYOR (STATUS QUO).

MOVED BY COUNCILLOR JANNASCH AND DEPUTY MAYOR P. MORTON TO DEFER THE MOTION UNTIL COMMITTEE OF THE WHOLE IN JULY TO ALLOW TIME FOR STAFF TO PROVIDE FURTHER INFORMATION ON WHETHER COUNCIL CAN REQUEST A BOUNDARY REVIEW IN ANY OF THE YEARS BETWEEN 2022-2030.

MOTION CARRIED Nays: S. McLean, M. McLean and Hartt

Deputy Mayor P. Morton assumed the chair at 8:46 p.m.

b) Newport Rink and Commission

- i. West Hants Sports Complex and Newport GFL Recreation Centre Recommendation Report

Mayor Zebian reviewed the report highlighting the financial request from the Newport & District Rink and the request made for the West Hants Sports Complex during the budgeting process.

Discussion Points:

- During the 2022/2023 budget deliberations, funding for the West Hants Sports Complex was cut to reduce expenses. The cut resulted in less than \$2000.00 in

- expenses through debt financing charges but resulted in the removal of important funding for improved operations at the Regionally owned facility.
- At the last June 14th Committee of the Whole meeting, Council struggled with the Newport GFL Centre's request to fund the purchase of a new ice resurfacer and delayed the decision until the June 28th Council meeting.
 - Both facilities provide an importance service to the communities within West Hants. Fairness between the municipally owned facility and the facility owned by the independent rink commission is important.
 - It is importance for Council to recognize it has a responsibility to prioritize the operation and maintenance of its Municipally owned facilities. I'd also like to remind Council will be presented with a recommendation report for pre-approval for ordering a new ice resurfacer for the West Hants Sports Complex Council this fall to replace the current 2012 machine currently being used and to allow a delivery before the start of the 2023 season.

MOVED BY MAYOR ZEBIAN AND COUNCILLOR FRANCIS THAT COUNCIL APPROVE FUNDING FOR THE WEST HANTS SPORTS COMPLEX IN THE AMOUNT OF \$20,000 FOR VARIOUS UPGRADES AS STATED DURING BUDGET DELIBERATIONS TO COME FROM THE CANADA COMMUNITY BUILDING FUND (CCBF). MOTION CARRIED

MOVED BY MAYOR ZEBIAN AND COUNCILLOR FRANCIS THAT COUNCIL APPROVE FUNDING FOR THE WEST HANTS SPORTS COMPLEX IN THE AMOUNT OF \$52,500.00 TO GRAVEL NEXT TO THE FRONT PARKING LOT TO INCREASE PARKING CAPACITY TO BE FUNDED FROM THE CAPITAL RESERVE. MOTION CARRIED

MOVED BY MAYOR ZEBIAN AND COUNCILLOR MARK MCLEAN THAT COUNCIL APPROVE THE USE OF \$100,000.00 FROM THE CANADA COMMUNITY BUILDING FUND (CCBF) FOR THE NEWPORT AND DISTRICT RINK COMMISSION TO FUND THE PURCHASE OF AN ICE RESURFACER TO IMPROVE RECREATIONAL SERVICES. MOTION CARRIED

MOVED BY MAYOR ZEBIAN AND COUNCILLOR MURLEY THAT COUNCIL DIRECT STAFF TO PREPARE A REPORT EXAMINING AMENDING THE GRANTS AND CONTRIBUTIONS POLICY RCOFN-012.00 ADDING A SECTION FOR RECREATIONAL FACILITIES DEFINING YEARLY CAPITAL AND OPERATIONAL FUNDING LIMITS. MOTION CARRIED

- ii. Financial Grant Funding Request Follow-up Discussion

This was addressed in the previous items and discussion.

c) Planning Advisory Committee Composition Recommendation Report

i. Council Member Nomination and Election

The floor was opened for nominations. After three calls for nominations, there was one nomination for Mayor Zebian. He accepted the nomination and was appointed.

ii. Planning and Heritage Advisory Composition Recommendation Report

Mayor Zebian reviewed the report recognizing the forward-thinking approach while noting the need to streamline the process and reduce the number of councillors that are represented on the committee.

Discussion Points:

- There is value in having engaged resident members advising Council on planning related matters.
- A smaller committee would increase effectiveness, continue to promote healthy debate and discussions while providing ample time for all members to be involved.
- Important to think as one Region.
- There is value in having community/resident members from each area to ensure representation.

MOVED BY MAYOR ZEBIAN AND COUNCILLOR B. MORTON THAT COUNCIL DIRECT STAFF TO AMEND THE MEETING AND COMMITTEE PROCEDURAL POLICY RCOGE-003.00 APPENDIX K SECTION 3.1 TO READ THE COMMITTEE WILL CONSIST OF TEN(10) MEMEBRS AS FOLLOWS: SEVEN(7) RESIDENT MEMBERS FROM THE REGION OF WEST HANTS WHO ARE NOT COUNCIL MEMBERS OR MUNICIPAL EMPLOYEES AND THREE(3) MEMBERS OF COUNCIL AND FURTHER THAT THIS WILL TAKE EFFECT AT THE NOVEMBER PAC/HAC MEETING.

MOVED BY COUNCILLORS IVEY AND FRANCIS TO AMEND THE MOTION TO INCLUDE IMMEDIATE FAMILY MEMBERS (DEFINED AS CHILDREN, BROTHER, SISTER, SPOUCE, MOTHER, FATHER) OF EITHER COUNCIL OR MUNICIPAL EMPLOYEES. MOTION CARRIED

Full motion as amended:

MOVED BY MAYOR ZEBIAN AND COUNCILLOR B. MORTON THAT COUNCIL DIRECT STAFF TO AMEND THE MEETING AND COMMITTEE PROCEDURAL POLICY RCOGE-003.00 APPENDIX K SECTION 3.1 TO READ THE COMMITTEE WILL CONSIST OF TEN(10) MEMEBRS AS FOLLOWS: SEVEN(7) RESIDENT MEMBERS FROM THE REGION OF WEST HANTS WHO ARE NOT COUNCIL MEMBERS OR MUNICIPAL EMPLOYEES OR IMMEDIATE FAMILY MEMBERS

(DEFINED AS CHILDREN, BROTHER, SISTER, SPOUCE, MOTHER, FATHER) OF EITHER COUNCIL OR MUNICIPAL EMPLOYEES AND THREE(3) MEMBERS OF COUNCIL AND FURTHER THAT THIS WILL TAKE EFFECT AT THE NOVEMBER PAC/HAC MEETING. MOTION CARRIED

MOVED BY MAYOR ZEBIAN AND COUNCILLOR JANNASCH THAT COUNCIL DIRECT STAFF TO AMEND THE MEETING AND COMMITTEE PROCEDURAL POLICY RCOGE-003.00 APPENDIX K TO REMOVE SECTION 3.1 B THAT READS “COUNCIL MEMBERS WILL BE APPOINTED TO THE COMMITTEE IN NOVEMBER FOR A TERM OF ONE (1) YEAR AND THE TERM WILL EXPIRE FOLLOWING THE OCTOBER MEETING THE NEXT YEAR. THE APPOINTMENTS MADE AS OF APRIL 2021 WILL EXPIRE OCTOBER 2022”, AS PER SECTION 17.8 IT AUTOMATICALLY MAKES IT A 2 YR TERM. MOTION CARRIED

MOVED BY MAYOR ZEBIAN AND COUNCILLOR M.MCLEAN THAT COUNCIL DIRECT STAFF TO ADD UNDER APPENDIX K TO THE MEETING AND COMMITTEE PROCEDURAL POLICY RCOGE-003.00 A SECTION 4.4 TO READ RESIDENT MEMBERS MAY BE REAPPOINTED FOR A MAXIMUM OF THREE (3) TERMS. MOTION CARRIED

Mayor Zebian assumed the chair at 9:17 p.m.

d) Snow & ice Control Cost Comparison

Director Richard reviewed the information report stemming from recent discussions over contracts and snow removal services/costs compared to providing the service in house during the 2019-20 and the 2020-21 years.

Discussion Points:

- The costs reflected were on the previously contracted streets pre-consolidation.
- There was a 35% increase in street kms than what was previously contracted out.
- The more km’s done, the lower the cost per km. Cost per km does include sidewalks.
- No new addition equipment has been added to the fleet, only replacements.
- Cost to perform was much lower than contracted services. Winter Maintenance Agreement WITH ns Public Works allows for some cost savings.
- Consolidation of resources allows the capacity to do more streets.
- The municipality has the luxury to split resources through many departments, only allocating snow removal costs when it snows.

- In houses services provided excellent value and public services to the residents at a lower overall cost.
- Increased costs reflect the additional charges outside the contracted months.
- Comparing prices through a tender is essentially a contract A and cannot be done. Informal inquiries have been made through local contractors (based on the number of streets, what would the rough cost per km be?) The cost was much higher.
- The \$66,000.00 in the budget was for snow and ice control. Snow equipment maintenance or the salaries was not included in this number.

e) Responsibility for Sewer and Water Laterals

Director Richard reviewed the information report stemming from the discussion around water and sewer laterals (services). The report highlighted the responsibilities of both the municipality and the homeowner with respects to sewer and water laterals, Council's appetite to explore a change and the need for the By-law to change, how council would discuss and determine a funding model to be used additional operational costs should Council wish to pursue a change.

Discussion Points:

- Majority of other municipal units share the same policy.
- Municipality is responsible for the water main along and lateral to the property line.
- Water laterals are the financial responsibility of the property owner from the curb stop to the property or business.
- Municipality is responsible for the sewer main to the end of the sewer main connection.
- Sewer laterals are the responsibility of the property owner from the sewer main to the business or home.
- Any changes to the policy would affect both the water and sewer rates.

11. Mayor's Report

Mayor Zebian provided a verbal report.

Discussion Points:

- Congratulations extended to all the Graduates of 2022.
- Seniors' games were another success.
- First Pride Parade was well attended.
- Attended the Queens Jubilees at Kings Edgehill School, Ardoise Community Park Grand opening, RCMP Community Volunteer Recognition event,
- Discussions we had with the RCMP on various community concerns/issues, issues related to waste collection, various parking issues, concerns pertaining to the Piziquid Canoe Club (Highway 14) re: operation and noise levels
- Met with Paul Dixon (Valley REN) to discuss West Hants participation and moving forward (views and how the VREN could help address this within the communities)

- Had an information session with Department of Municipal Affairs (DMA) regarding the housing situation in the province, the housing authority and the affordable housing commission report and Auditor General’s report.
- Avon Chamber of Commerce scheduled for tomorrow night.
- Welcome to a new company “Made with Local” located in the former YUM Foods Building on Cedar Street. The business produces granola bars and will create between 2-8 jobs for the local community.

12. Committee(s) of Council Excerpts/Recommendations

a) Committee of the Whole Excerpts (June 14 , 2022)

i. 2022-2023 Grants and Contributions

MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR FRANCIS THAT COUNCIL ADOPTS THE ATTACHED SUMMARY, AS PRESENTED, RECOMMENDING GRANT FUNDING TO THE LISTED RECIPIENTS AND AUTHORIZE STAFF TO RELEASE FUNDS ONCE ALL REQUIREMENTS, AS OUTLINED UNDER THE GRANT AND CONTRIBUTION POLICY, HAVE BEEN MET, EXCLUDING THE NEWPORT RINK AND THE WINDSOR MASONIC SOCIETY. MOTION CARRIED

MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR FRANCIS THAT COUNCIL APPROVE THE FOLLOWING GRANTS FROM THE 5% RESERVE FUND: BROOKLYN DISTRICT ELEMENTARY SCHOOL TO FUND THE UNSPENT PORTION OF THE PHASE 1 OF THE TENNIS COURT REPAIRS THAT WAS APPROVED IN 2021 IN THE AMOUNT OF \$4,827. MOTION CARRIED

MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR M. MCLEAN THAT COUNCIL APPROVE BROOKLYN DISTRICT ELEMENTARY SCHOOL TO FUND PHASE 2 OF THE TENNIS COURT REPAIRS IN THE AMOUNT OF \$5,000. MOTION CARRIED

MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR FRANCIS THAT COUNCIL APPROVE THE WEST HANTS TRAILS ASSOCIATION TO FUND THE PURCHASING OF AN OUTDOOR LEISURE STRUCTURE FOR THE ARDOISE COMMUNITY PARK IN THE AMOUNT OF \$2,500. MOTION CARRIED

MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR IVEY THAT COUNCIL APPROVE BROOKLYN VOLUNTEER FIRE DEPARTMENT TO FUND TRAIL MAINTENANCE FOR BROOKLYN FIRE DEPARTMENT TRAIL IN THE AMOUNT OF \$2,075. MOTION CARRIED

MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR IVEY THAT COUNCIL APPROVE GLOOSCAP HERITAGE ARCHERS ASSOCIATION TO ASSIST WITH THE COST OF INSTALLING A NEW DECK AND ROOF REPAIRS IN THE AMOUNT OF \$1,000. MOTION CARRIED

- ii. Diverse and Inclusive Communities Committee
MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR IVEY THAT COUNCIL DIRECT STAFF TO AMEND APPENDIX M IN THE MEETING AND COMMITTEE PROCEDURAL POLICY TO REFLECT THE CHANGES NOTED IN ATTACHMENT B; AND FURTHER DIRECT STAFF TO ADVERTISE FOR INTERESTED PARTIES WHO WILL BECOME THE VOICE AND SUPPORT OF THE DIVERSE AND INCLUSIVE COMMUNITIES COMMITTEE. MOTION CARRIED
- iii. Heritage Beef Classic Show Grant
MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR B. MORTON THAT COUNCIL APPROVE THE REQUEST FROM THE HERITAGE BEEF CLASSIC AND THE THREE OTHER LATE APPLICATIONS FOR THE GRANTS AND CONTRIBUTIONS AT FIFTY PERCENT (50%) OF THEIR ORIGINAL ASK TO BE FUNDED THROUGH THE OPERATING RESERVE. MOTION CARRIED
- iv. High School Bursaries
MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR B. MORTON THAT COUNCIL DIRECT STAFF TO BRING BACK A REPORT TO COUNCIL ADVISING ON POLICY CHANGES WITH RESPECTS TO BURSARIES TO REFLECT AN EQUAL OPPORTUNITY FOR ALL STUDENTS WITHIN WEST HANTS REGARDLESS OF HIGHSCHOOL OF CHOICE. MOTION CARRIED

Councillor Hartt left the meeting at 9:54 p.m.

- v. Windsor Masonic Society Grant
MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR S. MCLEAN THAT COUNCIL ADOPT THE WINDSOR MASONIC SOCIETY GRANT AS OUTLINED IN THE GRANTS CONTRIBUTIONS. MOTION CARRIED

Councillor Hartt returned at the meeting at 9:55 p.m.

- vi. Municipal Boundary Review
Discussion Points:

- The vote was for process. This item was discussed in item 10(a) Unfinished Business.

MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR FRANCIS THAT COUNCIL DIRECT STAFF TO EXPLORE THE OPTION OF REDUCING COUNCIL SIZE TO 9(NINE) COUNCILLOR PLUS 1 (ONE) MAYOR AS REFERENCED IN THE 2019 STANTEC REPORT.

At 9:55 p.m. the MOVER and SECONDER withdrew the motion.

vii. Nova Scotia Partnership Development Opportunity

At 9:56 p.m. Mayor Zebian and Councillor Francis declared conflict. Both own land in the vicinity of the area.

Discussion Points:

- The unknown was if a development would occur or what that would look like.

MOVED BY COUNCILLORS SMITH AND MURLEY THAT COUNCIL DETERMINES THAT THE DEVELOPMENT OF A PUBLIC STREET IN THE AREA OF THE PRESENT ELEMENTARY SCHOOL DRIVEWAY NEAR TREMAIN CRESCENT BE LEFT TO THE DEVELOPER.

At 9:58 p.m. the MOVER and SECONDER withdrew the motion.

Mayor Zebian and Councillor Francis returned at 9:59 p.m.

viii. RCOFN-012.00 Grants and Contributions Policy

MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR B. MORTON THAT COUNCIL DIRECT STAFF TO LOOK AT THE RCOFN-012.00 GRANTS AND CONTRIBUTIONS POLICY WHEN ONE OFF APPLICATIONS ARE RECEIVED. MOTION CARRIED

At 10:00 p.m. as per policy Mayor Zebian requested Council continue with the meeting to address further important business. There were no objections.

b) Planning and Heritage Recommendations

i. Wentworth Road, PID 45059631, Development Agreement, First Reading
Planner Dunphy reviewed the report highlighting the development agreement to permit 240 apartment units, 10,000 sq feet of commercial space and 17 townhouse dwellings on PID 45059631 ON Wentworth Road.

Discussion Points:

- A public information meeting was held on May 14th.
- Planning and Heritage Advisory Committee (PAC/HAC) discussions resulted in a question of the buffering requirements. Council may amend the development

- agreement to add buffering requirements abutting the agricultural land.
- There is capacity within the water utility to provide for the 240 units as long as council continues to approve the capital and invest in the upgrades/repairs to the utility.
- A storm water management plan (from an engineering company) is required with any Development Plan to ensure pre and post development flows remain at status quo. Maintenance is being done to reduce the inflow and infiltration into those systems.
- Council would benefit from a presentation from CBCL on the water capacity for treated water.

MOVED BY COUNCILLOR IVEY AND DEPUTY MAYOR P. MORTON THAT COUNCIL GIVES FIRST READING AND WILL HOLD A PUBLIC HEARING TO CONSIDER ENTERING INTO A DEVELOPMENT AGREEMENT TO PERMIT 240 APARTMENT UNITS, 10,000 SQ. FT. OF COMMERCIAL SPACE, AND 17 TOWNHOUSE DWELLINGS ON PID 45059631 ON WENTWORTH ROAD IN A MANNER SUBSTANTIVELY THE SAME AS THE DRAFT SET OUT IN ATTACHMENT D OF THE REPORT TO THE PLANNING AND HERITAGE ADVISORY COMMITTEE REPORT #22-03 DATED JUNE 9, 2022. MOTION CARRIED

MOVED BY COUNCILLOR IVEY AND DEPUTY MAYOR P. MORTON THAT COUNCIL REQUIRES THAT THE DEVELOPMENT AGREEMENT WITH FH DEVELOPMENT GROUP INC. BE SIGNED WITHIN 120 DAYS FROM THE DATE OF FINAL APPROVAL BY COUNCIL OR THE DATE THAT ANY APPEALS HAVE BEEN DISPOSED OF; OTHERWISE THIS APPROVAL WILL BE VOID AND OBLIGATIONS ARISING HEREUNDER SHALL BE AT AN END. MOTION CARRIED

13. Councillor Municipal Business/Activity Reports

Councillor Ivey reviewed the monthly activity report.

Discussion Points:

- Parking Enforcement - Differing opinions being heard (enforced too much making it not business friendly or too little making it not consumer friendly) and large commercial vehicles parked in residential areas (Land Use By-laws).
- Water related concerns - Flooding from the past year.
 - Consumption increases.
 - Pro-rated billing dates on the quarterly bills giving the appearance of a base rate change, when in fact there has been no change it was how the days in the billing cycle were calculated.

- NSFM submission request – no combined response received from NSFM. Staff will send out the consensus from West Hants Regional Municipality.
- River/Lake related questions from residents re: seed planting on the sand bar, status of the lake and debris along the beach (bridge remnants).
- Attended the Brooklyn Fire Training, Valley Community Fiber Network (VCFN) Board Meeting and the VCFNA (Authority) Meeting, Graduation parade on Saturday(Congratulations to all the Graduates) and proud to witness the first Hants County Pride parade, great work was done by all.

Correspondence

a) Information

1. Avon Causeway Activity Log
 - i. 2022-06-27 Darren Porter re: Two adult inner Bay of Fundy salmon captured, and DNA sampled outside the gates of Windsor today.
2. Current Correspondence Received
 - i. 2022-06-14 Nancy Sherwood re: Canoe Club
 - ii. 2022-06-16 Bobby Best re: Heritage Classic Beef Show, Thank you
 - iii. 2022-06-21 Hon. Kim Masland re: Eastbound off ramp closure at Exit 6 on Hwy 101
 - iv. 2022-06-28 Sherri Bulger re: safety concerns
3. Fort Edward Activity Log
 - i. 2022-06-24 Carol Bradley re: Retaining the former pool site for public use
 - ii. 2022-06-24 Ruth Angevine re: Lands next to Fort Edward
 - iii. 2022-06-28 Denise Forand re: Fort Edward PID's # 45059797 and # 45059805
4. Storm Wastewater Activity Log
 - i. Storm Wastewater Correspondence as of June 23, 2022. There was no correspondence received.

b) Requests – There was no requested correspondence.

c) Outgoing – There was no outgoing correspondence.

14. New Business

a) Sidewalk Machine Replacement Recommendation Report

Director Richard reviewed the recommendation report identifying the need to replace a 2006 Trackless MT 5, Sidewalk machine after being rendered unusable during the winter.

Discussion Points:

- This is a time sensitive matter, hoping to get the approval and ordered to ensure delivery date before the item is needed.
- Procurement Policy has a piggyback clause that enables WHRM and other municipalities to capitalize on other municipalities cost savings. The clause

enables the municipality to procure equipment at the same cost allocated to other municipalities, in this case the city of Miramichi.

MOVED BY COUNCILLORS MURLEY AND FRANCIS THAT COUNCIL APPROVE THE PURCHASE OF A REPLACEMENT TRACKLESS SIDEWALK MACHINE AND ATTACHMENTS AT A COST OF \$216,600 PLUS TAX AND A 5% CONTINGENCY FROM SAUNDERS EQUIPMENT LIMITED. MOTION CARRIED

b) Salt Box Replacement Recommendation Report

Director Richard provided a summary review of the report identifying the need to replace the salt dump body of truck #51. This piece of equipment is a primary salt truck for use in winter snow and ice control on municipal street throughout WHRM.

Discussion Points:

- During the winter months of 2022, the truck body suffered a catastrophic failure due to metal fatigue. A temporary repair was done to get through the winter at half the capacity.
- The formal tender process was not used due to ongoing market volatility, supply chain delays, increased demand for steel, and a short window before the beginning of the winter season. Staff are recommending alternative procurement under Section E.1, due to the impacts a delay in procuring this item would have.

MOVED BY COUNCILLORS MURLEY AND FRANCIS THAT COUNCIL APPROVE THE PURCHASE A REPLACEMENT SALT/DUMP BODY FOR TRUCK #51 AT A COST OF \$49,542.70 PLUS TAX PLUS A 10% CONTINGENCY, FOR THE SUPPLY AND INSTALLATION OF A LAROCHELLE SALT DUMP BODY FROM XL TRUCK & EQUIPMENT SERVICES AS QUOTED. MOTION CARRIED

Mayor Zebian rescinded the chair to Deputy Mayor P. Morton at 10:35 p.m.

c) Committee of the Whole Chair Recommendation Report

Mayor Zebian reviewed the recommendation report highlighting the recommendation that the Deputy Mayor be the chair for Committee of the Whole meetings to allow the Mayor an opportunity to join in regular debate to better allow for an overall voice for all the districts during these meetings and not have to step down from the chair.

MOVED BY MAYOR ZEBIAN AND COUNCILLOR FRANCIS THAT COUNCIL DIRECT STAFF TO AMEND THE COMMITTEE AND PROCEDURAL POLICY, RCOGE-03.00, SECTION 8.1 TO READ "THE CHAIR OF COUNCIL WILL BE THE MAYOR AND THE CHAIR OF

COMMITTEE OF THE WHOLE WILL BE THE DEPUTY MAYOR EXCEPT:

A) IN THE ABSENCE OF THE MAYOR AT COUNCIL, THE DEPUTY MAYOR WILL BE THE CHAIR

B) IN THE TEMPORARY ABSENCE OF BOTH THE MAYOR AND DEPUTY MAYOR, A CHAIR WILL BE APPOINTED FROM THE COUNCILLORS PRESENT AT THE MEETING. MOTION CARRIED

Mayor Zebian assumed the chair at 10:27 p.m.

d) 2021-2022 Valley Regional Enterprise Network (VREN) Annual Report
Mayor Zebian provided the report for informational purposes. The VREN held their Annual General Meeting. If Council has any questions, please contact CEO Jennifer Turfts.

e) Tender Award for Community Development Truck Recommendation Report
Director Kehoe reviewed the report identifying the need to request additional funding for the truck (support the parks and grounds staff) that was approved in the 2022-2023 Budget.

Discussion Points:

- The truck was over the approved amount of \$55,000.00. There is capacity within the Reserve Vehicle amount to accommodate the increased ask.
- The procurement process was followed with only one (1) bid being received. Three bids are looked for, but not always received. The tender was publicly advertised for all of Nova Scotia.

MOVED BY COUNCILLORS FRANCIS AND MURLEY THAT COUNCIL APPROVE THE AWARD OF TENDER WWHCD22-01 TO POTHIER MOTORS LTD. TO SUPPLY 1 (ONE) NEW ½ TON 4X4 TRUCK AT A NET COST OF \$57,676 PLUS APPLICABLE TAXES. MOTION CARRIED

Mayor Zebian stepped down from the chair. Deputy Mayor P. Morton assumed the chair at 10:42 p.m.

f) Pothier Motors Crosswalk Assessment
Mayor Zebian presented a verbal report identifying the increased pedestrian traffic (Pothier Motors staff crossing the road and residents who walk on that section of road),

Discussion Points:

- In speaking with the local MLA and local area manager of the Provincial Department of Public Works it was identified that an assessment could be done to determine if the area warrants a crosswalk. Direction from Council is needed to request the assessment be done.
- A presentation was received in 2018 with respects to the stop sign. There is value in having the stop sign reviewed at the same time to see if any upgrades are required.

- Costs and responsibilities are to be determined. The initial step is to see if a crosswalk is warranted.

MOVED BY MAYOR ZEBIAN AND COUNCILLOR FRANCIS THAT COUNCIL AUTHORIZE THE MAYOR TO REQUEST THE PROVINCIAL DEPARTMENT OF PUBLIC WORKS, IN PARTICULAR THE LOCAL AREA MANAGER ROBYN HOMMANS CHECKS THE WARRANTS FOR A CROSSWALK ADJACENT TO POTHIER MOTORS. MOTION CARRIED

g) Hants Community Hospital Emergency Room Closures

Mayor Zebian provided a verbal report alerting Council and the public about the numerous announced closures for the Hants Community Hospital's Emergency Room Department and provided the dates.

Discussion Points:

- Current and former health care professional have put recommendations forward to be considered. Increase incentives, provide an experienced nurse and paramedic (as done in other Emergency Rooms) to cover the vacancies, provide education to the public on triage levels.
- The board at the Hants Shore clinic were advised that physicians in Windsor are paid less to cover shifts compared to physicians in Halifax. It is important to verify if this information is correct and the reason behind this action.

MOVED BY MAYOR ZEBIAN AND COUNCILLOR M. MCLEAN THAT COUNCIL SEND AN EMERGENCY LETTER TO THE NOVA SCOTIA PREMIER, THE HONOURABLE TIM HOUSTON, THE NOVA SCOTIA MINISTER OF HEALTH AND WELLNESS, THE HONOURABLE MICHELLE THOMPSON AND THE MINISTER OF SENIORS AND LONG TERM CARE, THE HONOURABLE BARBARA ADAMS EXPRESSING WEST HANTS REGIONAL MUNICIPALITY'S CONCERNS WITH THE PLANNED CLOSURES AT THE HANTS COMMUNITY HOSPITAL EMERGENCY ROOM DEPARTMENT, AND TO IMMEDIATELY CONSIDER THE EMERGENCY SOLUTIONS TO PREVENT THE PLANNED CLOSURES AT THE HANTS COMMUNITY HOSPITAL EMERGENCY ROOM DEPARTMENT.

MOVED BY COUNCILLORS JANNASCH AND FRANCIS THAT THE MOTION BE AMENDED TO INCLUDE A REQUEST TO VERIFY IF PHYSICIANS IN WINDSOR ARE PAID LESS THAN PHYSICIANS IN HALIFAX AND TO RECEIVE AN EXPLANATION FOR THIS ACTION, AS WELL AS CC MLA, MELISSA SHEHBY-RICHARD. MOTION CARRIED
Full motion as amended:

MOVED BY MOVED BY MAYOR ZEBIAN AND COUNCILLOR M. MCLEAN THAT COUNCIL SEND AN EMERGENCY LETTER TO THE NOVA SCOTIA PREMIER, THE HONOURABLE TIM HOUSTON, THE NOVA SCOTIA MINISTER OF HEALTH AND WELLNESS, THE HONOURABLE MICHELLE THOMPSON, THE MINISTER OF SENIORS AND LONG TERM CARE, THE HONOURABLE BARBARA ADAMS AND MLA, MELISS SHEEHY-RICHARD EXPRESSING WEST HANTS REGIONAL MUNICIPALITY'S CONCERNS WITH THE PLANNED CLOSURES AT THE HANTS COMMUNITY HOSPITAL EMERGENCY ROOM DEPARTMENT, AND TO IMMEDIATELY CONSIDER THE EMERGENCY SOLUTIONS TO PREVENT THE PLANNED CLOSURES AT THE HANTS COMMUNITY HOSPITAL EMERGENCY ROOM DEPARTMENT AND VERIFY IF PHYSICIANS IN WINDSOR ARE PAID LESS THAN PHYSICIANS IN HALIFAX AND TO RECEIVE AN EXPLANATION FOR THIS ACTION. MOTION CARRIED

h) Process for definition to change

Mayor Zebian requested Director LeMay provide Council with the process taken when an application is received to change the definition in a Land Use By-law for Community Centres.

Discussion Points:

- The application in question is the one to allow Pisiquid Canoe Club to be located just off highway 14. Changing the definition of Community Centres is one way that may be approached.
- An application was received, and the public information meeting is scheduled for the second week in July, prior to the Planning and Heritage Advisory Committee meeting. At this meeting a number of policies will be reviewed through which that could be accommodated and hear the public views on the policies being considered as done with any other application received.
- The Canoe Club is permitted to be on any body of water. Under the current zoning the thought was that they would not be permitted to host summer programs or day camps. An amendment to the Planning Strategy or Land Use By-law would accommodate the proposed uses.
- The municipality would follow the normal processes used for a violation. First, the Development Officer would go to the property (once or twice) to inspect the property, if a violation is found, a discussion with the property owner would occur. A follow up letter or email would be sent directing the violation be ended within a time frame (dependent on the use and the violation). If the violation is not resolved, it would be referred to the lawyer who would initiate proceedings.
- There is support for the Canoe Club and their ability to preserve as well as the processes the municipality has in place.

15. In-Camera

There were no in-camera items.

16. Next Meeting Date / Adjournment – Next regular meeting will be 6 p.m. on July 12th for Committee of the Whole.

**MOVED BY COUNCILLORS B. MORTON AND M. MCLEAN THAT AT
10:56 P.M, THE MEETING ADJOURN. MOTION CARRIED**

Mayor Abraham Zebian (Chair)

Deanna Snair, Municipal Clerk