

WEST HANTS REGIONAL MUNICIPALITY

Council Meeting Agenda **AMENDED**

April 25, 2023 - 6:00 p.m.

Virtual via Zoom (also FB Livestream)



West Hants
something inspiring awaits

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 or Unsightly Premises
5. Declaration(s) of Conflict of Interest
6. In-Camera
 - a) MGA 22(2)(a) Land Matter
7. Approval of Previous Meeting Minutes
 - a) 2023-02-28 Council Meeting Minutes – Amended April 3, 2023
 - b) 2023-03-28 Council Meeting Minutes
 - c) 2023-04-06 Special Council Meeting Minutes
8. Public Hearings
 - i. College Road, PID 45336203 Development Agreement - Director Poirier
9. Second Readings
 - i. College Road, PID 45336203 Development Agreement - Director Poirier
10. Unfinished Business/Postponed Motions
 - ~~a) Amendment to Land Use Bylaw Definition "Community Centres" Recommendation Report – Councillor Ivey~~
 - b) Erosion Along Avon Street, Hantsport Information Report including responses from Department of Public Works – Coordinator Ogilvie
 - c) Windsor Parking Enforcement and Regulations Supplementary Information Report – Officer Levy
 - a) **Municipal Climate Change Action Plan Committee (April 12, 2023)**
 - i. **Coastal Protection Act Regulations Excerpt**
 - ii. **International Compost Awareness Week Proclamation Request**

11. Mayor's Report
12. Committee(s) of Council Excerpts/Recommendations
 - a) Committee of the Whole Excerpts (April 11, 2023)
 - i. Cogmagun and Beaverpond Road
 - ii. Community Beautification Plan
 - iii. Gerrish Street Water Street
 - iv. Invasive Plant Species
 - v. Local Bus Service
 - vi. Poplar Grove Funding Request
 - vii. Sidewalk Extension from Wentworth Road to the WH Sports Complex
 - b) Committee of the Whole Budget Excerpt (April 12, 2023)
 - i. Insurance Costs
 - c) Committee of the Whole Budget Excerpts (April 19, 2023)
 - i. 2023-24 Budget
 - ii. 2023-24 West Hants Water Utility and Windsor Water Utility
 - iii. 2023-24 Capital Budget
 - iv. 2023-24 Reserve Budget
 - v. 2023-24 Taxing Resolution
 - vi. 2023-24 Hantsport Memorial Community Centre
 - vii. 2023-24 Blomidon View Residents Association Uniform Charge
 - viii. 2023-24 Chalet Hamlet Property Owners Association Uniform Charge
 - ix. 2023-24 Chateau Village Property Owners Association Uniform Charge
 - x. 2023-24 Falls Lake West Owners Association Uniform Charge
 - xi. 2023-24 Innes Lane Road Association Uniform Charge
 - xii. 2023-24 North Canoe Lake Cottage Owners Association Uniform Charge
 - xiii. 2023-24 Annual Tax Exemption Property Listing
 - xiv. 2023 Residential Property Tax Assistance
 - xv. Council Chambers Improvements
 - xvi. Bulk Water Rate Options
 - xvii. Pre-Approval for Electric Vehicles
 - d) Planning and Heritage Advisory Excerpts (April 13, 2023)
 - i. Benjamins Mill Wind Project Development Agreement – Planner Dunphy
 - ii. Payzant Drive, Windsor, PID 45276441 and PID 45366986 Development Agreement – Director Poirier
 - iii. Scotch Village Station Road, PID 45166915 Development Agreement – Director Poirier
 - ~~e) Municipal Climate Change Action Plan Committee (April 12, 2023)
 - ~~i. Coastal Protection Act Regulations Excerpt~~~~

~~ii. International Compost Awareness Week Proclamation Request~~

13. Councillor Municipal Business/Activity Reports

~~a) Councillor Ivey, District 11 Activity Report~~

14. Correspondence

a) Information

1. Avon Causeway Activity Log
2. Correspondence Received Activity Log
 - i. 2023-04-09 Laurent Breault General Director Re International Day Against Homophobia and Transphobia, May 17, 2023
 - ii. 2023-04-10 Gloria Shanks Re Old Shanks Road
 - iii. 2023-04-10 Trudy Flynn Re Light up Municipal office Purple for May 12 Fibromyalgia Awareness Day.
 - iv. 2023-04-10 Zwicker Lake Core Committee Letter of Complaint - Disrespectful Behaviour
 - v. 2023-04-11 Hants County Federation of Agriculture Re Expression of Appreciation
 - vi. 2023-04-11 Response to MP Blois Re Highway 101 Twinning
 - vii. 2023-04-14 Trevor Levy Re Scotch Village Station Road Development
 - viii. 2023-04-16 Mark Kehoe Re 2023-24 Tax Exemption Concern - Upper Vaughan
 - ix. 2023-04-16 Tom Levy Re 301 Station Road Development
 - x. 2023-04-17 Roberto Gueli and Anke Kungl Re Community feedback for Sustainable Hill proposal
 - xi. 2023-04-18 Glooscap First Nation Letter of Intent Re Proposed Addition to Reserve, Glooscap First Nation
 - xii. 2023-04-18 VREN to WHRM Re Regional Enterprise Networks Review
 - xiii. 2023-04-20 Mike Smith Re Support of the Proposal from Sustainable Hill Campground and Yoga Dome
 - xiv. 2023-04-20 Kathy Blois Chair Hants County Senior Safety Association Re Letter of Notice
 - xv. 2023-04-20 Seamus Marriot Re FOIPOP Follow up
 - xvi. 2023-04-23 Erin Naugler Re Falmouth Highway Access
 - xvii. 2023-04-24 Jessica and Allan Hill Re Additional Considerations for Sustainable Hill's Application
 - xviii. 2023-04-24 Karen Bourque-Ward and Art Ward Re Scotch Village Station Road PID 45166915
 - xix. 2023-04-24 Wesley Petite Re MPSA Retroactive Pay
 - xx. 2023-04-25 Hants County Federation of Agriculture Re: Scotch Village Rezoning application
3. Fort Edward Activity Log - None
4. Storm Wastewater Activity Log - None

- b) Requests- None
- c) Outgoing Correspondence Log - None
- 15. New Business
 - a) College Road Renewal Recommendation Report WHRMPW22-09 – Director Richard
 - b) John Paris Jr Decision Request Report – Mayor Zebian
- 16. In-Camera
 - a) MGA 22(2)(a) Land Matter
- 17. Next Meeting Date / Adjournment – May 9, 2023 Committee of the Whole Meeting 6 p.m.

WEST HANTS REGIONAL MUNICIPALITY
Council Meeting Minutes AMENDED May 23, 2023

April 25, 2023 - 6:00 p.m.

Sanford Council Chambers, 76 Morison Dr, Windsor, NS
And virtually via Zoom (also Facebook Livestreamed)



1. Call to Order - Mayor Zebian called the meeting to order at 6:00 p.m.

2. Attendance

Council:

Abraham Zebian, Mayor
(ZOOM)

Rupert Jannasch, Councillor, District 1
Scott McLean, Councillor, District 2
Mark McLean, Councillor, District 3
Jeff Hartt, Councillor, District 4
Debbie Francis, Councillor, District 5

Paul Morton, Deputy Mayor, District 8

Ed Sherman, Councillor, District 7
John A. Smith, Councillor, District 9
Laurie Murley, Councillor, District 10
Jim Ivey, Councillor, District 11

Regrets:

Bob Morton, Councillor, District 6

Staff:

Mark Phillips, Chief Administrative Officer
Kathy Kehoe, Dir. Community Development
Diana Gibson, Acting Dir. Financial Services
Todd Richard, Dir. Public Works
John Ogilvie MCCAP Coordinator
Troy Burgess, Manager of Traffic Authority

Deanna Snair, Municipal Clerk
Sara Poirier, Dir. Planning &
Development
Alex Dunphy, Planner
Shawn Levy, By-law Enforcement Officer

Regrets:

Shelleena Thornton, Mun. Admin Supervisor

Presenters/Public

Sixteen (16) in the Gallery

3. Announcements (6:01 p.m.)

- Mayor Zebian acknowledged 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 this land and each other.
- Fire alarm protocol was reviewed.
- Reminder to check before you burn.
- ~~voting occurred by a show of hands.~~

- The Bowl for Kids Big Brothers and Big Sisters event will be held this Saturday.

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

Voting occurred by a show of hands.

Moved up on the Agenda:

- Item 12 (e) (i) (ii) moved to item 10 (d) and (e)

Removed from the agenda:

- Item 13 (a) due to the length of the agenda.
- Item 10 (a) due to the timing the report was made available. Should the meeting continue tomorrow the report will be added back to the agenda.

Dashboard:

- The trench being dug at the former tourist bureau site was related to the construction and preparation of the exit/on ramp for the highway.

MOVED BY COUNCILORS SHERMAN AND FRANCIS THAT THE 2023-04-25 COUNCIL AGENDA BE APPROVED AS AMENDED. MOTION CARRIED

5. Declaration of Conflict of Interest (6:07 pm)

Councillor Sherman - item 8(i) and 9(i) Public Hearing and Second Reading b(ii) College Road PID 45336203 Development Agreement Amendment due to being the application.

6. In-Camera (6:08 p.m.)

a) MGA 22 (2)(a) Land Matter

MOVED BY COUNCILLORS FRANCIS AND SHERMAN THAT THE MEETING MOVE TO IN-CAMERA AT 6:08 P.M. MOTION CARRIED

Only Council, staff and the presenter were present for the in-camera meeting.

MOVED BY COUNCILLORS IVEY AND SHERMAN THAT THE MEETING MOVE TO OUT OF IN-CAMERA AT 6:38 P.M. MOTION CARRIED

7. Approval of Previous Meeting Minutes (6:39 p.m.)

MOVED BY COUNCILLORS FRANCIS AND MURLEY THAT THE:

A) 2023-02-28 COUNCIL MEETING MINUTES – AMENDED APRIL 3, 2023

B) 2023-03-28 COUNCIL MINUTES

C) 2023-04-06 SPECIAL COUNCIL MINUTES BE APPROVED. MOTION CARRIED Nays: Hartt

8. Public Hearings

MOVED BY COUNCILLORS FRANCIS AND IVEY TO MOVE INTO PUBLIC HEARING AT 6:41 P.M. MOTION CARRIED

The meeting moved into Public Hearing at 6:41 pm. Second Reading followed. Further information on the Public Hearing is available in the 2023-04-25 Public Hearing Minutes.

- i. College Road, PID 45336203 Development Agreement - Director Poirier

The Public Hearing concluded at 6:54 p.m.

9. Second Readings

- i. College Road, PID 45336203 Development Agreement - Director Poirier

Discussion Points:

- All developments are required to meet pre and post development flows. The flows (as is) cannot increase stormwater output post construction. Some type of stormwater management would be required on the site to decrease the volume of water coming off the property.

MOVED BY COUNCILLORS MURLEY AND IVEY THAT COUNCIL GIVES SECOND READING TO AND APPROVES ENTERING INTO A DEVELOPMENT AGREEMENT WHICH REPLACES THE ORIGINAL DEVELOPMENT AGREEMENT ON PID 45336203 ON COLLEGE ROAD IN A MANNER SUBSTANTIVELY THE SAME AS THE DRAFT SET OUT IN ATTACHMENT D OF THE REPORT FILE #22-35 TO THE PLANNING AND HERITAGE ADVISORY COMMITTEE REPORT DATED FEBRUARY 16, 2023, TAKING NOTE THAT THIS DEVELOPMENT AGREEMENT WILL DISCHARGE AND REPLACE THE DEVELOPMENT AGREEMENT RECORDED AT THE LAND REGISTRY OFFICE ON SEPTEMBER 14, 2022, AS DOCUMENT NUMBER 121300512. MOTION CARRIED

MOVED BY COUNCILLORS MURLEY AND FRANCIS THAT COUNCIL REQUIRES THAT THE DEVELOPMENT AGREEMENT AMENDMENT WITH HANTS COUNTY RESIDENCE FOR SENIOR CITIZENS 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

10. Unfinished Business/Postponed Motions (7:00 p.m.)

- a) Amendments to Land Use By-Law Definition of Community Centre

The item was removed from the agenda. If the meeting continues on Wednesday, the item will be on the agenda for discussion and consideration.

- b) Erosion Along Avon Street, Hantsport Information Report including response from Department of Public Works (7:01 p.m.)

Coordinator Ogilvie reviewed the information report highlighting the requirements for the Federal Disaster Mitigation and Adaptation Fund (DMAF) being explored by the residents on Avon Street in Hantsport.

Summary Points:

- Any assistance would require a considerable amount of staff time dedicated to the project.
- Staff reached out to Kings County re: the committee's presentation and had yet to receive a response from Kings.

- The provincial Department of Public Works stated that Correspondence received from Infrastructure Canada was the project would likely not be eligible because the infrastructure was not public but private infrastructure.

Discussion Points:

- Moving forward the Avon Street Erosion committee would need to liaise with Infrastructure Canada to determine if there was a way to make their project public infrastructure.
- They would need to incorporate something that permitted public access/public use to make the project more likely to be funded.

c) Windsor Parking Enforcement and Regulations Supplementary Information Report (7:05 p.m.)

By-la Officer Levy reviewed the report highlighting the history of how the current fine structure was unable to be located. In order to adhere to the Nova Scotia Summary Offence Ticket Booklet and Parking Information Ticket Offences parking tickets would need to increase to \$25.

Discussion Points:

- The Motor Vehicle Act (MVA) was used to based fine amounts. Dating back to 2009 the fines have been \$15; it appears that when the MVA increased fine amounts the former town did not adjust their fine amounts resulting in the discrepancy.
- Intent was for the fine amounts to align with the MVA.
- A suggestion was to create a By-Law and engage public input before any increases were made.

d) Municipal Climate Change Action Plan Committee (April 12, 2023)

i. Coastal Protection Act Regulations Excerpt (7:08 p.m.)

Coordinator Ogilvie reviewed the report highlighting the concern on the decision made by the province to indefinitely postpone the Coastal Protection Act regulations. The committee's intent was to have a letter written requesting more information on when the regulations would come into effect and what the province's intentions were.

MOVED BY COUNCILLORS IVEY AND FRANCIS THAT COUNCIL WRITE A LETTER TO THE PROVINCIAL GOVERNMENT EXPRESSING CONCERN ABOUT THE IMPLEMENTATION OF COASTAL PROTECTION ACT REGULATIONS, AND TO COPY THE MLA FOR HANTS WEST. MOTION CARRIED

ii. International Compost Awareness Week Proclamation Request (7:10 p.m.)

Councillor Jannasch previewed the report highlighting the presentation that the MCCAP Committee received from Waste Coordinator Remme re: composting resulting in the request to recognize International Compost Awareness Week.

MOVED BY COUNCILLORS JANNASCH AND S. MCLEAN THAT COUNCIL DECLARE THE FIRST FULL WEEK IN MAY AS INTERNATIONAL COMPOST AWARENESS WEEK IN A MANNER SUBSTANTIVELY THE SAME AS IN

ATTACHMENT A OF THE REPORT TITLED “INTERNATIONAL COMPOST WEEK” TO THE MCCAP COMMITTEE DATED APRIL 12, 2023. MOTION CARRIED

Mayor Zebian read aloud the proclamation.

11. Mayor’s Report (7:17 p.m.)

Mayor Zebian provided a verbal report.

Summary points:

- Met with representatives from the Gordon Hughes Tennis club to review and discuss the challenges they face with respect to the court surfaces cracking, etc.
- The Easter Egg hunt held in Brooklyn was well attended by many new faces in the community.
- Attended other Easter activities within the region.
- Attended PACHAC meetings.
- Participated in budget deliberation (will appear later on the agenda for final approval).
- Participated in Math night at the Falmouth school.
- Fielded and answered questions regarding the budget and planning files.
- The meeting date proposed to meet with KMK did not work with their schedule. They will propose some meeting dates for Council to consider.
- Met with Warden Roulston from East Hants and discussed some shared visions. The plan was to set up monthly meetings to discuss Council priorities as well as bi-annual Joint Council meetings. .
- Participated in several conversations related to the Tremaine Crescent housing announcement made by the province. To date no applications have been received regarding this initiative.

12. Committees of Council Recommendations

a) Committee of the Whole Excerpts (April 11, 2023)

i. Cogmagun and Beaverpond Road Recommendation (7:25 p.m.)

MOVED BY COUNCILLORS FRANCIS AND S. MCLEAN THAT COUNCIL WRITE A LETTER OF SUPPORT FOR RECONSTRUCTION OF THE COGMAGUN AND BEAVERPOND ROAD IN THE CONSTRUCTION YEAR 2023 TO WEST HANTS MLA, DEPARTMENT OF PUBLIC WORKS MINISTER, AREA MANAGER, DISTRICT DIRECTOR AND THE PREMIER OF NOVA SCOTIA. MOTION CARRIED

ii. Community Beautification Plan Recommendation (7:25 p.m.)

MOVED BY COUNCILLORS FRANCIS AND SHERMAN THAT COUNCIL APPROVE THE AWARD OF TENDER WHCD23-04 REQUEST FOR CONSULTING SERVICES FOR THE WEST HANTS REGIONAL MUNICIPALITY COMMUNITY BEAUTIFICATION PLAN CONTRACT TO WSP CANADA INC. FOR THE TENDERED PRICE OF \$56,425 PLUS HST. MOTION CARRIED

iii. Gerrish and Water Street Recommendation(7:26 p.m.)

MOVED BY COUNCILLORS FRANCIS AND MURLEY THAT COUNCIL DIRECTS STAFF TO PREPARE A REPORT ON OPTIONS TO MAKE THE INTERSECTION OF GERRISH AND WATER STREET SAFER. MOTION CARRIED

iv. Invasive Plant Species Recommendation (7:27 p.m.)

MOVED BY COUNCILLORS FRANCIS AND MURLEY THAT COUNCIL REQUEST STAFF ENGAGE THE NOVA SCOTIA INVASIVE SPECIES COUNCIL TO SUPPORT ESTABLISHING A PLAN FOR ADDRESSING INVASIVE PLANT SPECIES WITHIN THE WEST HANTS REGIONAL MUNICIPALITY AS OUTLINED AT A COST OF \$12,828 NET HST INCLUDED TO BE FUNDED THROUGH THE WEST HANTS REGIONAL OPERATING RESERVES.

AND FURTHER RECOMMEND THAT FUNDS BE ALLOCATED ANNUALLY IN FUTURE OPERATING BUDGETS TO SUPPORT ONGOING EDUCATION TO THE COMMUNITY REGARDING INVASIVE SPECIES AND MANAGEMENT PRACTICES OF INVASIVE SPECIES WITHIN OUR CAPACITY ON MUNICIPAL LANDS. MOTION CARRIED

Manager Burgess reviewed the supplementary report highlighting that the intention was to do a three-month trial of a four way stop at the intersection (including the entrance to the Tan coffee shop building. A four-way stop would provide all with an opportunity to turn or exit an area. Presently the driveway does not have a right of way.

Discussion Points:

- Data is currently being collected and will continue to be collected. If deemed a safety concern the stop signs would be removed.
- Stop signs at driveways were unconventional but to exit a driveway a vehicle must stop anyways. The addition of a stop sign would provide those individuals with an opportunity to exit the parking lot vs only having a three way stop.
- Concerns were raised that no discussions had transpired with the parking lot owner/ businesses.
- It was within the Municipality's authority to erect stop signs.

v. Local Bus Service Recommendation (7:39 p.m.)

MOVED BY COUNCILLORS FRANCIS AND MURLEY THAT COUNCIL DIRECTS STAFF TO PREPARE A REPORT ON THE POSSIBILITY OF CREATING A LOCAL BUS SERVICE OPERATED BY WEST HANTS REGIONAL MUNICIPALITY INCLUDING COST ESTIMATES, POSSIBLE ROUTES, RUN TIMES, LOOKING AT PAST EXAMPLES TO ADDRESS ANY ISSUES FROM OTHER EXAMPLES THAT HAVE ROLLED OUT THIS SIMILAR TYPE OF PROJECT WITH THE ULTIMATE GOAL OF MAKING IT A SUSTAINABLE SERVICE. MOTION CARRIED

- vi. Poplar Grove funding Request Recommendation (7:40 p.m.)

MOVED BY COUNCILLORS FRANCIS AND S. MCLEAN THAT COUNCIL APPROVE \$4,000 IN EMERGENCY FUNDING TO BE TAKEN FROM THE WEST HANTS CANADA COMMUNITY BUILDING FUND (CCBF) IN ORDER TO COMPLETE REPAIRS TO THE POPLAR GROVE HALL. MOTION CARRIED

- viii. Sidewalk Extension from Wentworth Road to WH Sports Complex Recommendation (7:41 p.m.)

MOVED BY COUNCILLORS FRANCIS AND MURLEY THAT COUNCIL DIRECT STAFF TO PREPARE A REPORT ON WHAT IS REQUIRED TO EXTEND THE SIDEWALK FROM WENTWORTH ROAD TO WH SPORTS COMPLEX AND AS A SECOND STEP TO INCLUDE EXTENDING THE SIDEWALK TO THE END OF THE BLOCK (INTERSECTION OF WENTWORTH AND TREGOTHIC). MOTION CARRIED

- b) Committee of the Whole Budget Excerpts (April 12, 2023)

- i. Insurance Costs Recommendation (7:41 p.m.)

MOVED BY COUNCILLORS FRANCIS AND IVEY THAT COUNCIL DIRECT STAFF TO ENGAGE A CONSULTANT (IF NEEDED) TO DO A REVIEW OF THE INSURANCE ACROSS THE MUNICIPALITY (ACROSS ALL OPERATIONS) TO BE ABLE TO OPTIMIZE INSURANCE EXPENDITURES.

Discussion Points:

- It may take some time (more than two months) to gather the information needed and get the RFP released due to the complexity of the ask.
- An outside source would be engaged to assist with the ask.

MOVED BY COUNCILLORS IVEY AND M. MCLEAN TO AMEND THE MOTION TO INCLUDE AN RFP BE RELEASED WITHIN THE NEXT TWO MONTHS. MOTION CARRIED. Nays: Francis and Jannasch

Full motion as amended:

MOVED BY COUNCILLORS FRANCIS AND IVEY THAT COUNCIL DIRECT STAFF TO ENGAGE A CONSULTANT (IF NEEDED) TO DO A REVIEW OF THE INSURANCE ACROSS THE MUNICIPALITY (ACROSS ALL OPERATIONS) TO BE ABLE TO OPTIMIZE INSURANCE EXPENDITURES WITH THE INTENTION THAT AN RFP BE RELEASED IN THE NEXT TWO MONTHS. Nays: Francis

- c) Committee of the Whole Budget Excerpts (April 19, 2023)

- i. 2023-24 Budget Recommendation (7:44 p.m.)

MOVED BY COUNCILLORS FRANCIS AND MURLEY THAT COUNCIL APPROVE THE 2023-24 OPERATING BUDGET AS PRESENTED TO COMMITTEE OF THE WHOLE ON APRIL 19, 2023, OUTLINING TOTAL

GENERAL RATED EXPENSES AND TRANSFERS OF \$19,351,075; TOTAL AREA RATED EXPENSES AND TRANSFERS FOR THE COMMUNITY OF WEST HANTS OF \$7,560,298; TOTAL AREA RATED EXPENSES AND TRANSFERS FROM THE COMMUNITY OF HANTSPORT OF \$412,230; AND TOTAL AREA RATED EXPENSES AND TRANSFERS FOR THE COMMUNITY OF WINDSOR OF \$3,809,889. MOTION CARRIED. Nays: Hartt

- ii. 2023-24 West Hants and Windsor Water Utility Recommendation (7:45 p.m.)

MOVED BY COUNCILLORS FRANCIS AND MURLEY THAT COUNCIL APPROVE THE 2023-24 WEST HANTS WATER UTILITY AND WINDSOR WATER UTILITY BUDGETS AS PRESENTED TO COMMITTEE OF THE WHOLE ON APRIL 18, 2023. MOTION CARRIED

- iii. 2023-24 Capital Budget Recommendation (7:46 p.m.)

MOVED BY COUNCILLORS FRANCIS AND MURLEY THAT COUNCIL APPROVE THE 2023-24 CAPITAL BUDGET AS PRESENTED TO COMMITTEE OF THE WHOLE ON APRIL 19, 2023. MOTION CARRIED

- iv. 2023-24 Reserve Budget Recommendation (7:47 p.m.)

MOVED BY COUNCILLORS FRANCIS AND MURLEY THAT COUNCIL APPROVE THE 2023-24 RESERVE BUDGET AS PRESENTED TO COMMITTEE OF THE WHOLE ON APRIL 19, 2023. MOTION CARRIED. Nays: Hartt

- v. 2023-24 Taxing Resolution Recommendation (7:49 p.m.)

MOVED BY COUNCILLORS FRANCIS AND MURLEY DEPUTY MAYOR P. MORTON THAT BE IT RESOLVED THAT THE SUMS THAT ARE REQUIRED FOR THE LAWFUL PURPOSES OF THE WEST HANTS REGIONAL MUNICIPALITY FOR THE YEAR 2023-24 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 \$19,351,075 AND THIS COUNCIL HEREBY AUTHORIZES THE LEVYING AND COLLECTION OF A GENERAL TAX RATE OF NINETY-EIGHT 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 FIVE THREE ONE FOUR CENTS (\$0.5314) 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 2023-24 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 \$7,560,298 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 FOUR FIVE ZERO NINE CENTS (\$0.4509) 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 2023-24 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 \$412,230 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 EIGHT THREE TWO THREE CENTS (\$0.8323) 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 2023-24 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 \$3,809,889 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 ONE TWO FIVE ZERO CENTS (\$1.1250) 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.O., 2023 PROVIDED THAT

IF THE TOTAL AMOUNT OF TAXES OWING IS NOT PAID IN FULL ON OR BEFORE THE 1ST DAY OF SEPTEMBER, A.D., 2023 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, 2023. MOTION CARRIED. Nays: Hartt

Discussion Points:

- With awareness that a tax reduction for all was great and would increase growth for Windsor, residents in some districts may not be in support due to not seeing the same reduction for their area.
- Tax reductions were seen in all areas. With the reduction comes an obligation/opportunity to provide an educational piece/explanation to those not understanding the process fully.

- vi. 2023-24 Hantsport Memorial Community Centre (HMCC) Area Rate Recommendation (7:54 p.m.)

MOVED BY COUNCILLORS FRANCIS AND MURLEY THAT BE IT RESOLVED THAT COUNCIL SUPPORT THE AREA RATE FOR THE HANTSPORT MEMORIAL COMMUNITY CENTRE (HMCC) IN THE FOLLOWING AMOUNTS: RESIDENTIAL - \$0.0932 PER \$100 OF TAXABLE ASSESSMENT AND COMMERCIAL - \$0.4814 PER \$100 OF TAXABLE ASSESSMENT FOR A COMBINED TOTAL OF \$100,735, FOR FISCAL YEAR APRIL 1, 2023 TO MARCH 31, 2024. MOTION CARRIED

- vii. 2023-24 Blomidon View Residents Association Uniform Charge (7:55 p.m.)

MOVED BY COUNCILLORS FRANCIS AND MURLEY THAT BE IT RESOLVED THAT PURSUANT TO SECTION 81 OF THE MUNICIPAL GOVERNMENT ACT, THE COUNCIL OF THE WEST HANTS REGIONAL MUNICIPALITY AUTHORIZES THE LEVYING AND COLLECTION, FOR PURPOSES OF PRIVATE ROAD MAINTENANCE, A UNIFORM CHARGE OF \$105.00 PER SHARE BASED ON AN UNDEVELOPED LOT, \$420.00 PER SHARE BASED ON A DEVELOPED LOT, AND \$210.00 PER SHARE BASED ON A SEASONAL DWELLING LOT FOR THE YEAR ENDING MARCH 31, 2024, FOR A TOTAL COLLECTION OF \$3,885.00, AND SUCH AMOUNT COLLECTED LESS \$5 PER LOT ADMINISTRATION FEE PLUS HST SHALL BE FORWARDED TO THE BLOMIDON VIEW RESIDENTS ASSOCIATION. MOTION CARRIED

- viii. 2023-24 Chalet Hamlet Property Owners Association Uniform Charge (7:57 p.m.)

MOVED BY COUNCILLORS FRANCIS AND MURLEY THAT BE IT RESOLVED THAT PURSUANT TO SECTION 81 OF THE MUNICIPAL GOVERNMENT ACT, THE COUNCIL OF THE WEST HANTS REGIONAL MUNICIPALITY

AUTHORIZES THE LEVYING AND COLLECTION, FOR PURPOSES OF PRIVATE ROAD MAINTENANCE, A UNIFORM CHARGE OF \$465.75 (INCLUSIVE OF HST) PER MEMBER FOR THE YEAR ENDING MARCH 31, 2024, FOR A TOTAL COLLECTION OF \$94,547.25, AND SUCH AMOUNT COLLECTED LESS \$5 PER LOT ADMINISTRATION FEE PLUS HST SHALL BE FORWARDED TO THE CHALET HAMLET PROPERTY OWNERS ASSOCIATION. MOTION CARRIED

- ix. 2023-24 Chateau Village Property Owners Association Uniform Charge (7:58 p.m.)

MOVED BY COUNCILLORS FRANCIS AND MURLEY THAT BE IT RESOLVED THAT PURSUANT TO SECTION 81 OF THE MUNICIPAL GOVERNMENT ACT, THE COUNCIL OF THE WEST HANTS REGIONAL MUNICIPALITY AUTHORIZES THE LEVYING AND COLLECTION, FOR PURPOSES OF PRIVATE ROAD MAINTENANCE, A UNIFORM CHARGE OF \$514.59 (INCLUSIVE OF HST) PER MEMBER FOR THE YEAR ENDING MARCH 31, 2024, FOR A TOTAL COLLECTION OF \$67,411.29, AND SUCH AMOUNT COLLECTED LESS \$5 PER LOT ADMINISTRATION FEE PLUS HST SHALL BE FORWARDED TO THE CHATEAU VILLAGE PROPERTY OWNERS ASSOCIATION. MOTION CARRIED

- x. 2023-24 Falls Lake West Owners Association Uniform Charge (7:59 p.m.)

MOVED BY COUNCILLORS FRANCIS AND MURLEY THAT BE IT RESOLVED THAT PURSUANT TO SECTION 81 OF THE MUNICIPAL GOVERNMENT ACT, THE COUNCIL OF THE WEST HANTS REGIONAL MUNICIPALITY AUTHORIZES THE LEVYING AND COLLECTION, FOR PURPOSES OF PRIVATE ROAD MAINTENANCE, A UNIFORM CHARGE OF \$345.00 PLUS HST EACH FOR 120 DEVELOPED LOT FOR THE YEAR ENDING MARCH 31, 2024, FOR TOTAL COLLECTION OF \$47,610.00 AND SUCH AMOUNT COLLECTED LESS \$5 PER LOT ADMINISTRATION FEE PLUS HST SHALL BE FORWARDED TO THE FALLS LAKE WEST OWNERS ASSOCIATION. MOTION CARRIED

- xi. 2023-24 Innes Lane Road Association Uniform Charge (8:00 p.m.)

MOVED BY COUNCILLORS FRANCIS AND MURLEY THAT BE IT RESOLVED THAT PURSUANT TO SECTION 81 OF THE MUNICIPAL GOVERNMENT ACT, THE COUNCIL OF THE WEST HANTS REGIONAL MUNICIPALITY AUTHORIZES THE LEVYING AND COLLECTION, FOR PURPOSES OF PRIVATE ROAD MAINTENANCE, A UNIFORM CHARGE OF \$250.00 EACH FOR 23 DEVELOPED LOT AND \$100.00 EACH FOR 13 UNDEVELOPED LOTS FOR THE YEAR ENDING MARCH 31, 2024, FOR TOTAL COLLECTION OF \$7050.00 AND SUCH AMOUNT COLLECTED LESS \$5 PER LOT ADMINISTRATION FEE PLUS HST SHALL BE FORWARDED TO THE INNES LANE ROAD ASSOCIATION. MOTION CARRIED

- xii. North Canoe Lake Cottage Owners Association Uniform Charge (8:01 p.m.)

MOVED BY COUNCILLORS FRANCIS AND MURLEY THAT BE IT RESOLVED THAT PURSUANT TO SECTION 81 OF THE MUNICIPAL GOVERNMENT ACT,

THE COUNCIL OF THE WEST HANTS REGIONAL MUNICIPALITY AUTHORIZES THE LEVYING AND COLLECTION, FOR PURPOSES OF PRIVATE ROAD MAINTENANCE, UNIFORM CHARGE OF \$55.79 EACH FOR 10 PROPERTIES BEFORE THE BRIDGE ON CANOE LAKE COVE ROAD AND \$222.98 EACH FOR 34 PROPERTIES BEYOND THE BRIDGE ON THE SAME ROAD FOR THE YEAR ENDING MARCH 31, 2024, FOR A TOTAL COLLECTION OF \$8139.22, AND SUCH AMOUNT COLLECTED LESS \$5 PER LOT ADMINISTRATION FEE PLUS HST SHALL BE FORWARDED TO THE NORTH CANOE LAKE COTTAGE OWNERS ASSOCIATION. MOTION CARRIED

xiii. 2023-24 Annual Tax Exemption Property Listing (8:02 p.m.)

Discussion Points:

- Concern was raised that there were organizations on the tax exemption list; while they were worthy organizations, they did not fit the policy and should not be on the list. The criteria within the policy were to provide services that the Municipality would otherwise offer. It was important to adhere to the policy.

MOVED BY COUNCILLORS IVEY AND HARTT THAT THE MOTION BE AMENDED TO ADD WITH THE EXCEPTION OF PROPERTIES NAMED THE HANTS SHORE KARATE CLUB, THE HANTS WEST WILDLIFE ASSOCIATION AND THE PISQUID CANOE CLUB. MOTION DEFEATED. Nays: P. Morton, Zebian, M. McLean, Murley, Sherman, Francis, Jannasch and Smith.

Discussion Points:

- The list was presented to Council on an annual basis for review and approval to ensure the proper organizations that met the criteria within the policy were on the list.
- It was unclear how the Hants Shore Karate Club and the Hants West Wildlife Association were put on the list, but they have been on the list since 2017. The Pisquid Canoe Club was a new addition.
- There was support to adhere to the policy in place, resulting in the three organizations being removed from the tax exemption. For fairness all three organizations would need to be removed.
- As the policy was written, there was some support that the organizations in questions did provide a service particularly for youth within the recreation aspect.
- Further discussions pertaining to the policy and any changes could be discussed throughout the year.

MOVED BY COUNCILLORS FRANCIS AND MURLEY THAT BE IT RESOLVED THAT SCHEDULES A, B, AND C OF THE ANNUAL TAX EXEMPTION PROPERTY LISTING FOR FISCAL YEAR 2023-24 BE APPROVED AS PRESENTED. MOTION CARRIED. Nays: Sherman, Hartt, S. McLean and Ivey.

xiv. 2023-24 Residential Property Tax Assistance (8:10 p.m.)

MOVED BY COUNCILLORS FRANCIS AND MURLEY THAT COUNCIL APPROVES THE INCRERASE TO A PROPERTY OWNER'S GROSS INCOME FROM ALL SOURCES, INCLUDING THE INCOME OF ALL PERSON'S RESIDING WITHIN THE HOME TO \$46,000 OR LESS. IN ADDITION TO INCREASING THE RESIDENTIAL COMMUNITY CAP TO \$400 FOR ALL COMMUNITIES.

AND FURTHER,

THESE CHANGES WILL BE RETROACTIVE FOR THE 2023 TAX YEAR. MOTION CARRIED

- xv. Council Chamber Improvements (8:12 p.m.)

MOVED BY COUNCILLORS FRANCIS AND MURLEY THAT COUNCIL DIRECT STAFF TO REPORT BACK TO COUNCIL WITH QUOTES FOR IMPROVING COUNCIL CHAMBERS AND CHAIRS AND NOT TO EXCEED \$30,000. MOTION CARRIED

- xvi. Bulk Water Rate Options (8:14 p.m.)

MOVED BY COUNCILLORS FRANCIS AND MURLEY THAT COUNCIL DIRECT STAFF TO LOOK AT OPTIONS FOR HAVING THE BULK WATER RATES REDUCED TO PREVIOUS LEVELS BEFORE REGULATION FROM THE UARB CAME INTO EFFECT. MOTION CARRIED

- xvii. Pre-approval for Electric Vehicle (8:14 p.m.)

MOVED BY COUNCILLORS FRANCIS AND MURLEY THAT COUNCIL GIVE PRE-APPROVAL FOR BUILDING INSPECTION FOR TWO ELECTRIC VEHICLES AS STATED IN THE BUDGET. MOTION CARRIED. Nays: Hartt and Ivey

- d) Planning and Heritage Advisory Excerpts (April 13, 2023) (8:16 p.m.)

- i. Benjamins Mill Wind Project, Development Agreement

Planner Dunphy reviewed the recommendation report highlighting that a completed application was received on January 13, 2022 from Meg Morris on behalf of Natural Forces for a development agreement to permit a new wind farm with up to 24 wind turbines in Benjamins Mill. On March 9, 2022, the Minister of the Department of Environment and Climate Change determined there was insufficient documentation to make a decision and additional requirements were then outlined. On January 6, 2023 Natural Forces submitted an Additional Information Addendum resulting in the Benjamins Mill Wind Project receiving Environmental Assessment Approval. Planner Dunphy reviewed the concerns noted at the Public Information meetings and all correspondence received.

MOVED BY COUNCILLORS MURLEY AND FRANCIS THAT COUNCIL GIVES FIRST READING AND WILL HOLD A PUBLIC HEARING TO CONSIDER ENTERING INTO A DEVELOPMENT AGREEMENT TO ALLOW A WIND FARM ON PIDS 45390960, 45406659, 45406667,45406675, 45406683, 45406709, 45061926, 45406691, 45406717, 45390952, 45407921, 45391018, 45407913, 45060449, AND 45060548 WHICH IS

SUBSTANTIVELY THE SAME AS THE DRAFT SET OUT IN ATTACHMENT B OF THE REPORT #21-18 TO THE PLANNING AND HERITAGE ADVISORY COMMITTEE DATED APRIL 13, 2023. MOTION CARRIED.

MOVED BY COUNCILLORS MURLEY AND SHERMAN THAT COUNCIL REQUIRE THAT THE DEVELOPMENT AGREEMENT WITH NATURAL FORCES LANDS GP LTD AND ATLANTIC STAR FORESTRY LTD. FOR PIDS 45390960, 45406659, 45406667, 45406675, 45406683, 45406709, 45061926, 45406691, 45406717, 45390952, 45407921, 45391018, 45407913, 45060449, AND 45060548 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

- ii. Payzant Drive, Windsor, PID 45276441 and PID 45366986 Development Agreement (8:30 p.m.)

Director Poirier reviewed the report highlighting that a completed application was received on December 19, 2022, from Chrystal Fuller from Brighter Community Planning & Consulting on behalf of the property owner Mitch Brison of 3229190 Nova Scotia Limited to consider permitting one, 8-storey, 90-unit apartment building with up to 10,000 sq. ft. of commercial space on the ground floor on a portion of PID 452766441 and 45366986 on Payzant Drive.

Discussion Points:

- Concern was raised re: reliance on the Developer's engineer to state that water, stormwater and fire flows fell within capacity. There was capacity within the budget (to hire and engineer (either on a contract or fulltime basis) to review projects on behalf of the Municipality.

Projects need to be viewed through a Municipal lens vs the Developer's stance.

MOVED BY COUNCILLORS FRANCIS AND S. MCLEAN THAT COUNCIL GIVES FIRST READING AND WILL HOLD A PUBLIC HEARING TO CONSIDER ENTERING INTO A DEVELOPMENT AGREEMENT TO PERMIT AN APARTMENT BUILDING WITH UP TO 90 APARTMENT UNITS AND UP TO 10,000 SQ. FT. OF COMMERCIAL SPACE ON A PORTION OF PID 452766441 AND 45366986 ON PAYZANT DRIVE IN WINDSOR IN A MANNER SUBSTANTIVELY THE SAME AS THE DRAFT SET OUT IN ATTACHMENT C OF THE REPORT TO THE PLANNING AND HERITAGE ADVISORY COMMITTEE #22-28 DATED APRIL 13, 2023. MOTION CARRIED. Nays: Jannasch and Ivey

MOVED BY COUNCILLORS FRANCIS AND S. MCLEAN THAT COUNCIL REQUIRES THAT THE DEVELOPMENT AGREEMENT WITH MITCH BRISON WHICH PERMITS AN APARTMENT BUILDING WITH UP TO 90 APARTMENT UNITS AND UP TO 10,000 SQ. FT. OF COMMERCIAL SPACE ON A PORTION OF PID 452766441 AND 45366986 ON PAYZANT DRIVE IN WINDSOR 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. Nays: Jannasch and Ivey

- iii. Scotch Village Station Road, PID 45166915 Development Agreement – Director Poirier (9:02 p.m.)

Director Poirier reviewed the report highlighting that a completed application was received on January 20, 2023, from Jessica Hill to consider permitting a yoga studio and campground with a variety of tourist accommodations (10 tent sites, three (3) recreational vehicle (RV) sites, six (6) cabins, and one 3-bedroom lodge over a two-phase period on PID 45166915 and PID 45148608 on Scotch Village Station Road. The yoga studio would be in a separate building and open to the general public. Director Poirier reviewed the concerns noted during the Public Information meetings and correspondence received related to the file.

Discussion Points:

- People usage was not regulated through a Development Agreement. All parking would have to be on site.
- The property owners had requested to increase the number of outdoor events to 12 (weddings, family reunions, etc), PAC was in support of the increase.
- The fire pit was located within the campground and used as a communal fire pit for all. The fire pit would remain in the campground as identified within the DA.
- Property owners were working with professionals to design the sewage system for the site. It was unknown if a dumping station was being designed on site.
- The property owner was liable to ensure their property was suitable for the proposed uses. The Municipality has no liability if approved.
- Rezoning applications for properties zoned Agricultural Priority 2 or 3 were not considered until an Agrologists report has been completed. The report was identified in the criteria and was something that Council would require. Other considerations within the criteria were hours of operation, traffic concerns, etc.
- Concerns were raised regarding flaws in the Agrologist report, the fire pit causing a forest fire, flood plain concerns.
- All the comments/correspondence received were viewed as a great basis for discussions, it was hoped that similar conversations would occur with future applications.
- Following policy and sending the report to First Reading and Public Hearing did not ensure the application was supported, it was part of the process. If the report was defeated and did not go to Public Hearing there was the ability to appeal the decision.
- First Reading and Public Hearing provided an opportunity for additional information and clarity on some of the concerns noted, the applicant an opportunity to address concerns and the public an opportunity to voice their concerns. Should Council not support the recommendation at Public Hearing/Second Reading the opportunity existed for the decision to be appealed. Council would need to specifically identify the criteria (not met) as to why the application was not approved.
- Public Hearing can be postponed but no new or additional information can be accepted as it pertains to the application.

MOVED BY COUNCILLOR FRANCIS AND SMITH THAT COUNCIL GIVES FIRST READING AND WILL HOLD A PUBLIC HEARING TO CONSIDER ENTERING INTO A DEVELOPMENT AGREEMENT TO ALLOW A YOGA STUDIO AND CAMPGROUND WITH A VARIETY OF TOURIST ACCOMMODATIONS AND OTHER ACCESSORY USES ON PID 45166915 AND PID 45148608 ON SCOTCH VILLAGE STATION ROAD IN A MANNER SUBSTANTIVELY THE SAME AS THE DRAFT SET OUT IN ATTACHMENT C OF THE REPORT FILE #22-29 TO THE PLANNING AND HERITAGE ADVISORY COMMITTEE REPORT DATED APRIL 13, 2023, AND TO ADD THAT THE NUMBER OF PRIVATE EVENTS IN THIS DEVELOPMENT AGREEMENT BE INCREASED FROM A MAXIMUM OF EIGHT (8) TO TWELVE (12) FOR THE TIMEFRAME OF MID-MAY TO MID-OCTOBER. MOTION CARRIED. Nays: M. McLean

MOVED BY COUNCILLOR FRANCIS AND SMITH THAT COUNCIL REQUIRES THAT THE DEVELOPMENT AGREEMENT WITH JESSICA AND ALLAN HILL 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

- d) Municipal Climate Change Action Plan Committee (April 12, 2023) – item was moved up on the agenda.
 - e)
13. Councillor Municipal Activity Reports (8:29 p.m.) – Item was removed from the agenda.
14. Correspondence (9:29 p.m.)
- a) Information
 - 1. Avon River Causeway/Hwy 101 Twinning Project Correspondence Log (as of April 25, 2023) - None
 - 2. All correspondence received (as of April 25, 2023)
Correspondence was reviewed in groups of five.
 - i. April 9, 2023 Laurent Breault General Director Re International Day Against Homophobia and Transphobia, May 17, 2023.
 - ii. April 10, 2023 Gloria Shanks Re Old Shanks Road
 - iii. April 10, 2023 Trudy Flynn Re Light up Municipal office Purple for May 12 Fibromyalgia Awareness Day.
 - iv. April 10, 2023 Zwicker Lake Core Committee Letter of Complaint - Disrespectful Behaviour
 - v. April 11, 2023 Hants County Federation of Agriculture Re Expression of Appreciation April 11, 2023 Response to MP Blois Re Highway 101 Twinning

- vi. April 14, 2023 Trevor Levy Re Scotch Village Station Road Development April 16, 2023 Mark Kehoe Re 2023-24 Tax Exemption Concern - Upper Vaughan
- vii. April 16, 2023 Tom Levy Re 301 Station Road Development
- viii. April 17, 2023 Roberto Gueli and Anke Kungl Re Community feedback for Sustainable Hill proposal

Discussion Points:

- No updated information has been received regarding the aboiteau. Information/consultation continues between the parties.

- ix. April 18, 2023 Glooscap First Nation Letter of Intent Re Proposed Addition to Reserve, Glooscap First Nation
- x. April 18, 2023 VREN to WHRM Re Regional Enterprise Networks Review
- xi. April 20, 2023 Mike Smith Re Support of the Proposal from Sustainable Hill Campground and Yoga Dome
- xii. April 20, 2023 Kathy Blois Chair Hants County Senior Safety Association Re Letter of Notice

Deputy Mayor assumed the chair at 9:37 p.m.

Discussion Points:

- The Senior’s safety group’s intention to dissolve was concerning. The group works closely with the RCMP to promote education and awareness around seniors’ safety supports senior’s safety (abuse, cyber scams and crime prevention). This was a hard-working volunteer-based group. It would be a great loss if they chose to dissolve.
- Funding for the program was provide by West Hants, East Hants and the Province. If West Hants provided \$25,000, the group would only need to fundraise a small portion if at all. There was a level of confidence that East Hnats would also support the group.
- There may be the ability to also assist with resources to help with administrative tasks such as grant writing, etc.

MOVED BY MAYOR ZEBIAN AND COUNCILLOR FRANCIS THAT THE WEST HANTS REGIONAL MUNICIAPALITY GRANT THE HANTS COUNCY SENIORS SAFETY ASSOCIATION A \$25,000 GRANT THIS BUDGET YEAR AND DIRECT STAFF TO MAKE THIS ORGANIZATION A YEARLY LINE ITEM IN THE BUDGET EQUALING \$25.000. MOTION CARRIED

Mayor Zebian assumed the chair at 9:47 p.m.

- xiii. April 20, 2023 Seamus Marriot Re FOIPOP Follow up

Discussion Points:

- Mayor Zebian spoke to the correspondence referenced by Mr. Marriot. The email in question went to a junk folder. General inquiries were made regarding grants, deed transfer and funding opportunities. There was no involvement in any of the transactions with the Canoe Club on any of the PID’s.
- No municipal funds were involved in the purchase of the parcels.
- A 2021 public study identified seven parcels of land being considered.

- The only meeting that occurred was the one where attempts were made to help bridge the gap between the Canoe Club and representatives for Zwicker lake.
- The agreement made was between a private club and two higher levels of government (Provincial and Federal).

- xiv. April 23, 2023 Erin Naugler Re Falmouth Highway Access
- xv. April 24, 2023 Jessica and Allan Hill Re Additional Considerations for Sustainable Hill's Application
- xvi. April 24, 2023 Karen Bourque-Ward and Art Ward Re Scotch Village Station Road PID 45166915
- xvii. April 24, 2023 Wesley Petite Re MPSA Retroactive Pay
- xviii. April 25, 2023 Hants County Federation of Agriculture Re: Scotch Village Rezoning application.

RCMP Retroactive Pay: NSFMs were requesting Municipalities review the draft letter and support the letter for a unified voice.

Discussion Points:

- The RCMP costs were not viewed as additional costs. Municipalities were aware that these costs were anticipated and had time to prepare for them in advance. WHRM had set aside funds for the additional expense. The letter was not supported.

3. Fort Edward Lands Correspondence Log (as of April 25, 2023) - None

4. Storm Wastewater Correspondence Log (as of April 25, 2023) - None

b) Requests -None

c) Out-going (as it relates to motions of Council to other Provincial agencies/depts) as of April 25, 2023 – None

15. New Business

a) College Road Renewal Recommendation Report WHRMPW22-09 (9:57 p.m.)

Director Richard reviewed the report highlighting that College Road (from the beginning of King Street to Gladys M. Manning Retirement Home) was identified as a priority for water service upgrades and street renewal due to the age and condition of the water main, the need for improved storm water management along College Road and the width and condition of the existing roadway. A need was also identified for a sidewalk to support active transportation with the Manning property, Kings Edgehill School, the Gordon Hughes Tennis Club, and the historic Dill Farm all along this section of road.

Discussion Points:

- The new sidewalk would be from King Street to the Manning Complex on the King's Edgehill side of the road. Anticipating a late summer/early fall completion date.

- Discussions were expected to occur with Kings Edgehill re: Emergency vehicle access. There was also a small access road off Chester Road that may be able to be used for emergency access.
- The project was fully designed and engineered for stormwater, sanitary and water systems.

MOVED BY COUNCILLORS IVEY AND SMITH THAT COUNCIL APPROVE THE AWARD OF TENDER WHRMHPW22-09 FOR COLLEGE ROAD (WINDSOR) SERVICES & STREET RENEWAL TO THE LOW COMPLIANT BIDDER, DEXTER CONSTRUCTION COMPANY LTD, FOR THE TENDERED PRICE OF \$3,161,920. PLUS A 15% CONSTRUCTION PROJECT CONTINGENCY OF \$474,288. FOR A TOTAL OF \$3,636,208., PLUS APPLICABLE TAXES. MOTION CARRIED

Deputy Mayor P. Morton assumed the chair at 10:04 p.m.

b) John Paris Jr Decision Request Report (10:04 p.m.)

Mayor Zebian reviewed the report highlighting the significant contributions Mr. Paris has made to the game of hockey and the admiration he has brought to Windsor, the “Birthplace of Hockey”.

MOVED BY MAYOR ZEBIAN AND COUNCILLOR M. MCLEAN THAT THE WEST HANTS REGIONAL MUNICIPALITY RECOGNIZE THE ACCOMPLISHMENTS OF JOHN PARIS JR. TO THE WORLD OF HOCKEY. JOHN FACED MANY BARRIERS, BOTH PERSONALLY AND PROFESSIONALLY, IN HIS LIFE. HE OVERCAME ADVERSITY; DEALING WITH RACISM AND MAJOR HEALTH ISSUES, WITH GRACE. JOHN ALWAYS REMEMBERS HIS ROOTS GROWING UP IN WINDSOR AND THE VALUES THAT HIS PARENTS INSTILLED IN THEIR CHILDREN. FOR HIS LOVE OF THE GAME, FOR HIS CONTINUED WORK IN COACHING, AND FOR HIS ACCOMPLISHMENTS ON AND OFF THE ICE, THE COUNCIL OF THE WEST HANTS REGIONAL MUNICIPALITY NAMES THE RINK AT THE WEST HANTS SPORTS COMPLEX THE JOHN PARIS JR. RINK. MOTION CARRIED

MOVED BY MAYOR ZEBIAN AND COUNCILLOR SHERMAN THAT COUNCIL DIRECT STAFF TO WORK WITH MCKAY LYONS SWEETAPPLE TO CREATE AN APPROPRIATE RECOGNITION OF JOHN PARIS JR., IN THE WEST HANTS SPORTS COMPLEX AND THAT STAFF WORK ON CREATING A JOHN PARIS JR. EVENT IN JUNE TO CELEBRATE JOHN’S ACCOMPLISHMENTS AND REFLECT ON THE DIVERSITY OF THE WEST HANTS COMMUNITY. MOTION CARRIED

16. In-Camera (10:12 p.m.)

a) MGA 22(2)(a) Land Matter

MOVED BY COUNCILLORS JANNASCH AND SHERMAN THAT AT 10:12 P.M. THE MEETING MOVE IN-CAMERA. MOTION CARRIED.

MOVED BY COUNCILLORS FRANCIS AND MURLEY THAT THE MEETING MOVE OUT OF IN-CAMERA AT 10:17 P.M. MOTION CARRIED.

MOVED BY COUNCILLORS HARTT AND FRANCIS THAT COUNCIL DIRECT CAO TO PROCEED AS DIRECTED BY COUNCIL IN-CAMERA ON PID 45391554. MOTION CARRIED.

17. Next Meeting Date / Adjournment – May 9th, 2023, Committee of the Whole Meeting.

MOVED BY COUNCILLORS SMITH AND FRANCIS THAT AT 10:18 P.M. THE MEETING ADJOURN. MOTION CARRIED.

Mayor Abraham Zebian (Chair)

Deanna Snair, Municipal Clerk