

WEST HANTS REGIONAL MUNICIPALITY

Council Meeting Agenda **Amended**

May 28, 2024 - 6:00 p.m. Continuation of the May 28 Council Meeting

In-person, Sanford Council Chambers, 76 Morison Dr, Windsor, NS 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. Approval of Previous Meeting Minutes
 - ~~a) 2024-04-23 Council Meeting Minutes~~
 - ~~b) 2024-04-24 Council Meeting Minutes (Continuation of 2023-04-23 meeting)~~
 - ~~c) 2024-04-23 Public Hearing Minutes 4236 Hwy 14 Windsor Forks WHLUB Map Amendment~~
 - ~~d) 2024-04-23 Public Hearing Minutes Hwy 215, Summerville, PID 45180635 Development Agreement~~
 - ~~e) 2024-04-23 Public Hearing Minutes Willow Street, Hantsport HLUB Map Amendment PID 45045879~~
 - ~~f) 2024-04-23 Public Hearing Minutes Payzant Drive Development Agreement PIDs 45053030, 45343878, 45343894, and 45234382~~
 - ~~g) 2024-04-23 Public Hearing Minutes Pesaguid Comprehensive Development District WMPS and WLUB Amendments~~~~
- ~~7. Public Hearings
 - ~~a) Payzant Drive, Windsor Development Agreement: PIDs 45053030, 45343878, 45343894, and 45234382 – Planner Dunphy (**Recommending Postponing**)~~
 - ~~b) 586 O'Brien Street, Windsor PID 45054350 Development Agreement – Planner Dunphy~~
 - ~~c) Willow Street, Hantsport HLUB Map Amendment PID 45045879 – Planner Dunphy~~
 - ~~d) Albert Street, Portion of PID 45058872 (August House) Rezoning – Director Poirier~~
 - ~~e) West Hants LUB 1781 King Street, Windsor PID 45162005 – Director Poirier~~
 - ~~f) Hwy 215, Summerville, PID 45180635 Development Agreement – Director Poirier~~~~
- ~~8. Second Readings (as it pertains to Public Hearings)
 - ~~a) Payzant Drive, Windsor Development Agreement: PIDs 45053030, 45343878, 45343894, and 45234382~~~~

- ~~b) 586 O'Brien Street, Windsor PID 45054350 Development Agreement – Planner Dunphy~~
- ~~c) Willow Street, Hantsport HLAB Map Amendment PID 45045879 – Planner Dunphy~~
- ~~d) Albert Street, Portion of PID 45058872 (August House) Rezoning – Director Poirier~~
- ~~e) 1781 King Street, Windsor PID 45162005 – Director Poirier~~
- ~~f) Hwy 215, Summerville, PID 45180635 Development Agreement – Director Poirier~~

~~9. Unfinished Business/Postponed Motions~~

- ~~a) Municipal Complex – Mayor Zebian~~
- b) Solar Feasibility Study Recommendation Report – Coordinator Ogilvie

~~10. Mayor's Report~~

11. Committee(s) of Council Excerpts/Recommendations

- a) Committee of the Whole Excerpts (May 14, 2024)
 - i. 2024 Municipal and CSAP Election Budget
 - ii. Bay of Fundy Adventure Trail Request for Support
 - iii. Diverse and Inclusive Communities Committee Request for Support for a Pride Crosswalk
 - iv. Fees Policy Amendments pertaining to Secondary Suites
 - v. Financial Services Policies
 - vi. Home Flood Protection Pilot Program
 - vii. PACHAC Citizen Member Appointment
 - viii. Parks & Grounds Articulating Mower Lease
 - ix. Parks & Grounds Sub-Compact Mowers (Tractors)
- b) Special Committee of the Whole Budget Excerpts (May 21 and 27th)
- c) Planning and Heritage Advisory Committee Recommendations
 - i. Wagners Court Non-substantive DA Amendment Decision Request – Planner Dunphy
- d) Planning and Heritage Advisory Committee Recommendations (May 9, 2024) (as it relates to First Readings)
 - i. Windsor Municipal Planning Strategy Text Amendments (Policy 5.4.6 Criteria for Development Agreements) – Director Poirier
 - ~~ii. West Hants Municipal Planning Strategy Amendments: Wind Farm Setback Review – Director Poirier~~

12. Councillor Municipal Business/Activity Reports

- a) Councillor Ivey, District 11 Activity Report
- b) Councillor Sherman, District 7 Activity Report
- c) Councillor Hartt, District 4 Activity Report

13. Correspondence
 - a) Information
 1. Avon Causeway Activity Log – None
 2. Ever Wind/Bear Lake Wind Farm - None
 3. Correspondence Received Activity Log
 - i. 2024-05-16 Response letter from Minister Masland Re Flooding on Belmont and New Town Roads in WHRM
 - ii. 2024-05-19 Bruce Wright, HCFA Re Preservation of farmland in Hants County
 - iii. 2024-05-24 WHHS Letter of Support Re Percy Paris (2024-01-0-17)
 - b) Requests
 - i. 2024-05-17 Windsor Bluefins Re loss of funding for the Windsor Bluefins Swim team
 - c) Outgoing Correspondence Log
15. New Business - None
16. In-Camera
 - a) 2024-01-23 In-Camera Meeting Minutes
 - b) 2024-02-27 In-Camera Meeting Minutes
 - c) 2024-03-26 In-Camera Meeting Minutes
 - d) 2024-04-24 In-Camera Meeting Minutes
 - e) MGA 22(2)(a) Legal Matter
 - f) MGA 22(2)(a) Legal Matter
17. Next Meeting Date / Adjournment – June 11th, 2024 Council Meeting 6 p.m.

WEST HANTS REGIONAL MUNICIPALITY

Council Meeting Minutes Amended June 25, 2024 – May 28, 2024 Meeting

Continued May 29, 2024 - 6:00 p.m.

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



West Hants

something inspiring awaits.

1. Call to Order – Deputy Mayor P. Morton 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 (6:04 p.m.)
Mark McLean, Councillor, District 3 (ZOOM)
Jeff Hartt, Councillor, District 4
Debbie Francis, Councillor, District 5 (ZOOM)

Paul Morton, Deputy Mayor, District 8
Bob Morton, Councillor, District 6
Ed Sherman, Councillor, District 7
John Smith, Councillor, District 9
Laurie Murley, Councillor, District 10
Jim Ivey, Councillor, District 11

Staff:

Mark Phillips, Chief Administrative Officer
Carlee Rochon, Director of Financial Services
Erin Amirault, Project Engineer
John Ogilvie, Climate Action Coordinator

Deanna Snair, Municipal Clerk
Sara Poirier, Dir. Planning & Development
Todd Richard, Dir. Public Works

Regrets:

Kathy Kehoe, Director Community Development
Shelleena Thornton, Municipal Ops Supervisor

Presenter and Gallery

3 in the Gallery

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

Deputy Mayor P. Morton 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 recognizes that we are all treaty people and have responsibilities to this land and each other. West Hants Regional Municipality also recognizes African Nova Scotians are a distinct people whose history, legacies, and contributions have enriched that part of Mi'kma'ki known as Nova Scotia for over 400 years.

9. Unfinished Business/Postponed Motions (6:02 p.m.)

b) Solar Feasibility Study Recommendation Report

Coordinator Ogilvie presented the report to consider awarding consulting services to complete a Solar Energy Feasibility study to CBCL. WHRM was approved for a \$75,000 grant to perform a solar energy feasibility study on Municipally owned lands.

Discussion Points:

- The grant was based on the estimated project cost of \$100,000, where the project has come in under that amount; the grant will be decreased proportionally to only fund 75% of the total costs. The municipal contribution remains 25%.

- WHRM’s Standing Offer agreement/contract was used for this project, firms on contract were requested to provide proposals; only one firm provided a proposal.

MOVED BY COUNCILLORS JANNASCH AND SHERMAN THAT COUNCIL APPROVES AWARDING CONSULTANT SERVICES TO COMPLETE A SOLAR ENERGY FEASIBILITY STUDY, TO CBCL LIMITED IN THE AMOUNT OF \$77,500.00 PLUS 10% CONTINGENCY AND APPLICABLE TAXES FOR A TOTAL COST OF \$88,907.23. MOTION CARRIED. Nays: Hartt

10. Mayor’s Report (6:05 p.m.)

Mayor Zebian will provide a verbal report at the next Council meeting.

11. Committee(s) of Council Excerpts/Recommendations (6:06 p.m.)

a) Committee of the Whole Excerpts (May 14, 2024)

i. 2024 Municipal and CSAP Elections Advance Poll Dates and Locations (6:06 p.m.)

MOVED BY COUNCILLORS MURLEY AND SHERMAN THAT COUNCIL DELEGATE TO THE CHIEF ADMINISTRATIVE OFFICER ITS AUTHORITY TO MAKE, REVISE AND AMEND THE TARIFF OF FEES AND EXPENSES AND PROVIDE FOR A METHOD OF RENDERING AND VERIFYING ACCOUNTS FOR PAYMENT RELATING TO THE MUNICIPAL ELECTION 2024. MOTION CARRIED. Nays: S. McLean

MOVED BY COUNCILLORS MURLEY AND IVEY THAT COUNCIL APPROVES THE DRAFT BUDGET IN THE AMOUNT \$171,085.25 INCLUDING APPLICABLE TAXES FOR THE 2024 MUNICIPAL AND CSAP ELECTIONS AS PRESENTED AT THE MAY 14, 2024 COMMITTEE OF THE WHOLE MEETING. MOTION CARRIED. Nays: S. McLean

MOVED BY COUNCILLORS MURLEY AND SHERMAN THAT COUNCIL APPROVES A 10% CONTINGENCY OF \$17,108.52 BE ADDED TO OFFSET INCREASED COSTS ASSOCIATED WITH INFLATION FOR AN ESTIMATED TOTAL COST OF \$188,193.78. MOTION CARRIED. Nays: Hartt and S. McLean

ii. Bay of Fundy Adventure Trail Request for Letter of Support (6:08 p.m.)

MOVED BY COUNCILLORS MURLEY AND SMITH THAT COUNCIL DIRECTS STAFF TO WRITE A LETTER OF SUPPORT FOR THE WEST HANTS TRAILS ASSOCIATION FOR THE BAY OF FUNDY ADVENTURE TRAIL PROJECT. MOTION CARRIED UNANIMOUSLY

iii. Diverse and Inclusive Communities Committee Request for Support for a Pride Crosswalk (6:09 p.m.)

Discussion Points:

- Thermoplastic material would be used, it has a greater life span vs paint.

- Additional funds would need to be allocated should more crosswalks be supported, or maintenance was required.
- \$1,000 was included for The Diverse and Inclusive Communities committee and the Accessibility committee within the 2024/25 budget.

MOVED BY COUNCILLORS MURLEY AND SHERMAN THAT COUNCIL ALLOCATE \$5,500 TO BE PREAPPROVED FROM THE 2024/25 OPERATING BUDGET TO SUPPORT THE INSTALLATION OF A PRIDE CROSSWALK AT THE INTERSECTION OF WATER AND GERRISH STREETS. MOTION CARRIED. Nays: Hartt

iv. Fees Policy Amendments pertaining to Secondary Suites (6:15 p.m.)

MOVED BY COUNCILLORS MURLEY AND SHERMAN THAT COUNCIL AMEND THE TEXT OF THE FEES POLICY RCOFN-013.00 AS SHOWN IN ATTACHMENT A OF THE REPORT #23-21 TO COMMITTEE OF THE WHOLE DATED MAY 14, 2024. MOTION CARRIED. Nays: Ivey

Councillor Francis was not present for the remainder of the meeting and did not participate in voting moving forward.

v. Financial Services Policy (6:16 p.m.)

RCOFN-011.01 Residential Property Tax Assistance Policy

MOVED BY COUNCILLORS MURLEY AND SMITH THAT COUNCIL APPROVE THE UPDATED RESIDENTIAL PROPERTY TAX ASSISTANCE POLICY RCOFN-011.01 AS PRESENTED TO COMMITTEE OF THE WHOLE ON MAY 14, 2024. MOTION CARRIED

RCOFN-015.0 Accounts Receivable Policy

MOVED BY COUNCILLORS MURLEY AND SMITH THAT COUNCIL APPROVES THE ACCOUNTS RECEIVABLE POLICY RCOFN-015.00 AS PRESENTED TO COMMITTEE OF THE WHOLE ON MAY 14, 2024. MOTION CARRIED.

RCOFN-016.0 Utility Assistance Rebate Policy

Discussion Points:

- Rebate would be General Rated.

MOVED BY COUNCILLORS MURLEY AND SMITH THAT COUNCIL APPROVES THE UTILITY ASSISTANCE REBATE POLICY RCOFN-016.00 AS PRESENTED TO COMMITTEE OF THE WHOLE ON MAY 14, 2024. MOTION CARRIED. Nays: Hartt and S. McLean

vi. Home Flood Protection Pilot Program (6:18 p.m.)

MOVED BY COUNCILLORS MURLEY AND SHERMAN THAT COUNCIL MAKE A VALID HOME FLOOD PROTECTION ASSESSMENT MANDATORY FOR APPROVAL OF A GRANT FOR UPGRADES UNDER THE HOME FLOOD PROTECTION PILOT PROGRAM. MOTION CARRIED

MOVED BY COUNCILLORS MURLEY AND SHERMAN THAT COUNCIL PAY 100% OF THE COST OF A HOME FLOOD PROTECTION ASSESSMENT FOR APPROVED APPLICANTS TO THE HOME FLOOD PROTECTION PILOT PROGRAM. MOTION CARRIED. Nays: M. McLean

The Clean Foundation communicated assessments would be in the range of high \$4-500 dollars. This information will be included in the policy, which will be presented to Council for review and approval.

MOVED BY COUNCILLORS MURLEY AND SHERMAN THAT COUNCIL DELEGATE THE RECOMMENDATION PROCESS FOR GRANTS TO STAFF. MOTION CARRIED. Nays: M. McLean, S. McLean and Hartt

MOVED BY COUNCILLORS MURLEY AND SHERMAN THAT COUNCIL PAY FOR 100% OF THE COST OF A HOMEOWNER'S UPGRADE, TO THE SPECIFIED LIMIT, FOR APPROVED APPLICANTS TO THE HOME FLOOD PROTECTION PILOT PROGRAM. MOTION CARRIED. Nays: M. McLean, Jannasch and Smith

MOVED BY COUNCILLORS MURLEY AND SHERMAN THAT COUNCIL SET THE INDIVIDUAL FUNDING LIMIT FOR APPLICANTS TO THE HOME FLOOD PROTECTION PILOT PROGRAM AT \$10,000.

It was suggested an amendment may provide an opportunity for residents to get some form of protection in place for homes impacted by flooding, which included combined sewer overflows. Some residents have already invested significant amounts in efforts to protect their properties and homes.

MOVED BY COUNCILLORS IVEY AND MURLEY TO AMEND THE MOTION TO INCLUDE FOR STORMWATER AND AT UP TO \$20,000 FOR COMBINED STORM AND SEWER WATER. MOTION CARRIED. Nays: Jannasch and Smith

Concern was noted that as written the motion could be misleading. There was support to amend the motion to remove the word "individual" and replace it with "household". Deputy Mayor stepped down from the chair and Councillor Murley assumed the chair.

MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR IVEY TO AMEND THE MOTION TO ADD THE WORDS PER HOUSEHOLD. MOTION CARRIED. Nays: Smith

Full motion as amended with both amendments:

MOVED BY COUNCILLORS MURLEY AND SHERMAN THAT COUNCIL SET THE INDIVIDUAL FUNDING LIMIT FOR APPLICANTS PER HOUSEHOLD TO THE HOME FLOOD PROTECTION PILOT PROGRAM AT \$10,000 FOR STORMWATER AND AT UP TO \$20,000 FOR COMBINED STORM AND SEWER WATER. MOTION CARRIED. Nays: Smith

Deputy Mayor assumed the chair at 6:32 p.m.

MOVED BY COUNCILLORS MURLEY AND M. MCLEAN THAT COUNCIL DIRECTS STAFF TO CONTACT NOVA SCOTIA EMO TO INFORM THEM OF OUR HOME FLOOD PROTECTION PILOT PROJECT AND TO REQUEST ADDITIONAL SUPPORT FOR ANY AFFECTED HOMEOWNERS, PROPERTY OWNERS WITHIN WEST HANTS REGIONAL MUNICIPALITY THROUGH THE DFA FUNDING. MOTION CARRIED

In terms of the provincial statement of interest regarding flood areas, West Hants does not have currently have any areas identified in the statement. The province has just completed the Minas Basin flood study for the area and the provincial mapping was available online. It was still be vetted before WHRM would receive the actual data or report from Dillon Consulting. This information would help form the flood mapping and planning documents moving forward. It was felt this information would have no affects on assessments as that was determined through Property Valuation Services Corporation (PVSC).

vii. PACHAC Citizen Member Appointment (6:37 p.m.)

MOVED BY COUNCILLORS MURLEY AND SHERMAN THAT COUNCIL APPOINTS MICHEL BOURGEOIS AND MARK KEHOE TO THE PLANNING AND HERITAGE ADVISORY COMMITTEE FOR THE REMAINDER OF THE NOVEMBER 2022 - OCTOBER 2024 TERM WHICH WILL FULFILL THE TWO (2) WEST HANTS REPRESENTATIVE MEMBER VACANCIES. MOTION CARRIED

viii. Parks and Grounds Articulating Mower Lease (6:38 p.m.)

MOVED BY COUNCILLORS MURLEY AND SHERMAN THAT COUNCIL APPROVE THE AWARD OF TENDER WWHCD24-02 TO VESEYS EQUIPMENT TO LEASE 1 (ONE) NEW 4520 VENTRAC TRACTOR ON A 5 (FIVE) YEAR TERM AT \$855.50 PER MONTH PLUS APPLICABLE TAXES WITH A \$13,062.50 BUYOUT OPTION. MOTION CARRIED

ix. Parks and Grounds Sub-Compact Mowers (Tractors) Railway Trail Parking Lot Light (6:39 p.m.)

MOVED BY COUNCILLORS MURLEY AND SHERMAN THAT COUNCIL APPROVE THE AWARD OF TENDER WWHCD24-03 TO NOVA INTERNATIONAL LTD. TO PURCHASE THREE (3) NEW BX2380 OPEN STATION SUB COMPACT TRACTORS AT A PURCHASE PRICE OF

20,116.35 EACH FOR A GRAND TOTAL OF \$60,349.05 PLUS APPLICABLE TAXES. MOTION CARRIED. Nays: Jannasch

- b) Special Committee of the Whole Budget Excerpts (May 21 and 27, 2024)
- i. Reserve Policy (6:40 p.m.)

MOVED BY COUNCILLORS MURLEY AND SHERMAN THAT COUNCIL DIRECTS STAFF TO BRING BACK A REPORT ON DEVELOPING A POLICY TO CREATE THREE RESERVE ACCOUNTS FROM A) LANDFILL TIPPING FEES, B) DEED TRANSFER TAX AND C) WINDFARM REVENUES WITH THE PURPOSE OF ALLOCATING A PERCENTAGE OF REVENUES FROM THESE SOURCES TO PROJECTS AND EXPENDITURES DECIDED UPON BY COUNCIL BEGINNING IN THE 2025-26 BUDGET YEAR. MOTION CARRIED

- ii. Protective Services Coordinator (6:41 p.m.)

MOVED BY COUNCILLORS MURLEY AND SHERMAN THAT COUNCIL INCLUDE FUNDING FOR A PROTECTIVE SERVICES COORDINATOR IN THE 2024-25 BUDGET WITH THE STIPULATION THAT AN IN-CAMERA DISCUSSION WILL OCCUR TO DETERMINE ROLES, RESPONSIBILITIES AND EXPECTATIONS FOR THAT PERSON. MOTION CARRIED

- iii. Hants Shore Community Health Clinic (6:41 p.m.)

Discussion Points:

- As written the group would receive \$50,000 in year 1, they would receive \$50,000 plus the CPI adjustment in year 2 and in year 3 it would also have the CPI adjustment.
- The CPI conversation (Dial A Ride) related more to the timing around when CPI was added, there was confusion around the amounts owed but it was confirmed the amounts were correct. There was a conversation about making sure agreement dates aligned with respect to when CPI was adjusted for each.
- There was value in being consistent with all funding agreements for all organizations. Director Rochon confirmed all three (3) funding agreements approved during the budget process included CPI adjustments and were consistent with past funding agreements.

MOVED BY COUNCILLORS MURLEY AND JANNASCH THAT COUNCIL APPROVES ENTERING INTO A THREE (3) YEAR FUNDING AGREEMENT WITH THE HANTS SHORE COMMUNITY HEALTH CLINIC TO SUPPORT ON-GOING OPERATIONS, BEGINNING IN 2024-25 INCLUDING SIMILAR TERMS OF OTHER FUNDING AGREEMENTS AND FURTHER THIS FUNDING BE SET AT \$50,000 PLUS AN ADJUSTMENT FOR COST-OF-LIVING. MOTION CARRIED

Mayor Zebian was not present for the remainder of the meeting and did not participate in voting moving forward.

iv. Ground Search and Rescue (6:48 p.m.)

MOVED BY COUNCILLORS MURLEY AND SHERMAN THAT COUNCIL APPROVES ENTERING INTO A THREE (3) YEAR FUNDING AGREEMENT WITH WEST HANTS GROUND SEARCH AND RESCUE TO SUPPORT ON-GOING OPERATIONS, BEGINNING IN 2024-25 INCLUDING SIMILAR TERMS AND CONDITIONS UNDER FIRE AND EMERGENCY SERVICES POLICY AND FURTHER THAT THIS FUNDING BE SET AT \$30,000 PLUS AND ADJUSTMENT FOR COST-OF-LIVING. MOTION CARRIED

v. Windsor Township Business Association (6:49 p.m.)

Discussion Points:

- The focus would be on Windsor, but they are willing to assist and provide support and information to other business areas should a volunteer group establish their own business association and want assistance with getting off the ground.
- The position would be funded through the General Tax Rate.

MOVED BY COUNCILLORS MURLEY AND IVEY THAT COUNCIL APPROVES ENTERING INTO A THREE (3) YEAR AGREEMENT WITH THE WINDSOR TOWNSHIP, TO SUPPORT THE EXECUTIVE DIRECTOR POSITION, BEGINNING IN 2024-25 AND THIS FUNDING BE SET AT \$60,000 PLUS AN ADJUSTMENT FOR COST-OF-LIVING. MOTION CARRIED. Nays: P. Morton, Sherman, Hartt and S. McLean

vi. Tax Rate Reduction (6:52 p.m.)

MOVED BY COUNCILLORS MURLEY AND SHERMAN THAT COUNCIL ADOPTS A \$0.01 REDUCTION FOR THE TAX RATE AND THE MONEY BE TAKEN FROM OPERATING RESERVES. MOTION CARRIED. Nays: P. Morton, S. McLean and Jannasch

vii. 2024-25 Operating Budget (6:52 p.m.)

Discussion Points:

- The \$14,370,489 noted in the budget was the required tax revenue for the general calculations. Despite having a \$33 million dollar budget, all non-tax revenue was removed as well as general rated any transfers to and from reserves which equates to the \$14,370,489. It was noted the number in the budget document had not been updated to reflect the changes made during deliberations. With respect to Area rates, the transfers were netted within.

MOVED BY COUNCILLORS MURLEY AND IVEY THAT COUNCIL APPROVE THE 2024-25 OPERATING BUDGET AS PRESENTED TO COMMITTEE OF THE WHOLE ON MAY 27, 2024, OUTLINING TOTAL GENERAL RATED

EXPENSES AND TRANSFERS OF \$14,215,166; TOTAL AREA RATED EXPENSES AND TRANSFERS FOR THE COMMUNITY OF WEST HANTS OF \$5,115,687; TOTAL AREA RATED EXPENSES AND TRANSFERS FOR THE COMMUNITY OF HANTSPORT OF \$519,528; AND TOTAL AREA RATED EXPENSES AND TRANSFERS FOR THE COMMUNITY OF WINDSOR OF \$4,007,075. MOTION CARRIED. Nays: Hartt, S. McLean and Ivey

- viii. 2024-25 West Hants Water Utility and Windsor Water Utility Budgets (6:59 p.m.)
MOVED BY COUNCILLORS MURLEY AND SHERMAN THAT COUNCIL APPROVE THE 2024-25 WEST HANTS WATER UTILITY AND WINDSOR WATER UTILITY BUDGETS AS PRESENTED TO COMMITTEE OF THE WHOLE ON MAY 27, 2024. MOTION CARRIED. Nays: Hartt, S. McLean and Ivey
- ix. 2024-25 Capital Budget (7:00 p.m.)
MOVED BY COUNCILLORS MURLEY AND SMITH THAT COUNCIL APPROVE THE 2024-25 CAPITAL BUDGET AS PRESENTED TO COMMITTEE OF THE WHOLE ON MAY 27, 2024. MOTION CARRIED. Nays: Hartt, S. McLean and Ivey
- x. 2024-25 Reserves Budget (7:00 p.m.)
MOVED BY COUNCILLORS MURLAY AND SMITH THAT COUNCIL APPROVE THE 2024-25 RESERVE BUDGET AS PRESENTED TO COMMITTEE OF THE WHOLE ON MAY 27, 2024. MOTION CARRIED. Nays: Hartt, S. McLean and Ivey
- xi. 2024-25 Taxation Resolution (7:01 p.m.)
MOVED BY COUNCILLORS MURLEY AND SHERMAN THAT BE IT RESOLVED THAT THE SUMS THAT ARE REQUIRED FOR THE LAWFUL PURPOSES OF THE WEST HANTS REGIONAL MUNICIPALITY FOR THE YEAR 2024-25 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 \$14,215,166 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 SIX NINE SEVEN TWO CENTS (\$0.6972) 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 2024-25 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 \$5,115,687 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 TWO SEVEN FIVE ZERO CENTS (\$0.2750) 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 2024-25 AFTER CREDITING THE PROBABLY 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 \$519,528 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 SIX FIVE SIX FIVE CENTS (\$0.6565) 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 2024-25 AFTER CREDITING THE PROBABLE REVENUE FROM ALL SOURCES OTHER THAN THE AREA RATES FOR THE YEAR AND MAKING THE ALLOWANCE FOR THE ABATEMENT AND LOSSES THAT MAY OCCUR IN THE COLLECTION OF TAXES AND TAXES FOR THE CURRENT YEAR THAT MAY NOT BE COLLECTED OR COLLECTABLE IS \$4,007,075 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 NINE FOUR NICE ONE CENTS (\$0.9491)

PER ONE HUNDRED DOLLARS (\$100) OF THE ASSESSMENT ON RESIDENTIAL AND GENERAL RESOURCE PROPERTY.

BE IT FURTHER RESOLVED THAT THE TAXPAYERS IN THE SAID MUNICIPALITY ARE REQUIRED TO PAY THE WHOLE OF THEIR TAXES ON OR BEFORE THE 1ST DAY OF SEPTEMBER, A.D., 2024 PROVIDED THAT IF THE TOTAL AMOUNT OF TAXES OWING IS NOT PAID IN FULL ON OR BEFORE THE 1ST DAY OF SEPTEMBER, A.D., 2024 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, 2024. MOTION CARRIED. Nays: Hartt, S. McLean and Ivey

- xii. 2024-25 Property Tax Exemption (7:05 p.m.)

MOVED BY COUNCILLORS MURLEY AND IVEY THAT SCHEDULES A, B AND C OF THE ANNUAL TAX EXEMPTION PROPERTY LISTING FOR FISCAL YEAR 2024-25 BE APPROVED AS PRESENTED. MOTION CARRIED. Nays: Sherman and S. McLean

- xiii. HMCC AREA RATE 2024-25 (7:06 p.m.)

MOVED BY COUNCILLORS MURLEY AND SHERMAN THAT BE IT RESOLVED THAT COUNCIL SUPPORT THE AREA RATE FOR THE HANTSPORT MEMORIAL COMMUNITY CENTRE (HMCC) IN THE FOLLOWING AMOUNTS: RESIDENTIAL - \$0.0649 PER \$100 OF TAXABLE ASSESSMENT AND COMMERCIAL - \$0.3352 PER \$100 OF TAXABLE ASSESSMENT FOR A COMBINED TOTAL OF \$106,552 FOR FISCAL YEAR APRIL 1, 2024 TO MARCH 31, 2025. MOTION CARRIED.

- xiv. Chalet Hamlet Property Owners Association Uniform Charge 2024-2025 (7:07 p.m.)

MOVED BY COUNCILLORS MURLEY AND SHERMAN 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 \$638.25 (INCLUSIVE OF HST) PER MEMBER FOR THE YEAR ENDING MARCH 31, 2025, FOR A TOTAL COLLECTION OF \$130,203.00, AND SUCH AMOUNT COLLECTED LESS \$5 PER LOT ADMINISTRATION FEE PLUS HST LESS SHALL BE FORWARDED TO THE CHALET HAMLET PROPERTY OWNERS ASSOCIATION. MOTION CARRIED

- xv. Falls Lake West Property Owners Association Uniform Charge 2024-2025 (7:08 p.m.)

MOVED BY COUNCILLORS MURLEY AND SHERMAN 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 \$638.25 (INCLUSIVE OF HST) PER MEMBER FOR THE YEAR ENDING MARCH 31, 2025, FOR A TOTAL COLLECTION OF \$130,203.00, AND SUCH AMOUNT COLLECTED LESS \$5 PER LOT ADMINISTRATION FEE PLUS HST LESS SHALL BE FORWARDED TO THE CHALET HAMLET PROPERTY OWNERS ASSOCIATION. MOTION CARRIED

- xvi. Blomidon View Residents Association Uniform Charge 2024-2025 (7:09 p.m.)

MOVED BY COUNCILLORS MURLEY AND SHERMAN 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, 2025, FOR A TOTAL COLLECTION OF \$4,515.00, AND SUCH AMOUNT COLLECTED LESS \$5 PER LOT ADMINISTRATION FEE PLUS HST SHALL BE FORWARDED TO THE BLOMIDON VIEW RESIDENTS ASSOCIATION. MOTION CARRIED

- xvii. North Canoe Lake Cottage Owners Association Uniform Charge 2024-2025 (7:10 p.m.)

MOVED BY COUNCILLORS MURLEY AND SHERMAN 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 \$56.91 EACH FOR 10 PROPERTIES BEFORE THE BRIDGE ON CANOE LAKE COVE ROAD AND \$227.44 EACH FOR 34 PROPERTIES BEYOND THE BRIDGE ON THE SAME ROAD FOR THE YEAR ENDING MARCH 31, 2025, FOR A TOTAL COLLECTION OF \$8,302.06, 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

- xviii. Chateau Village Property Owners Association Uniform Charge 2024-2025 (7:11 p.m.)

MOVED BY COUNCILLORS MURLEY AND SHERMAN 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 \$524.88 (INCLUSIVE OF HST) PER MEMBER FOR THE YEAR ENDING

MARCH 31, 2025, FOR A TOTAL COLLECTION OF \$68,759.28, AND SUCH AMOUNT COLLECTED LESS \$5 PER LOT ADMINISTRATION FEE PLUS HST LESS SHALL BE FORWARDED TO THE CHATEAU VILLAGE PROPERTY OWNERS ASSOCIATION. MOTION CARRIED

xix. Innes Lane Road Association Uniform Charge 2024-2025 (7:12 p.m.)

MOVED BY COUNCILLORS MURLEY AND SHERMAN 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 22 DEVELOPED LOT AND \$100.00 EACH FOR 13 UNDEVELOPED LOT FOR THE YEAR ENDING MARCH 31, 2025, FOR TOTAL COLLECTION OF \$6800.00 AND SUCH AMOUNT COLLECTED LESS \$5 PER LOT ADMINISTRATION FEE PLUS HST SHALL BE FORWARDED TO THE INNES LANE ROAD ASSOCIATION. MOTION CARRIED

c) Planning and Heritage Advisory Committee Recommendations (May 9, 2024) (as it relates to First Readings)

i. Windsor Municipal Planning Strategy Amendments (Policy 5.4.6 Criteria for Development Agreements) (7:13 p.m.)

Director Poirier reviewed the report. A completed application was received on February 13, 2024 from Chrystal Fuller of Brighter Community Planning and Consulting, on behalf of Brison Developments seeking a development agreement to permit 22 4-plex buildings (88 units) on an extension of Irven Drive in Windsor. The application included multiple phases (first phase was rezoning of the agricultural land to two-unit residential) and the second part was to amend the development agreement criteria and then the applicant would apply for a development agreement. The amendment was required as the proposed number of units exceeded what was currently permitted on local streets. The proposed change to policy 5.4.6 (g) would add *“unless a traffic impact study indicates there will be minimal impact on traffic and an emergency access is provided if the site only has one road access. In circumstances where these parameters can be met, more than 12 units can be considered without abutting an arterial or collector street”*.

MOVED BY COUNCILLORS IVEY AND SMITH THAT COUNCIL GIVES FIRST READING AND WILL HOLD A PUBLIC HEARING TO CONSIDER AMENDING THE TEXT OF THE WINDSOR MUNICIPAL PLANNING STRATEGY POLICY 5.4.6 AS SHOWN IN ATTACHMENT A OF THE REPORT #24-09 TO THE PLANNING AND HERITAGE ADVISORY COMMITTEE DATED MAY 9, 2024. MOTION CARRIED

12. Councillor Municipal Business/Activity Reports (7:19 p.m.)

a) Councillor Ivey, District 11 Activity Report (Verbal Report)

Highlights included:

- Attended Diverse and Inclusive Communities Committee meeting.
 - Attended site visit for the Summerville Paintball DA.
 - Hosted District 11 Town Hall Meeting on May 4th. Topics discussed included plan review, water rates, floodzone issues, road accesses including Payzant to King, College Road and Wentworth Roundabout, water storage, waste collection, municipal complex, industrial lands, municipal elections, budget process, parking, the plan survey, ongoing development and the increased demands on infrastructures and taxes.
 - Attended the Potentia Ellershouse Open house.
 - Chaired the Public Information Meeting (PIM) FOR THE Ellershouse wind application on May 7th.
 - Attended District 9 Town Hall on May 8th.
 - Met with residents on Stannus Street on May 11th and May 19th with Councillor Murley. Residents stressed the importance of having an engineered solution, they did not want solutions guessed at. There were also residents that expressed they did not want to discuss/look at buyout options; but failing an alternative solution/option it may help resolve their issue.
 - Sent notification of the alarm (gases) at the pumphouse over by the highway.
 - Attended District 10 Town Hall meeting on May 22.
 - Attended the Utility and Review Board (UARB) Hearing as a resident regarding consolidation of the water utilities on May 23rd.
 - Attended budget meetings on May 13, 15, 21 and 27.
 - Important to note that a review of the on-call after hour reporting to Public Works is being reviewed.
 - A more formal report will follow at the next Committee of the Whole regarding the plan review.
- b) Councillor Sherman, District 7 noted he and CAO Phillips met with Emily Boucher, the new CEO of Valley REN. He also attended a VREN meeting, where Emily was introduced and met with Paula Huntley, the new chair for VREN, and John Bartlet, vice chair. The VREN have created some roles and responsibilities, which will be shared with everyone. During the meeting the 2024 business plan and budget were shared. There is a new representative from the province, they will be sitting on all the LOC's across the province. Their AGM is at Bent Ridge Winery on June 19th, which also happened to be their 10th anniversary, an invitation will be extended. The next scheduled Board meeting will be October 2, 2024, moving forward meetings will be on a quarterly basis.
- c) Councillor Hartt, District 5 noted his district experienced an unusually large amount of suspicious activity Monday evening. It appeared that a large piece of machinery may have been stolen from a St. Croix job site. The RCMP were contacted and advised of the activity. Through their own efforts (Councillors Hartt and S. McLean) located the abandoned machinery in the woods about 45 minutes later. A call was placed to the RCMP to advise the machinery had been located, the RCMP advised they would check with the company in

the morning. Follow-up conversations with the company revealed that the RCMP had not been in contact with them, in fact the company had reported the machinery stolen at 7 am that morning. During this entire time (from the initial phone call placed by Councillor Hartt to when the machinery was reported stolen by the company) it had disappeared from where Councillors Hartt and S. McLean had found it. Having not received a return call from the RCMP, Councillor Hartt took it upon himself (along with a workman from the job site) to search his district area for the missing piece of machinery. After a 2 hour search the machinery was located. A phone call was placed to the St. Sgt to advise the machinery had been located, with no response received to date.

It was felt the lack of response was unacceptable, concern was raised regarding the lack of accountability for RCMP actions, and an investigation may be warranted. Councillor Hartt advised he would be following up on the matter with additional research and report back to Council on his findings.

CAO was directed to reach out the St. Sgt. to arrange a meeting with Deputy Mayor P. Morton (chair of the Police Advisory Board) and Councillor Hartt.

There was support to have the meeting and conversation as there have been other instances reported where residents have taken steps to address and secure their properties and belongings.

13. Correspondence (7:32 p.m.)

a. Information

1. Avon Causeway Activity Log – None
2. Everwind/Bear Lake Wind Farm – None
3. Correspondence Received Activity Log
 - i. May 16, 2024 Response received from Minister Masland Re Flooding on the Belmont and New Town Roads in WHRM.
 - ii. May 19th, 2024 from Bruce Wright, HCFA Re Preservation of farmland in Hants County.
 - iii. May 24, 2024 from West Hants Historical Society (WHHS) Letter of Support Re Percy Paris.

Discussion Points:

- The WHHS resent the letter of support. Councillor Ivey spoke about the previous events that occurred with respect to the Paris family and their request to rename the street. Notice was provided that a report with a recommendation would be presented at the next Committee of the Whole meeting, specifically as it relates to the road naming policy.

b) Requests

- i. May 17, 2024 from the Windsor Bluefins Tre Loss of Funding for the Windsor Bluefins swim team.

Discussion Points:

- It was felt the request would be resolved when Council reviewed the grant applications that Community Development would be presenting at the next meeting. Director Kehoe would be able to provide more details on past funding and proposed current funding as well as updates regarding other funding revenues/sources that have been resourced.

c) Outgoing Correspondence Log - None

14. New Business – None

15. In-Camera (7:41 p.m.)

- a) 2024-01-23 In-Camera Minutes
- b) 2024-02-27 In-Camera Minutes
- c) 2024-03-26 In-Camera Minutes
- d) 2024-04-24 In-Camera Minutes
- e) MGA 22(2)(a) Labour Matter
- f) MGA 22(2)(a) Legal Matter
- g) MGA 22(2)(a) Legal Matter

**MOVED BY COUNCILLORS SHERMAN AND SMITH THAT THE MEETING
MOVE IN-CAMERA AT 7:41 P.M. MOTION CARRIED**

**MOVED BY COUNCILLORS IVEY AND SHERMAN THAT THE MEETING
MOVE OUT OF IN-CAMERA AT 8:20 P.M. MOTION CARRIED**

16. Next Meeting Date / Adjournment – June 11th, 2024 Committee of the Whole Meeting 6 pm

**MOVED BY COUNCILLORS SHERMAN AND SMITH THAT THE MEETING
ADJOURN AT 8:20 P.M. MOTION CARRIED**

Deputy Mayor Paul Morton (Chair)

Deanna Snair, Municipal Clerk