

**WEST HANTS REGIONAL MUNICIPALITY**

**Special Council Meeting Agenda **AMENDED October 12, 2024****

Continuation of the September 24<sup>th</sup> Meeting Part 3

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) 2024-07-23 Council Minutes~~
  - ~~b) 2024-07-24 Council Minutes (continuation of the 2024-07-23 Council meeting)~~
  - ~~c) 2024-08-28 Special Council Minutes~~
  - ~~d) 2024-07-23 PH Minutes Large-scale wind turbine setbacks, WHMPS & WHLUB Amendments~~
  - ~~e) 2024-07-23 PH Minutes 368 Nesbitt Street, PID 45056447 and PID 45227279, Colonial Road, WMPS & WLUB Amendments~~
  - ~~f) 2024-07-23 PH Minutes Payzant Drive, Windsor Development Agreement: PIDs 45053030, 45343878, 45343894, and 45234382~~
- ~~7. Public Hearings~~
  - ~~a) Windsor Back Road, Three Mile Plains Development Agreement PID 45402831 – Planner Dunphy~~
  - ~~b) 198 Water Street, Windsor PID 45056926 Development Agreement – Planner Dunphy~~
  - ~~c) 4859 Highway 1, Three Mile Plains PID 45016763 WHLUB Map Amendment – Planner Dunphy~~
  - ~~d) 1781 King Street, Windsor (PID 45162005) and PID 45408374, Edward Drive, Garlands Crossing Development Agreement – Director Poirier~~
- ~~8. Second Readings (as it pertains to Public Hearings)~~
  - ~~a) Windsor Back Road, Three Mile Plains Development Agreement PID 45402831 – Planner Dunphy~~
  - ~~b) 198 Water Street, Windsor PID 45056926 Development Agreement – Planner Dunphy~~
  - ~~c) 4859 Highway 1, Three Mile Plains PID 45016763 WHLUB Map Amendment – Planner Dunphy~~

~~6. 2024-07-23 PH Minutes Payzant Drive, Windsor Development Agreement: PIDs 45053030, 45343878, 45343894, and 45234382~~

~~d) 1781 King Street, Windsor (PID 45162005) and PID 45408374, Edward Drive, Garlands Crossing Development Agreement – Director Poirier~~

~~e) WHMPS and WHLUB Amendments: Large scale wind turbine setbacks; File# 24-10 – Director Poirier~~

~~9. Unfinished Business/Postponed Motions~~

~~a) Flood Chronology Information Report – Councillor Ivey~~

~~b) Brooklyn Fire Dept (Station 2) Battery Powered Extrication Tools Recommendation Report – Municipal Operations Supervisor Thronton~~

~~c) Financial Services Assistance Policies Information Report – Director Rochon~~

~~d) Temporary Borrowing Resolution Recommendation Report – Director Rochon~~

~~e) Water Utility Consolidation Executive Summary – Director Rochon~~

~~f) CET Position Recommendation Report – Director Richard~~

~~g) Regional Council Remuneration Recommendation Report – CAO Phillips~~

~~h) Residential Property Buyout Report Request for Direction – CAO Phillips~~

~~10. Mayor's Report~~

~~11. Financial Updates~~

~~a) 2024-25 Capital Report as of June 30, 2024~~

~~b) 2024-25 Financial Update as of June 30, 2024~~

~~12. Committee(s) of Council Excerpts/Recommendations~~

~~a) Committee of the Whole Excerpts (September 10, 2024)~~

~~i. Active Transportation Trail Strategy RFP Award~~

~~ii. Avon Street Erosion Society Letter of Support~~

~~iii. Avon River Heritage Society Funding Request~~

~~iv. Encroachment Agreement 98 Gerrish Street (PID 45057502) – **Supplementary Information included**~~

~~v. HMCC 2023-24 Financial Statements~~

~~vi. Request for advocacy to have vaccinations covered for those exposed to Combined sewer overflow events~~

~~vii. Sewer By Law~~

~~viii. Solid Waste By Law – **Supplementary Information included**~~

~~ix. System of Municipal Fire Inspections Policy~~

~~x. Waste Collection Transportation Services Contract~~

~~xi. West Hants Broomball Association Request for Support~~

- b) Planning and Heritage Advisory Committee Recommendations (September 12, 2024) (as it relates to First Readings)
  - a) 1809 Highway 1, Falmouth (PID 45026820) Development Agreement – Planner Dunphy
  - b) Ellershouse 3 Wind Project Development Agreement – Planner Dunphy
  
- 13. Councillor Municipal Business/Activity Reports
  - a) Councillor Ivey, District 11 Activity Report
  
- 14. Correspondence
  - a) Information
    - i. Avon Causeway Activity Log – None
  
    - ii. Ever Wind/Bear Lake Wind Farm – None
  
    - iii. Correspondence Received Activity Log
      - i. Steven and Jason Hart Re Follow up Windfarm Setbacks
      - ii. Suzanne Ley Re Response to WHRM letter for Support for the Unhoused
  
  - b) Requests
    - i. Stephen Adams Re Beech Brook Road Upgrade Request
  
  - c) Outgoing Correspondence Log - None
  
- 16. New Business
  - a) Emergency Funding for Sweets Corner Community Hall – Mayor Zebian
  - b) Grant for Early Bird Hockey Tournament - Valley Jets – Councillor Smith
  
- 17. In-Camera
  - a) 2024-07-24 In-Camera Meeting Minutes
  - b) 2024-08-28 In-Camera Special Council
  - c) MGA 22(2)(a) Land Matter
  - d) MGA 22(2)(a) Land Matter
  
- 18. Next Meeting Date / Adjournment

**WEST HANTS REGIONAL MUNICIPALITY**

**Special Council Meeting Minutes - Continuation of the September 24th meeting Part 3**

October 8, 2024 – 5:00 p.m.

Sanford Council Chambers, 76 Morison Dr, Windsor, NS

Virtually via Zoom (also Facebook Livestreamed)



**West Hants**  
something inspiring awaits

1. As Call to Order – Mayor Zebian called the meeting to order at 5:00 p.m.

2. Attendance

Council:

Abraham Zebian, Mayor

Rupert Jannasch, Councillor, District 1

Scott McLean, Councillor, District 2

Paul Morton, Deputy Mayor, District 8

Bob Morton, Councillor, District 6 (5:01 p.m.)

John Smith, Councillor, District 9

Jeff Hartt, Councillor, District 4

Debbie Francis, Councillor, District 5

Jim Ivey, Councillor, District 11

Regrets:

Mark McLean, Councillor, District 3

Laurie Murley, Councillor, District 10

Ed Sherman, Councillor, District 7

Staff:

Mark Phillips, Chief Administrative Officer

Todd Richard, Dir. Public Works

Carlee Rochon, Director of Financial Services

Sara Poirier, Dir. Planning & Development

Deanna Snair, Municipal Clerk

Alex Dunphy, Planner

Regrets:

Shelleena Thornton, Municipal Ops Supervisor

Kathy Kehoe, Director Community Dev.

Gallery – None

3. Announcements (5:01 p.m.)

Mayor Zebian acknowledged West Hants Regional Municipality is in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq People. This land is governed by the treaties of Peace and Friendship signed in 1726. West Hants Regional Municipality recognizes 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.

4. Approval of the Agenda, including additions or deletions

a) Dashboard Action Items – Information Log – discussed previously

b) Dashboard Action Items – Dangerous or Unsightly Premises – discussed previously

5. Declaration(s) of Conflict of Interest – discussed previously

6. Approval of Previous Meeting Minutes – discussed previously

- a) 2024-07-23 Council Minutes
  - b) 2024-07-24 Council Minutes (continuation of the 2024-07-23 Council meeting)
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  - d) 2024-07-23 PH Minutes Large-scale wind turbine setbacks, WHMPS & WLUB Amendments
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7. Public Hearings – discussed previously
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  - b) 198 Water Street, Windsor PID 45056926 Development Agreement – Planner Dunphy
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8. Second Readings (as it pertains to Public Hearings) - discussed previously
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  - e) WHMPS and WHLUB Amendments: Large-scale wind turbine setbacks; File# 24-10 – Director Poirier
9. Unfinished Business/Postponed Motions – discussed previously
- a) Flood Chronology Information Report – Councillor Ivey
  - b) Brooklyn Fire Dept (Station 2) Battery-Powered Extrication Tools Recommendation Report – Municipal Operations Supervisor Thronton
  - c) Financial Services Assistance Policies Information Report – Director Rochon
  - d) Temporary Borrowing Resolution Recommendation Report – Director Rochon
  - e) Water Utility Consolidation Executive Summary – Director Rochon
  - f) CET Position Recommendation Report – Director Richard
  - g) Regional Council Remuneration Recommendation Report – CAO Phillips
  - h) Residential Property Buyout Report Request for Direction – CAO Phillips
10. Mayor’s Report – discussed previously
11. Financial Updates – discussed previously

- a) 2024-25 Capital Report as of June 30, 2024
- b) 2024-25 Financial Update as of June 30, 2024

12. Committee(s) of Council Excerpts/Recommendations

a) Committee of the Whole Excerpts (September 10, 2024) – discussed previously

- i. Active Transportation Trail Strategy RFP Award
- ii. Avon Street Erosion Society Letter of Support
- iii. Avon River Heritage Society Funding Request
- iv. Encroachment Agreement 98 Gerrish Street (PID 45057502) - **Supplementary Information included**
- v. HMCC 2023-24 Financial Statements
- vi. Request for advocacy to have vaccinations covered for those exposed to Combined sewer overflow events
- vii. Sewer By-Law
- viii. Solid Waste By-Law - **Supplementary Information included**
- ix. System of Municipal Fire Inspections Policy
- x. Waste Collection Transportation Services Contract
- xi. West Hants Broomball Association Request for Support

b) Planning and Heritage Advisory Committee Recommendations (September 12, 2024) (as it relates to First Readings)

- i. 1809 Highway 1, Falmouth (PID 45026820) Development Agreement (5:01 p.m.)

Planner Dunphy reviewed the file. A completed application was received from Alma and Dinko Crnalic on June 17, 2024 to permit a take-out café within a portion of the existing residential dwelling on the subject lot within an existing building.

Planner Dunphy noted the property currently has a residential dwelling with a home-based business and garage. Nearby properties consist of low density residential, a coffee roaster, an auto parts shop and farmland.

The current designation of the property was Residential Designation located in the Falmouth Growth Centre. The current zoning of the property was Single Unit Residential (R-1) which permitted single unit dwellings.

Planner Dunphy reviewed Policy 5.6.4 which enables Council to consider new local commercial uses in Growth Centres outside the Commercial designation by development agreement noting that in summary the criteria were met as the adjacent residential area will not be adversely affected by the proposed use; the draft development agreement requires sufficient parking and buffering, and the draft development agreement requires all necessary maintenance for the proposed use.

Planner Dunphy reviewed Policy 16.3.1 which establishes the general criteria that must be considered for all development agreements noting that in summary, the proposal meets the criteria as the proposal is not considered premature or inappropriate for the area; no municipal costs related to the proposal are anticipated; and the Fire Chief, Development Officer, Manager of Building and Fire Inspection Services, Area Manager of the Provincial Public Works

Department, and the Public Works Engineering Division have no concerns which have not been otherwise addressed in this report.

Planner Dunphy reviewed the Development Agreement requirements (permits a restaurant within an existing residential use, driveway access from Highway 1, a minimum of six parking spaces was to be provided, buffering of the outdoor parking area from abutting properties, screening of outdoor garage storage, hours of operation from 8 am -9 pm daily.

Planner Dunphy reviewed the Substantive Matters (the uses permitted on the property; and an increase in the total floor area of the restaurant to 1,000 sq ft.).

A Public Information Meeting (PIM) was held on July 16<sup>th</sup>, 2024 and broadcasted live on the Municipal Facebook page and no members of the public attended the meeting. The deadline for comments was July 30, 2024 with no comments or questions from the public received during the comment period.

**MOVED BY COUNCILLOR SMITH AND DEPUTY MAYOR P. MORTON THAT COUNCIL GIVES FIRST READING AND WILL HOLD A PUBLIC HEARING TO CONSIDER ENTERING INTO A DEVELOPMENT AGREEMENT TO ALLOW A RESTAURANT WITHIN A PORTION OF THE EXISTING RESIDENTIAL DWELLING ON PID 45026820 AT 1809 HIGHWAY 1 IN FALMOUTH WHICH IS SUBSTANTIVELY THE SAME AS THE DRAFT SET OUT IN ATTACHMENT B OF THE REPORT FILE #24-17 TO THE PLANNING AND HERITAGE ADVISORY COMMITTEE DATED SEPTEMBER 12, 2024. MOTION CARRIED**

**MOVED BY COUNCILLOR SMITH AND DEPUTY MAYOR P. MORTON THAT COUNCIL REQUIRES THAT THE DEVELOPMENT AGREEMENT WITH ALMA CRNALIC WHICH PERMITS A RESTAURANT WITHIN A PORTION OF THE EXISTING RESIDENTIAL DWELLING ON PID 45026820 AT 1809 HIGHWAY 1 IN FALMOUTH 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**

Voting occurred by a show of hands.

ii. Ellershouse 3 Wind Project Development Agreement (5:10 p.m.)

Planner Dunphy reviewed the file. On March 20, 2024, a completed application was received from Julia Cushing of Potentia Renewables Inc to permit an additional 12 turbines as an expansion to the existing Ellershouse Wind Farm.

The project area consists of 10 existing turbines with 12 additional turbines being proposed. It was noted all turbines were located over 1 km from residential homes and 550 m from any cabins. All turbines were located on private forestry company owned lands.

Planner Dunphy noted the Ellershouse 3 submitted the project for provincial Environmental Assessment (EA) approval in May of 2023. The Minister of the Department of Environment and

Climate Change approved the project on July 5, 2023 with a variety of conditions attached with that approval (water resources, habitat, flora and fauna, air/noise/visual impacts, complaint resolution plan, contingency plan and decommissioning plan). Planner Dunphy noted that all project information could be found on the Nova Scotia Environment and Climate Change website <https://novascotia.ca/nse/ea/ellershouse-3-wind/>

Planner Dunphy noted the project consisted of 14 total PID's and 2 partial PID's covering approximately 2,350 acres in total. The lots were primarily cleared forestry land abutting Panuke Lake. The lots were owned by Atlantic Star Forestry, leased by Wagner Forestry and sub-leased by Potentia Renewables Inc.

All the properties located in the project were designated as the Resource Designation and the entire project area was within the General Resource (GR) zone, which prioritizes resource uses and also allows some rural residential and commercial uses.

Planner Dunphy reviewed Policy 4.24.4 which enables Council to consider installations of large wind turbines or wind farms outside of the Growth Centre, Village, and Hamlet designations by development agreement. In summary, the proposal meets the criteria since the proposed development has received Environmental Assessment Approval from the Minister of Environment and Climate Change, the proposed development was required to provide a Shadow Flicker Impact Assessment and a Sound Level Impact Assessment as part of the conditions to the Environmental Assessment Approval to ensure that adequate separation distances are maintained from adjacent land uses to minimize impacts of noise and shadow and to ensure public safety, based on the visualizations, the proposed development appears reasonably suited for the resource context of the area, and the developer was working directly with the Nova Scotia Department of Public Works to ensure that all necessary permits and road upgrades are completed.

Planner Dunphy reviewed Policy 16.3.1 establishes the general criteria that all development agreements must meet. In summary, the proposal meets the criteria as the proposal was not considered premature or inappropriate for the area, no municipal costs related to the proposal are anticipated, and the Fire Chief, Development Officer, Manager of Building and Fire Inspection Services, Area Manager of the Nova Scotia Department of Public Works, and Municipal Engineer have no concerns which have not been addressed in this report.

Planner Dunphy reviewed some of the Development Agreement requirement which permitted a wind farm including all associated equipment, facilities and improvements necessary, a total of 12 additional turbines, property line setback equal to the total height of a turbine, a setback of 1000 metres from any turbine to any dwelling, hotel or motel and 550 metres from any woods camp, existing driveway access from Ellershouse Road, operational requirements reflecting the Environmental Assessment for sound level and shadow flicker, and decommissioning fund.

Planner Dunphy reviewed the Substantive Matters which included the uses permitted on the property including the maximum number of turbines, the minimum setback requirements, the requirements for a surface water (stormwater) management plan and the requirements for an Environment Assessment Approval.

A Public Information Meeting (PIM) was held on May 7, 2024 and broadcasted live on the Municipal Facebook page. Twelve members of the public attended the meeting, with six of those members speaking at the meeting. The deadline for comments was May 21, 2024

resulting in one email and two pieces of written correspondence received in support of the development.

Planner Dunphy summarized some of the comments received during the public participation period (lifespan of the turbines, stormwater management, Uranium/Geotechnical concerns, project ownership, support from the developer regarding the trail system, employment opportunities, good working relationship with the developer and the community, upgrading and maintenance of roads, support from the developer with student bursaries).

**MOVED BY COUNCILLORS HARTT AND SMITH 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 45407194, 45407202, 45407210, 45407228, 45407244, 45407251, 45407269, 45407277, 45407285, 45407178, 45407236, 45407152, 45407160, 45407186, AND A PORTION OF PIDS 45407137 AND 45407145 WHICH IS SUBSTANTIVELY THE SAME AS THE DRAFT SET OUT IN ATTACHMENT B OF THE REPORT FILE #21-16 TO THE PLANNING AND HERITAGE ADVISORY COMMITTEE DATED SEPTEMBER 12, 2024. MOTION CARRIED**

**MOVED BY COUNCILLOR HARTT AND SMITH THAT COUNCIL REQUIRES THAT THE DEVELOPMENT AGREEMENT WITH ELLERSHOUSE 3 WIND LIMITED PARTNERSHIP, WAGNER FOREST NS LTD., AND ATLANTIC STAR FORESTRY LTD. FOR PIDS 45407194, 45407202, 45407210, 45407228, 45407244, 45407251, 45407269, 45407277, 45407285, 45407178, 45407236, 45407152, 45407160, 45407186, AND A PORTION OF PIDS 45407137 AND 45407145 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 (5:23 p.m.)

a) Councillor Ivey, District 11 Activity Report

VCFN held their AGM in August, with pending elections the current slate of officers will continue forward vs changing officers only to potentially have officers changed out due to the election process. They will revisit the matter in November when it will be simpler to deal with as the newly elected Council will be known. The Chair and Vice Chair positions will be swapped at this time.

Attended and chaired the PIM for one of the property developments (Clifton Avenue/Alexander) that will be presented for consideration on a future date. Participated in the Floodwater workshops held in July, August and September. The Garlic Festival and Hants County Exhibition were hugely successful. Attended the Smiley's Park information session held at the Brooklyn Civic Centre. Attended and participated in the Planning workshop review. It was noted stormwater questions and answers were received, however time did not allow to have this

information added and update the report. As time permits, the report will be updated to reflect that information.

The Valley Regional Enterprise Network had an LOC meeting last week. They were looking at a review with updates to their strategic plan. It appeared as if the plan would be a three-year detailed plan, with the fourth year showcasing less detail and the plan progresses.

Mayor Zebian expressed the importance for any member of Council sitting on a committee to provide updates to Council on any meetings that have occurred. It was important for all of Council to be aware of what was occurring at the various committee levels.

14. Correspondence (5:27 p.m.)

a) Information

- i. Avon Causeway Activity Log – None
- ii. Ever Wind/Bear Lake Wind Farm – None
- iii. Correspondence Received Activity Log
  - i. Steven and Jason Hart Re Follow up Windfarm Setbacks
  - ii. Suzanne Ley Re Response to WHRM letter for Support for the Unhoused

b) Requests

- i. Stephen Adams Re Beech Brook Road Upgrade Request

Council discussed the correspondence and noted a response was received from MLA Sheehy-Richard stating the Road was a J-Class Road. Director Richard confirmed the road was a J-Class Road. The correspondence made a valid point and may be worthy of the future Council having a discussion.

c) Outgoing Correspondence Log - None

15. New Business (5:28 p.m.)

Mayor Zebian stepped down from the chair and Deputy Mayor P. Morton assumed the chair at this time.

a) Emergency Funding for Sweets Corner Community Hall – Mayor Zebian (5:28 p.m.)

Mayor Zebian reviewed the report. The Sweets Corner Community Hall was one of a number of halls within West Hants Regional Municipality. The Hall was looking for a way ensure the space was consistently heated and operational throughout the entire 12 months of the year. The Hall was looking to change their heating source to a heat pump, which would be more economical for the group.

**MOVED BY MAYOR ZEBIAN AND COUNCILLOR FRANCIS THAT COUNCIL APPROVE EMERGENCY FUNDING IN THE AMOUNT OF \$16,000 FOR THE IMMEDIATE INSTALLATION OF A NEW DUCTED HEAT PUMP FOR THE SWEETS CORNER COMMUNITY HALL TO KEEP IT OPERATIONAL 12 MONTHS OF THE YEAR AND TO BE FUNDED FROM THE CANADA COMMUNITY BUILDING FUND. MOTION CARRIED.** Nays: Ivey

Deputy Mayor P. Morton stepped down from the Chair and Mayor Zebian assumed the Chair at 5:30 p.m.

b) Grant for Early Bird Hockey Tournament - Valley Jets – Councillor Smith (5:30 p.m.)  
Councillor Smith reviewed the report. The Valley Jets, the regional u13AAA hockey team for the valley, has been named host for the Oct 17-20 tournament held in Windsor and Berwick. The tournament will bring 16 U13 AAA teams to the valley; about 275 players and coaches (not including the Jets) and another 250-500+ family members. As outlined in our bid, there will be 15, 1.5-hour games on Friday and Saturday at the West Hants Sports Complex (7 Friday, 8 Saturday) with teams staying at local hotels, and supporting West Hants restaurants and small businesses. It was felt the event would bring a large economic burst to the area. The group hoped the municipality would assist with funding to help offset the cost of ice time.

**MOVED BY COUNCILLOR SMAITH AND DEPUTY MAYOR P. MORTON THAT COUNCIL RECOMMENDS \$1500 TO THE EARLY BIRD HOCKEY TOURNAMENT TO BE PLAYED AT THE WEST HANTS SPORTS COMPLEX OCTOBER 17-20, 2024. MOTION CARRIED.** Nays: Ivey

16. In-Camera

- a) 2024-07-24 In-Camera Meeting Minutes
- b) 2024-08-28 In-Camera Special Council
- c) MGA 22(2)(a) Land Matter
- d) MGA 22(2)(a) Land Matter

**MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR FRANICS THAT THE MEETING MOVE IN-VCAMERA AT 5:32 P.M. MOTION CARRIED**

**MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR B. MORTON THAT THE MEETING MOVE OUT OF IN-CAMERA AT 5:52 P.M. MOTION CARRIED**

**MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR SMITH THAT THE MEETING ADJOURN AT 5:53 P.M. MOTION CARRIED**

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Mayor Abraham Zebian (Chair)

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Deanna Snair, Municipal Clerk