

**WEST HANTS REGIONAL MUNICIPALITY**

**Council Meeting Agenda **AMENDED****

**November 26, 2024 - 6:00 p.m.**

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) 2024-09-24 Council Meeting Minutes Part 1
  - b) 2024-09-26 Council Meeting Minutes (Continuation of 2024-09-24 meeting) Part 2
  - c) 2024-10-08 Special Council Continuation of 2024-09-26 meeting) Part 3
  - d) 2024-11-05 Special Council Meeting Minutes
  - e) 2024-09-24 PH Minutes Water Street, Windsor Development Agreement PID 45056926
  - f) ~~2024-09-24 PH Minutes 1781 King Street, Windsor PID 45162005 and PID 45408374 Edward Drive, Garlands Crossing Development Agreement~~
  - g) 2024-09-24 PH Minutes 4859 Highway 1, Three Mile Plains PID 45016763 WHLUB Map Amendment
  - h) 2024-09-24 PH Minutes Windsor Back Road PID 45402831 Development Agreement
  - f) ~~2024-09-24 PH Minutes 1781 King Street, Windsor PID 45162005 and PID 45408374 Edward Drive, Garlands Crossing Development Agreement~~
7. Public Hearings
  - a) Ellershouse Windfarm Expansion Development Agreement – Planner Dunphy
  - b) 1809 Highway 1, Falmouth PID 45026820 Development Agreement – Planner Dunphy
8. Second Readings (as it pertains to Public Hearings)
  - a) Ellershouse Windfarm Expansion Development Agreement – Planner Dunphy
  - b) Highway 1, Falmouth PID 45026820 Development Agreement – Planner Dunphy
9. Unfinished Business/Postponed Motions

10. Mayor's Report
11. Financial Updates
  - a) 2024-25 Capital as of September 30, 2024
  - b) General Operating as of September 30, 2024
  - c) Water Utilities Operating as of September 30, 2024
  - d) Water Consumption as of September 30, 2024
12. Committee(s) of Council Excerpts/Recommendations
  - a) Committee of the Whole Excerpts (October 8, 2024)
    - i. Public Works Truck Replacement
    - ii. Speeding in School Zones Letter to the Police Advisory Board
  - b) Committee of the Whole Excerpts (November 12, 2024)
    - i. Anti Idling Policy/By-Law
    - ii. Buyout Funding Request for Funding Assistance Letter
    - iii. Financial Assistance Request for the 2024-25 Warming Centre
    - iv. Hantsport Fire Department (HFD) – Wildland Fire Truck
    - v. Highway 101 Signage
    - vi. SWEB Hillsvale Community Solar Project Letter of Support
    - vii. Payzant to King Connection
    - viii. Veterans Crosswalk
  - b) Planning and Heritage Advisory Committee Recommendations (November 14, 2024) (as it relates to First Readings)
    - a) Bear Lake Wind Project Development Agreement – Manager Fougere
    - b) 439 Clifton Avenue Development Agreement – Planner Dunphy
13. Councillor Municipal Business/Activity Reports
  - a) ~~Councillor Ivey, District 11 Activity Report~~
  - a) District 1-11 all provided a verbal update
14. Correspondence
  - a) Information
    - i. Avon Causeway Activity Log – None
    - ii. Correspondence Received Activity Log
      - i. Keith Aucoin Re Joint Resolution Committee
      - ii. From the Province Re WHRM Wind Turbine Setbacks

- iii. Lachlan Riehl Re Halfway River - Information Re Flooding and Erosion Risks
  - iv. Pete Hope Re Teens from the AVHS on private property
- b) Requests
- i. Christmas Angels Re Funding Request
  - ii. Amanda Dunfield Request Re WHRM Correspondence Windsor Combined Sewer Overflows PVSC
- c) Outgoing Correspondence Log - None
16. New Business
- a) Audit Committee Citizen Member Appointment Recommendation Report – Clerk Snair
  - b) Heritage Grant Application: 281 King Street, Windsor PID 45056058 – Manager Fougere
12. a) Committee of the Whole Excerpts (October 8<sup>th</sup>, 2024)
- i. Video Appliance Purchase Excerpt from October 8, 2024 (10:11 p.m.)
- c) Public Participation Program Policy Recommendation Report – Director Poirier
17. In-Camera
- a) 2024-09-26 Council In-Camera Minutes - Continuation of Sept. 24 Meeting Part 2
  - b) 2024-10-08 Special Council In-Camera - Continuation of Sept. 24 Council Meeting Part 3
  - c) MGA 22(2)(a) Land Matters
  - d) MGA 22(2)(a) Land Matters
  - e) MGA 22(2)(a) Land Matters
  - f) MGA 22(2)(a) Land Matters
18. Next Meeting Date / Adjournment – December 3<sup>rd</sup>, 2024 Committee of the Whole Meeting 6 p.m.

## WEST HANTS REGIONAL MUNICIPALITY

### Council Meeting Minutes

November 26, 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. As Call to Order – Mayor Zebian called the meeting to order at 6:00 p.m.

2. Attendance

Council:

Abraham Zebian, Mayor

Rupert Jannasch, Councillor, District 1

Scott McLean, Councillor, District 2

Chrystal Remme, Councillor, District 3

Paul Wheadon, Councillor, District 4

Bob Morton, Councillor, District 6

Debbie Francis, Deputy Mayor, District 5

Kayla Learey-Pinch, Councillor, District 7

Paul Morton, Councillor, District 8

John Smith, Councillor, District 9

Bonnie Smith, Councillor, District 10

Jim Ivey, Councillor, District 11

Staff:

Mark Phillips, Chief Administrative Officer

Carlee Rochon, Director of Financial Services

Troy Burgess, Manager Public Works

Fougere, Manager Planning and Development

Alex Dunphy, Planner

Deanna Snair, Municipal Clerk

Sara Poirier, Dir. Planning & Development

Alex Dunphy, Planner

Regrets:

Shelleena Thornton, Municipal Ops Sup

Kathy Kehoe, Director Community

Presenter and Gallery

68 in the Gallery

3. Announcements (6:02 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.

Fire alarm protocol was reviewed.

Reminder of the upcoming Christmas Angels this coming weekend.

Reminder of Festoon being held in Hantsport on December 5<sup>th</sup> from 5-8 pm.

Reminder of the tree lighting ceremony and Santa drive by occurring on November 30<sup>th</sup> at the Southwest Fire Hall in Vaughan.

Congratulations were extended to John Smith and the team at Dykeland Lodge on their successful evacuation exercise held this past week.

4. Approval of the Agenda, including additions or deletions (6:03 p.m.)  
Item 12 (c) was moved up on the agenda to item 9. All other items will follow in sequence.

**MOVED BY COUNCILLORS P. MORTON AND JANNASCH THAT THE 2024-11-26 COUNCIL AGENDA BE APPROVED AS AMENDED. MOTION CARRIED.**

5. Declaration of Conflict of Interest (6:04 pm)  
Item 6(f) and Item 12(b) – Deputy Mayor Francis and Mayor Zebian declared conflict due to owning land.
6. Approval of the Previous Meeting Minutes (6:05 p.m.)
- a) 2024-09-24 Council Meeting Minutes Part 1
  - b) 2024-09-26 Council Meeting Minutes (Continuation of 2024-09-24 meeting) Part 2
  - c) 2024-10-08 Special Council Continuation of 2024-09-26 meeting) Part 3
  - d) 2024-11-05 Special Council Meeting Minutes
  - e) 2024-09-24 PH Minutes Water Street, Windsor Development Agreement PID 45056926
  - f) ~~2024-09-24 PH Minutes 1781 King Street, Windsor PID 45162005 and PID 45408374 Edward Drive, Garlands Crossing Development Agreement~~
  - g) 2024-09-24 PH Minutes 4859 Highway 1, Three Mile Plains PID 45016763 WHLUB Map Amendment
  - h) 2024-09-24 PH Minutes Windsor Back Road PID 45402831 Development Agreement

**MOVED BY COUNCILLORS P. MORTON AND LEARY-PINCH THAT THE 2024-09-24 COUNCIL MEETING MINUTES PART 1, 2024-09-26 COUNCIL MEETING MINUTES (CONTINUATION OF 2024-09-24 MEETING) PART 2, 2024-10-08 SPECIAL COUNCIL CONTINUATION OF 2024-09-26 MEETING) PART 3, 2024-11-05 SPECIAL COUNCIL MEETING MINUTES, 2024-09-24 PH MINUTES WATER STREET, WINDSOR DEVELOPMENT AGREEMENT PID 45056926, 2024-09-24 PH MINUTES 4859 HIGHWAY 1, THREE MILE PLAINS PID 45016763 WHLUB MAP AMENDMENT AND 2024-09-24 PH MINUTES WINDSOR BACK ROAD PID 45402831 DEVELOPMENT AGREEMENT BE APPROVED, MOTION CARRIED**

Mayor Zebian and Deputy Mayor Francis declared conflict and left the meeting at 6:08 p.m. Councillor P. Morton assumed the chair.

- f) 2024-09-24 PH Minutes 1781 King Street, Windsor PID 45162005 and PID 45408374 Edward Drive, Garlands Crossing Development Agreement

**MOVED BY COUNCILLORS B. MORTON AND JANNASCH THAT THE 2024-09-24 PH MINUTES 1781 KING STREET, WINDSOR PID 45162005 AND PID 45408374 EDWARD DRIVE, GARLANDS CROSSING DEVELOPMENT AGREEMENT BE APPROVED. MOTION CARRIED**

Mayor Zebian and Deputy Mayor Francis returned at 6:10 p.m. Mayor Zebian assumed the chair.

7. Public Hearings (6:10 p.m.)

Public Hearings and Second Readings (Second reading was held immediately following Public Hearing)

The meeting moved into Public Hearing at 6:10 p.m. Further information on the Public Hearing is available in the 2024-11-26 Public Hearing Minutes.

**MOVED BY COUNCILLOR P. MORTON AND DEPUTY MAYOR FRANCIS  
THAT COUNCIL MOVE INTO PUBLIC HEARING AT 6:10 P.M. MOTION  
CARRIED**

a) Ellershouse Windfarm Expansion Development Agreement (6:10 p.m.)

At 7:23 p.m. the Public Hearing was concluded, the meeting moved into the regular Council meeting

8. Second Readings

b) Ellershouse Windfarm Expansion Development Agreement (7:23 p.m.)

MOVED BY COUNCILLORS JANNASCH AND P. MORTON THAT COUNCIL GIVES SECOND READING AND APPROVES 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.

Concerns were raised with the wording used in section 2.8 of the DA stating peak flows leaving the project area were equal to pre-development flows for a 1 in 5-year storm. Normally the wording would be equal to or better. It was felt that in this age, it was unacceptable for pre and post stormwater development flows to be equal to or better and it was time post development flows needed to be better. The wording equal could not stand on its own. An amendment was proposed.

Although the project appeared to be in good standing with the surrounding community, it was suggested as Council moves, a broader discussion involving the province, the wind farm industry, municipalities and landowners was needed to try to determine on what was the number of turbines or wind farms in a given area that were deemed appropriate. Questions continue to be asked about how many windfarms were enough and with no guidance from the province, there was value in establishing a governing body with representatives from all the different interest groups to address these concerns regarding appropriate turbine/windfarm numbers number in an area, resulting in potentially more consultation and regulations put in place.

**MOVED BY COUNCILLORS IVEY AND B. MORTON THAT COUNCIL AMEND THE MOTION TO INCLUDE AN AMENDMENT TO INCLUDE WITH AN AMENDMENT TO THE STATEMENT IN SECTION 2.8 OF THE STORMWATER MANAGEMENT PLAN IN WHICH THE SURFACE WATER MANAGEMENT PLAN MUST CONFIRM THAT POST DEVELOPMENT PEAK FLOWS LEAVING THE PROJECT AREA ARE BETTER THAN PRE-DEVELOPMENT PEAK FLOWS FOR A 1 IN 5 YEAR STORM EVENT. MOTION CARRIED.** Nays: Zebian

Original motion as amended:

**MOVED BY COUNCILLORS JANNASCH AND P. MORTON THAT COUNCIL GIVES SECOND READING AND APPROVES 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 WITH AN AMENDMENT TO THE STATEMENT IN SECTION 2.8 OF THE STORMWATER MANAGEMENT PLAN IN WHICH THE SURFACE WATER MANAGEMENT PLAN MUST CONFIRM THAT POST DEVELOPMENT PEAK FLOWS LEAVING THE PROJECT AREA ARE BETTER THAN PRE-DEVELOPMENT PEAK FLOWS FOR A 1 IN 5 YEAR STORM EVENT OF THE REPORT FILE #21-16 TO THE PLANNING AND HERITAGE ADVISORY COMMITTEE DATED SEPTEMBER 12, 2024. MOTION CARRIED**

**MOVED BY COUNCILLORS JANNASCH AND LEARY-PINCH 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**

7. Public Hearings (7:37 p.m.)

Public Hearings and Second Readings (Second reading was held immediately following Public Hearing)

b) 1809 Highway 1 Falmouth PID 45026820 Development Agreement (7:37 p.m.)

The meeting moved into the Public Hearing at 7:37 p.m. Further information on the Public Hearing is available in the 2024-11-26 Public Hearing Minutes.

**MOVED BY COUNCILLORS P. MORTON AND DEPUTY MAYOR FRANCIS THAT COUNCIL MOVE INTO PUBLIC HEARING AT 7:37 P.M. MOTION CARRIED.**

At 7:44 p.m. the Public Hearing was concluded, the meeting moved into the regular Council meeting.

8. Second Readings

b) 1809 Highway 1 Falmouth PID 45026820 Development Agreement (7:44 p.m.)

**MOVED BY COUNCILLORS J. SMITH AND LEAY-PINCH THAT COUNCIL GIVES SECOND READING AND APPROVES 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 COUNCILLORS J. SMITH AND LEAY-PINCH 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**

9. 439 Clifton Avenue Development Agreement (7:46 p.m.)

Planner Dunphy reviewed the file. On August 12, 2024 a completed application was received from Aastha Patel of Brighter Community Planning on behalf of the owner, Sarah LeRiche to allow the conversion of the interior of the existing single unit dwelling and detached garage to accommodate eight (8) residential dwelling units (7 within the main single unit dwelling and 1 within the garage) by development agreement. The proposal also included additional parking spaces (12 in total) included to meet LUB requirement.

The current property was a large single unit dwelling with a garage on the site. It abuts a variety of residential uses, including high density units to the north and was located across Clifton Avenue from the Clifton Museum Park.

The property was designated Residential in the Generalized Future Land Use Map (GFLUM) for Winsor and zoned Single Unit Residential (R1).

Planner Dunphy reviewed the policies considered for the application. Policy 5.4.6, which enables Council to consider the conversion of existing buildings to multiple unit residential dwellings of

three units or more in the Residential designation by development agreement and noted in summary, the criteria were met since the proposal would not change the built form and the existing buildings meet the current zone setback requirements; the proposal was considered compatible with adjacent land uses and the Development Officer, Manager of Building and Fire Inspection Services, and Municipal Traffic Authority had no concerns which were not otherwise been addressed in this report.

Policy 16.3.1 stated the general criteria for development agreements. In summary, the criteria were met since the proposal was not considered premature or inappropriate for the area; no municipal costs related to the proposal were anticipated; and the Fire Chief, Development Officer, Manager of Building and Fire Inspection Services, Public Works Engineering Division, and Municipal Traffic Authority have no concerns which have not been addressed in this report.

Planner Dunphy reviewed the requirements within the draft Development Agreement and reviewed the process to date that has occurred.

A Public Information Meeting was held on September 4 and broadcasted live on the Municipal Facebook page. One member of the public attended this meeting and inquired about the timing and tenancy of the proposal. The deadline for comments was September 18, 2024 with no written submissions received during the public comment period.

**MOVED BY COUNCILLOR IVEY AND DEPUTY MAYOR FRANCIS THAT COUNCIL GIVES FIRST READING AND WILL HOLD A PUBLIC HEARING TO CONSIDER ENTERING INTO A DEVELOPMENT AGREEMENT TO ALLOW THE CONVERSION OF THE EXISTING SINGLE UNIT DWELLING AND ACCESSORY GARAGE TO ACCOMMODATE UP TO 8 TOTAL DWELLING UNITS ON PID 45049921 AT 439 CLIFTON AVENUE IN WINDSOR, WHICH IS SUBSTANTIVELY THE SAME AS THE DRAFT SET OUT IN ATTACHMENT B OF THE REPORT FILE #24-21 TO THE PLANNING AND HERITAGE ADVISORY COMMITTEE DATED NOVEMBER 14, 2024. MOTION CARRIED**

**MOVED BY COUNCILLORS IVEY AND P. MORTON THAT COUNCIL REQUIRES THAT THE DEVELOPMENT AGREEMENT WITH DAVE AND SARAH LERICHE WHICH PERMITS THE CONVERSION OF THE EXISTING SINGLE UNIT DWELLING AND ACCESSORY GARAGE TO ACCOMMODATE UP TO 8 TOTAL DWELLING UNITS ON PID 45049921 AT 439 CLIFTON AVENUE 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**

10. Mayor's Report (7:55 p.m.)

Mayor Zebian provided a brief verbal summary.

Attended various events:

- Participated in the Provincial Medal of Bravery ceremony. The medal was posthumously awarded to Nic Holland for his act of bravery in attempting to save others during the July 2023 flood. Michelle Steward accepted the medal on his behalf.
- Participated in the Halloween scavenger hunt, it was a very successful event with over 230 participants.
- Attended the 411 King Street Public Information Meeting.
- Attended the Birthplace of Hockey Tournament. It was another successful tournament this year. Congratulations were extended to all who participated.
- Legions Veteran Banners unveiling was another success. There were over 140 banners displaced within the community.
- Congratulations were extended to Lisa Hines on her retirement as General Manager from the Agricultural Society and Sherry who would be assuming the role in Lisa's absence.
- Met with the Smiley dedication from Toronto, ten (10) families will be calling West Hants their new home, with three arriving in the Spring.
- Participated in the 2024 WHRM staff appreciation event celebrating milestone service awards for staff this year.
- Participated in the Christmas parade of lights in Windsor, it was another successful and well attended event.
- The NSFAM Fall conference opened today, with the official kick off planned for tomorrow.
- Continuing to have a lot of meetings and discussions with residents (Development Agreements, Development in general, Council priorities moving forward and grants were some of the main topics discussed).

A break occurred at 8:01 p.m., the regular meeting resumed at 8:15 p.m.

## 11. Financial Updates

### a) 2024-25 Capital as of September 30, 2024 (8:15 p.m.)

Director Rochon provided a brief update on the 2024-25 Capital report. At this point in the year (halfway through), \$5,694,678 has been spent with 4.6% of the proposed projects completed.

### b) General Operating as of September 30, 2024 (8:17 p.m.)

Director Rochon provided a brief update on the General Operating report. It was expected to see approximately 50% of the budget used at this time. Currently staff are reporting a \$373,965 surplus in the General fund.

It was noted some items were lumped into different categories (ie: fire protection) which reflected the variances seen between the approved budget and the updates provided. It was a matter of categorization on what was reported to Council and what was required to be reported as per Financial Reporting and Accounting Manual (Fram).

There was value in having a consistent-to-consistent comparison to make it easier for all.

### c) Water Utilities Operating as of September 30, 2024 (8:20 p.m.)

Director Rochon noted this would be the last quarter where two (2) financial statements due to the consolidation of the two (2) water utilities. There was value in continuing to see the transmission of water between the former Windsor water utility and Three Mile Plains

(consumption), this was still a good exercise. There was value in seeing this report continue as it provided insight into potential leakage, and it was important to track that information to better educate Council on how to best allocate funds to remedy water loss.

d) Water Consumption as of September 30, 2024

Director Rochon noted this report accounted for closed accounts, adjustments and water billing through the quarter. The variance was attributed to summer billing being included in the report as well as the number of days read varied from the previous report.

Director Rochin noted the consumption report was based on reads received through the billing system to prepare water bills. When the September 30<sup>th</sup> date passed, the he meters on the billing side were made inactive resulting in no further reads coming in through the billing system.

Public Works continue to monitor meters on a weekly basis. In addition to this, district meters were being added to help track usage and help search for water loss.

Water volume usage amounts from water meters will still be tracked through the water meters (not the district meters). Prior to consolidation of the utilities, Three Mile Plains utility was metered; water would leave the Windsor utility and enter the West Hants utility. This system will no longer be connected to the financial system. Public Works will be the only ones who see this information moving forward. The meters used to monitor water from one utility to another will no longer be charged as there was no need to sell water between the two utilities. The meter was still in place and reading. The frequency of these readings was unknown at this time. The direction was to have consumption reports continue (not necessarily in alignment with finance). Staff will look at this through an operational lens and report back on the matter.

The difference between the first quarter and second quarter for the Underwood Road bulk meter was due to there being less days in the billing cycle and the battery was failing and required replacement.

The loss report at the previous meeting (Underwood Road meter) was not substantial. It was more in line with a break (accidental spillage) due to working in close proximity of the valve, not a theft of water.

12. Committee(s) of Council Excerpts/Recommendations (8:33 p.m.)

a. Committee of the Whole Excerpts (October 8<sup>th</sup>, 2024)

i. Public Works Truck Replacement (8:33 p.m.)

**MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR P. MORTON THAT COUNCIL APPROVES THE PURCHASE OF A SWITCH-N-GO TRUCK BODY HOIST SYSTEM, MOUNTED ON A 2025 CV INTERNATIONAL CHASSIS AND INTERCHANGEABLE BODIES AT A COST OF \$190,186.48 PLUS 5% CONTINGENCY AND APPLICABLE TAXES FROM JOE JOHNSON EQUIPMENT. MOTION CARRIED**

ii. Speeding in School Zones Letter to the Police Advisory Board (8:34 p.m.)

Council discussed the correspondence. A Police Advisory Board (PAB) meeting is scheduled to occur in January.

**MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR MCLEAN THAT COUNCIL DIRECT THE CAO TO WRITE A LETTER TO THE POLICE ADVISORY BOARD REQUESTING THE INSTALLATION OF SCHOOL ZONE DIGITAL SPEED WARNING SIGNS FOR ALL ELEMENTARY SCHOOLS IN WEST HANTS. MOTION CARRIED**

b. Committee of the Whole Excerpts (November 12<sup>th</sup>, 2024)

i. Anti Idling Policy/By-Law (8:35 p.m.)

Council discussed the report and the need to have information regarding an enforcement piece included within the report that was coming back to Council. Council discussed the ability to consider this as a policy, it was felt that enforcement would be very difficult and the Motor Vehicle Act covered this issue.

The majority of WHRM vehicles have GPS tracking located on them and allow staff to monitor idling on these vehicles. An operation procedure could be explored.

It was noted that a lot of residents would like to see some type of policy implemented and the report would reflect enforcement and suggestions on how to address this concern.

**MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR B. MORTON THAT COUNCIL DIRECT STAFF TO PROVIDE AN INFORMATION REPORT ON EXISTING POLICIES RELATED TO IDLING, AS WELL AS EXAMPLES OF WHAT OTHER MUNICIPALITIES HAVE IMPLEMENTED AND WHAT A POTENTIAL BY-LAW COULD LOOK LIKE AND REPORT BACK BY FEBRUARY COMMITTEE OF THE WHOLE MEETING. MOTION DEFEATED. Nays: Jannasch, Francis, P. Morton, B. Smith. Ivey and Zebian**

ii. Buyout Policy Funding Request (8:42 p.m.)

**MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR P. MORTON THAT COUNCIL DIRECT STAFF TO WRITE A LETTER TO THE PROVINCE OF NS AND FEDERAL GOVERNMENT OF CANADA FORMALLY REQUESTING FINANCIAL SUPPORT WITH THE FUNDING OF A BUYOUT PROGRAM. MOTION CARRIED**

iii. Financial Assistance Request for the 2024-25 Warming Centre (8:43 p.m.)

**MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR P. MORTON THAT COUNCIL AUTHORIZES THE CAO TO SPEND UP TO \$50,000 TO SUPPORT STAFFING AND SUPERVISION RELATED NEEDS TO SUPPORT THE DROP-IN WARMING CENTRE DURING THE 2024/25 WINTER MONTHS (ENDING APRIL 15, 2025), TO BE FUNDED THROUGH THE WEST HANTS OPERATING RESERVE. MOTION CARRIED.**

iv. Hantsport Fire Department (HFD) – Wildland Fire Truck (8:38 p.m.)

**MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR P. MORTON THAT COUNCIL APPROVE THE PURCHASE OF HANTSPORT FIRE DEPARTMENT'S WILDLAND FIRE TRUCK, TO THE SUCCESSFUL BIDDER,**

**ROCKY MOUNTAIN PHEONIX AT A VALUE OF \$385,963.00 PLUS FIVE PERCENT CONTINGENCY AND APPLICABLE TAXES. MOTION CARRIED**

- v. Highway 101 Signage (8:39 p.m.)

A resident raised concern that the image of the Volts Wagon van for the Hants Shore seemed to encourage camping on the beaches along the shore (which may be a conflict) and this was not a permitted use. This may inadvertently create an issue and there may be a need to have dedicated resources to tend to the matter if need be. There was value in sharing this information with the committee.

**MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR P. MORTON THAT COUNCIL APPROVES THE ADDITIONAL FUNDING OF \$14,490 TO CARRY OUT THE SCHEDULED WORK ASSOCIATED WITH THE HIGHWAY 101 SIGNAGE PROJECT TO BE FUNDED THROUGH THE WHRM OPERATING RESERVE. MOTION CARRIED.** Nays: Ivey

- vi. SWEB Hillsvale Community Solar Project Letter of Support (8:41 p.m.)

**MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR P. MORTON THAT COUNCIL DIRECT THE CAO TO DIRECT STAFF TO WRITE A LETTER IN SUPPORT OF THE HILLSVALE COMMUNITY SOLAR PROJECT IN PRINCIPLE PENDING FUTURE APPROVAL PROCESSES THROUGH THE PLANNING REVIEW. MOTION CARRIED**

Mayor Zebian and Deputy Mayor Francis declared conflict at 8:44 p.m. and left the discussion. Councillor P. Morton assumed the chair.

- vii. Payzant to King Street Connection (8:42 p.m.)

**MOVED BY COUNCILLORS MCLEAN AND B. MORTON THAT COUNCIL APPROVES GIVING DIRECTION TO DESIGN POINT TO MOVE FORWARD WITH ADDING DETAILED DESIGN AND COMPETITION DOCUMENTS AND SPECIFICATIONS FOR A PORTION OF KING STREET TO THE PAYZANT EXTENSION TO KING STREET CONNECTION, PHASE 2, AT AN ADDITIONAL COST OF \$16,000 PLUS APPLICABLE TAXES, TO BE FUNDING THROUGH THE WEST HANTS OPERATING RESERVE. MOTION CARRIED**

Mayor Zebian and Deputy Mayor Francis returned to the meeting at 8:45 p.m. Mayor Zebian assumed the chair.

- viii. Veterans Crosswalk (8:45 p.m.)

**MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR P. MORTON THAT COUNCIL DIRECT STAFF TO INCLUDE THE COSTS OF INSTALLING A VETERAN'S CROSSWALK (IN THE VICINITY OF VICTORIA PARK) IN THE**

**WEST HANTS 2025/2026 BUDGET FOR COUNCIL CONSIDERATION.  
MOTION CARRIED**

b) Planning and Heritage Advisory Committee Recommendations (November 14, 2024) (as it relates to First Reading)

a) Bear Lake Wind Project Development Agreement (8:45 p.m.)

Manager Fougere reviewed the file. A complete application was received on March 8, 2024 from Andrea Cosman and Mark Stewart on behalf of Bear Lake Wind Ltd. for a development agreement to permit 11 turbines within WHRM.

On December 13, 2023, Environmental Assessment Approval was provided by the Minister of the Department of Environment and Climate Change, subject to a list of conditions (a surface water management plan, a detailed sediment and erosion control plan, a wildlife management plan, a comprehensive complaint resolution plan, a Mi'kmaq communication plan, a blasting plan, a monitoring program for Mainland Moose, an adaptive management plan in relation to bird and bats, decommissioning and site reclamation plan). All project information may be found on the Nova Scotia Environment and Climate Change website.

The project was a 15-turbine project. Eleven (11) turbines were being proposed in WHRM on 15 separate lots. Four (4) lots were located on Crown land (with 6 turbines) and eleven (11) lots on private land (with 5 turbines). The primary access was from Highway 14, with an emergency access/egress being provided through Chalet Hamlet.

As per the Generalized Future Land Use Map, the lands were designated Resource, and the entire project area was zoned General Resource (GR), which prioritizes resource uses, allows some rural residential and commercial uses.

A Public Information Meeting (PIM) was held on April 8<sup>th</sup> and broadcasted live on the Municipal Facebook page. Eighty (80) members of the public attended the meeting, with 20 speaking during the meeting. The deadline for comments was April 22, 2024, resulting in 61 emails being received.

Those opposed to the project cited the following concerns (environmental impacts, too many wind farms, fire suppression, distance to residential areas, decommissioning, impact of trucks/machinery on Hwy 14, need for third-party to fact check, perceived health impacts, use of Crown land, lack of financial benefit to WHRM and perceived impact to property values.

Those in favour of the project cited the following benefits (increase local employment opportunities, project would provide community vibrancy fund, bursaries, proximity payments, help reduce global carbon emissions, provide a secondary access for Chalet Hamlet and Provincial and Federal approval for the project has already been received.

Manager Fougere reviewed the Development Agreement details (permits a wind farm including all associated equipment and facilities necessary, a total of 11 turbines, property line setback equal to 1.1 times the 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, primary access from Highway 14; emergency access/egress to be provided to Chalet Hamlet, stormwater management plan prior to development permit and a decommissioning fund.

Manager Fougere reviewed the Development Agreement Details Substantive Matters which stated the uses permitted on the Property, including the maximum number of turbines, the

minimum setback requirements, the requirements for a stormwater management plan and the secondary emergency access requirement.

Manager Fougere reviewed the policies used to consider the application. Policy 4.24.4 enabled Council to consider installations of large wind turbines or wind farms by development agreement. In summary, the criteria were deemed met since the proposed development has received Environmental Assessment Approval from the Minister of Environment and Climate Change, the proposed development was required to provide an updated shadow flicker assessment and noise modelling prior to road construction and/or upgrades as specified in the conditions of 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, the turbine selection and siting, and requirements for automatic aircraft detection system or dimmable lighting on each turbine will reduce the visual intrusiveness of the proposal and the developer was working directly with representatives from the Nova Scotia Department of Public Works to ensure that all necessary permits and road upgrades are completed.

Policy 16.3.1 stated the general criteria reviewed for development agreements and amendments to the Land Use By-law. In summary, the criteria were deemed met since the proposal was not considered premature or inappropriate for the area, no municipal costs related to the proposal were anticipated, the Development Officer, Manager of Building and Fire Inspection Services, Fire Chief, and Area Manager of the Nova Scotia Department of Public Works have no concerns which have not been addressed in the report.

The application was presented to the Planning and Heritage Advisory Committee on October 8<sup>th</sup> and after an extensive discussion the committee provided an amended motion (included increasing setbacks to setbacks to 1.7 km to property line unless agreed to by property owners, adding a gate for the emergency access road, and adding a non-passive fire suppression system) for Council to consider.

Staff reviewed the amended motion and gathered additional information. Based on this exercise, staff were maintaining the original recommendation was satisfactory based on meeting policy criteria having been met without the recommended PACHAC changes. For the proposed setback increases, it was noted there were currently no policy in the municipal planning documents to support increased setback requirements. With respect to the gated access, the applicant met with the Chalet Hamlet Property Owner's Association who were supportive of the secondary access, they were not supportive of having the access gated and it was also not a requirement with the Municipal Planning Strategy. In terms of fire suppression, the Fire Chief confirmed they were satisfied with the current fire approach written in the development agreement.

Manager Fougere reviewed the process. The planning department recommended Council review the submitted application against the policy criteria and review the draft development agreement based on that policy criteria being met.

Council discussed the file extensively, specifically around mapping, fire suppression, and quantifying an appropriate number of windmills in an area.

Discussion Points:

- Direction was previously provided to map out setbacks for the Bear Lake proposal and was part of previous information provided. No direction was ever provided to map Bear Lake's turbines/windmills in relation to Benjamin Mills or South Canoe. However, there was value in having a cumulative visual effects study completed for the area.
- Although a passive fire suppression met industry standards it was stated in other reports that a non-passive fire suppression system would be ideal. With the Fire Chiefs comments stating they were satisfied with the fire suppression system and fire emergency plan; it was determined that criteria had been met.
- It was noted requirements for a gate, increased fire suppression and addition of increased setbacks contradicted existing municipal and provincial policies. Currently WHRM has no criteria for setbacks.
- WHRM has no policy that speaks directly to a setback, Policy 4.24.4 (b) speaks to adequate separate distances are maintained from adjacent land uses to minimize impacts of noise and shadow to ensure public safety which was where staff looked to the provincial environmental assessment, which determined the setback requirements. WHRM's documents do not speak to setbacks but Provincial documents do through their environmental assessments. Staff noted that the criteria were met with a 1 km setback.
- Councils' role is to determine what is best based on feedback from the communities. Should Council support an increase in the setbacks in the DA, it would be at the discretion on the Province to approve or not approve the amendment.
- The role of council was to regulate land usage. Council has to interpret applications and amend them to suit the communities needs based on current documents. The current documents do not speak to setbacks. The provincial environmental assessment speaks to setbacks and in past application a 1 km setback from a property/dwelling was established. Council has had discussions in the past about the heights of the proposed turbines being much larger now and potentially looking at a different setback. Staff provide information and a recommendation based on the current documents and experts in the area, Council is then to determine how they want to proceed based on what the community was saying.
- The height of the windmills was changed; the criteria put in the documents now state 1.1 times the height of the turbine to lot lines to ensure that if a turbine did fail, it would fall within their property for safety reasons.
- Concern was raised the windmills were almost 50% taller than the average currently in place (500'). The proposed windmills were 700' tall, which was a substantial difference in height.
- Analysing carbon amount reduction for wind/green energy vs the carbon reduction lost due to the destruction of wetlands was not a requirement or part of what was considered within the application process. The applicant may have this information, but it was not a requirement or a consideration as part of this application process.
- The Province was not part of the DA as they provide a lease to the property owners and the developer.
- Due to the Province being a higher level of government, there was no requirement to adhere to WHRM's development agreements. They will be signing a lease that was more

stringent on the property developer for the wind farm as part of their lease process. It was anticipated this lease would be signed within the next few months.

- The Province would still need to meet the perimeters set out within the Environmental Assessment, they still need to meet the shadow and sound requirements as set out in the setback requirements (1 km). The proposed sites for the turbines met that setback.
- Staff are not able to speak on behalf of the Province. If the Province felt a DA did not meet their Provincial Statements of Interest, there was the ability for them to change it.
- The application was received based on the current policy and criteria required to meet the environmental assessment approval. If there was a discussion about setback increases, it was felt it was more likely to be a discussion that Council does not want to approve the project at Second Reading rather than increasing the setbacks to something that cannot be met by the applicant.
- It was suggested to review the application as is and determine if met the policy criteria and if it was felt that the application did not meet the policy criteria, it should be rejected at Second Reading instead of adding a setback requirement that was not in the WHRM policy.
- The 1000m was based on the Environmental Assessment approval for shadow and noise flicker.
- Concerns were raised with the wording used in section 2.8 of the DA stating the stormwater management plan shall include details confirming that post development peak flows leaving the property and the crown land were equal to pre-development flows. Normally the wording would be equal to or better. Concern was raised that this was not a typo but more of intended wording and it was unsure why the change was made. It was felt that being less was the way WHRM should be moving towards not equal to. This was the wording that was agreed upon during the process.
- The policies listed in the report were the policies staff used to consider the application, when there are no policies, staff look to other requirements and in this case the Environmental Assessment approval was used.

Mayor Zebian opened the floor for discussion and direction from Council.

It was noted over the span of the proposal, there has been a lot of public feedback and not all of it has been in favour of the project. There has been comments related to setback distances, fire suppression, the access road, the Environmental Assessment, wildlife and migratory bird corridors, residential water wells affected by blasting, uranium. It felt as if the proposal was unsettled, and a better relationship could have occurred with the community. Some members of Council noted it appeared to be a project they could not support knowing that so many in the community did not support the project.

With respect to water retention, it was felt that improved water retention was something that was needed if the project were to move forward.

The importance of tree canopy was noted in a previous discussion, this project would remove a large portion of tree canopy in the area/community.

The response from residents in the community was telling, having eighty (80) people turn out for a meeting and 61 written responses with the responses not in favour of the project due to how it was felt the project would affect their daily lives and property values.

Points were raised that Vaughan consists of Cottage County, with many private developments. This was the only Cottage Country surrounded by steel windmills. Residents purchased their land in that area with the intention of having a relaxing, tranquil environment filled with wildlife. All these things will be removed if the project proceeded, and an additional windfarm was approved in Vaughan. It was felt that West Hants residents have been more than accommodating with respect to windfarms in the area.

Council were reminded the topic of approval for the project was not what was being discussed at this meeting, it was a discussion on whether Council would send the file to Public Hearing and Second Reading. If the file was defeated at First Reading, there was a high probability that the applicant would win if they chose to appeal the refusal at First Reading.

MOVED BY COUNCILLOR JANNASCH 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 WIND FARM ON PIDS 45060068, 45399540, 45399573, 45399532, 45060076, 45060092, 45061694, 45062957, 45399557, 45399581, 45401833, 45401841, 45401858, 45042660, AND 45042694 WHICH IS SUBSTANTIVELY THE SAME AS THE DRAFT SET OUT IN ATTACHMENT D OF THE REPORT FILE #24-03 TO THE PLANNING AND HERITAGE ADVISORY COMMITTEE DATED OCTOBER 10, 2024.

It was felt a cumulative visual effects study was needed, this would provide additional information for Council to make an informed decision and for the public's awareness.

It was noted the vast majority of the properties in this area were recreational resource; the proposed windmills were 7-8 storeys in height and a visual effect study would show if the proposal was reasonably consistent within the area.

Part of the Environmental Assessment was included in the report package, the remaining appendices were available online.

**MOVED BY COUNCILLORS B. MORTON AND MCLEAN THAT COUNCIL POSTPONES FIRST READING AND REQUESTS STAFF COME BACK WITH INFORMATION INCLUDING A CUMULATIVE VISUAL EFFECTS STUDY FOR THE PROJECT. MOTION CARRIED**

b) 439 Clifton Avenue Development Agreement – item was moved up on the agenda.

13. Councillor Municipal Business/Activity Reports (9:33 p.m.)

Each Councillor provided an update on activities in their districts.

District 1 – Questions continue around the proposed expansion of the landfill. Residents were also concerned about the continuation of medical services at the Hants Shore Community Health Centre. Excitement has been expressed around the renovations occurring at the former Kempt

Baptist Church and the creation of senior's apartments for the community. The Summerville Fire Department were busy with renovating their building and creating a new outdoor training space for their members.

District 2 – The Avondale Museum experienced a flood last Spring. There has been talk of the province doing some work to the road in the next two (2) years. The NS Department of Public Works completed brush cutting along Highway 236. There have been numerous complaints/discussions with residents regarding speeding along Highway 236 and the current condition of the road. The Christmas tree lighting was set to occur the first week in December at the Newport Baptist Church and a breakfast at the Belmont Hall next Saturday.

District 3 – The largest complaint from residents were road conditions, streetlights and safety concerns around the school areas. It was noted Etter and Lynch Roads were recently repaved. The Brooklyn Fire Department and Auxiliary have been busy. They will be hosting their annual banquet this coming Saturday. The Sweets Corner Hall has also been very active lately and will be participating in Winter Carnival this year.

District 4 – Work was being done on the No.1 (between Garlands Crossing and St. Croix) and progressing nicely. The Ardoise Hall hosted a successful breakfast with Mrs. Claus a few weeks ago. The Ellershouse breakfast was scheduled for this coming weekend, this was the last one scheduled for this year. All were encouraged to attend.

District 5 – Quiet through Mill Section and Windsor Forks area, a community meeting was being planned for the near future. Newport Station and Three Mile Plains residents were happy to see Old Highway 1 being paved. There are some water concerns, and one will most likely be brought before Council for a discussion. Discussions have occurred around how dry it has been, residents experiencing dry wells and having to purchase bulk water. Newport Station Hall will be hosting a fundraiser in Three Mile Plains, it will be a pancake breakfast with Santa Claus. This is an active group trying to revitalize the hall and create a dog park in the area.

District 6 – Remains quiet, there was a lot of activity in the Crossing, with WHRM assuming responsibility and ownership of Community Way. Speeding remains a concern, and residents were waiting to hear about a potential street light policy. Patchwork was completed in the Burgess and Tonge Hill areas. The district was starting to decorate for the Christmas season.

District 7 – The Little Red School House was also having a Christmas Tree lighting and hosting a memory ornament fundraiser to help support the hall. The Hall has been actively working on refinishing the floors and recently completed this project. A chili cookoff was also scheduled to happen at the Hall. Concerns have been raised regarding the current speed limit near the Lakeside Variety store. A craft market was scheduled for December 7<sup>th</sup>, hosted by the Southwest Auxiliary at the Fire Hall. It will be the last event before the group takes a winter break to rest before the spring activities begin. Station 5 completed water rescue training with the new boat, the station now has three (3) certified water rescue technicians ready to respond if needed. The 4-H group started meeting at the Little Red School House, this was the first organized recreation group that has started to meet consistently in the community of Vaughan. There has been a lot of positive feedback from the community on this initiative. Residents have suggested coffee meetings with their Councillor, these will be happening in the community. Concerns have also

been raised regarding the road construction on Highway 14 and information that was shared on social media. Attempts are being made to get accurate information about the road construction, completion timeline, etc. and will be shared once it has been received with all in the community. Residents have also voiced concerns with tax rates in comparison to service delivery and private developments.

District 8 – The Remembrance Day service was well attended. The holiday banners were scheduled to be hung on December 2, 2024. Festoon was scheduled for next Thursday from 5-7 p.m. All were encouraged to participate and meet Santa and Chilly Willy. The increased deer population in Hantsport remains a concern. Coastal Erosion remains a concern for residents along Avon Street. HMCC also had a film crew on site. It was noted the bridge has been repaired.

District 9 – Last month a movie was shot at the Chambers Petro Can in Falmouth. There has been an increased RCMP presence in the Falmouth area (intersection around Dyke Road and the Back Road). In the last few weeks there were 5 incidents where they had pulled over vehicles. Despite this effort, speeding remains a concern. There was ongoing housing development off Thistle Street. It was noted there was a retention pond off Shetland Avenue that was drained in the last month, this was done to determine how much infill had occurred since it was created. There was a dog park and playground being developed on Town Road. A local resident (Matt Dunfield) was spearheading this initiative and walking trails have been established. The UPLAND Active Transportation study survey was live on the website, residents were encouraged to participate in the survey or attend in person/onsite sessions that were occurring. Windsor Fire Department hosted a successful exercise at Dykeland Lodge last week.

District 10 – Attended the Remembrance Day ceremony and Parade of Lights. Will be setting up coffee date meetings with residents to discuss issues concerning the flood zone area. Assisting with the establishment of the warming centre that will open December 1, 2024 at the Aquatics Centre. The plan is for the centre to be operational 6-7 nights a week.

District 11 – Meetings have started back up with some of the committees and pleased to attend the first Climate Action Committee and Planning and Heritage Advisory Committee meeting. Attended the Council onboarding workshops held recently. Having a lot of discussions with residents related to water, water rates, storm water and wind farms. Two (2) areas of concern that have been raised were tax rates in the border areas and speeding.

Attended the Birthplace of Hockey tournament, which was deemed highly successful; the Remembrance Day service which was very well attended and the Parade of Lights which was also highly attended. Congratulations were extended to all those involved in planning the successful events.

A reminder to contact the RCMP for all speeding concerns, they want to hear from residents with these concerns.

14. Correspondence (9:53 p.m.)

a. Information

- i. Avon Causeway Activity Log - None
- ii. Correspondence Received Activity Log
  - i. November 14, 2024 from Keith Aucoin

Although Mr. Aucoin's letter was in relation to the motion to establish a subcommittee with residents from Stannus Street that was defeated at the last meeting, the rationale behind the recommendation was to bring all of Council up to speed on the issues affecting residents on Stannus Street and provide Council with this information so that everyone was aware of the circumstances and what they would be voting on. This work continues as it has been a three (3) year process, and it was a lot of information to put together. The other point identified in the letter was the concern with acoustics in Council chambers. It may be beneficial to look at ways to improve sound quality for residents sitting in the gallery, as well as look at acoustic improvements for the Community Centre.

- ii. November 19, 2024 from the Province Re WHRM Wind Turbine Setbacks
- iii. November 19, 2024 from Lachlan Riehl Re Halfway River - Information Re Flooding and Erosion Risks

The letter from Mr. Riehl will be discussed at the next Committee of the Whole meeting.

- iv. November 21, 2024 from Pete Hope Re Teens from the AVHS on private property

Mayor Zebian will provide a report regarding the Avon View High School property at the next Committee of the Whole meeting.

b) Requests

- i. October 14, 2024 from Christmas Angels Re Funding Request

The request was received during the election transition period. The request was presented tonight for Council to consider. In previous years the event was held at the community centre and those costs were absorbed by WHRM. With the transition to a new location, those costs are not able to be absorbed anymore.

MOVED BY COUNCILLORS LEARY-PINCH AND P. MORTON THAT COUNCIL SUPPORT CHRISTMAS BY DONATING THE REQUESTED \$5,000 TO BE USED TO SUPPORT THEIR MAIN FUNDRAISING EVENT (WEBATHON) THAT HAPPENS AT AVON VIEW HIGH SCHOOL WITH THE REMAIANING FUNDS GOING TOWARDS THE SUPPORT OF FAMILIES WITH THE PURCHASE OF GIFT CARDS.

**MOVED BY MAYOR ZEBIAN AND COUNCILLOR JANNASCH THAT THE MOTION TO AMENDED TO READ AS COUNCIL AUTHORIZE AN AMOUNT OF \$5,000 TO BE GRANTED TO THE HANTS COUNTY CHRISTMAS ANGELS TO SUPPORT THEIR WORK WITHIN THE WEST HANTS REGIONAL MUNICIPALITY TO BE FUNDED THROUGH THE OPERATING RESERVE. MOTION CARRIED**

Full motion as amended:

**MOVED BY COUNCILLORS LEARY-PINCH AND P. MORTON THAT COUNCIL AUTHORIZE AN AMOUNT OF \$5,000 TO BE GRANTED TO THE HANTS COUNTY CHRISTMAS ANGELS TO SUPPORT THEIR WORK WITHIN**

**THE WEST HANTS REGIONAL MUNICIPALITY TO BE FUNDED THROUGH  
THE OPERATING RESERVE. MOTION CARRIED**

- ii. November 2024-11-22 Amanda Dunfield Request Re WHRM Correspondence Windsor Combined Sewer Overflows PVSC

Ms. Dunfield was looking for information on potential changes to property/home assessments. During previous discussions on this matter with respect to conversations regarding the potential floodzone buyout program, it was identified as a legislated component to the taxing system.

As it sits, the PVSC legislation did not allow for the requested change. However, that did not mean the legislation could not be influenced and changed. It was noted a few years ago a change was made to PVSC legislation related to tourism accommodations. It was felt that correspondence would need to be sent to the MLA to advocate and push for change. West Hants was not the only area experiencing CSO flooding, other areas are and will experience this. There may be other advantages to having some capacity in this structure when people are required to move. It was important for PVSC to understand that it was combined sewage overflow that was being experienced, it was not just flooding. A report will be presented at the next Committee of the Whole for Council to discuss and consider. It was important to get the wording right to ensure the message was received.

- c) Outgoing Correspondence Log - None

As per policy a motion was required in order for the meeting to proceed.

**MOVED BY COUNCILLOR JANNASCH AND DEPUTY MAYOR FRANCIS  
THAT THE MEETING CONTINUE PAST 10 P.M. MOTION CARRIED**

15. New Business

- a) Audit Committee Citizen Member Appointment Recommendation Report (10:04 p.m.)  
Clerk Snair reviewed the report highlighting the need to fill a vacancy on the Audit Committee. Advertising for the vacancy occurred in the local paper, on the website and social media pages and resulted in no expressions of interest received. Ms. Halverson was able to re-offer for a second term and had done so.

**MOVED BY COUNCILLORS LEARY-PINCH AND P. MORTON THAT  
COUNCIL APPROVES THE RE-APPOINTMENT OF MEAGAN HALVERSON  
TO THE AUDIT COMMITTEE FOR THE PERIOD OF NOVEMBER 1, 2024 -  
OCTOBER 31, 2025. MOTION CARRIED**

- b) Heritage Grant Application 281 King Street, Windsor PID 45056058 (10:06 p.m.)  
Manager Fougere reviewed the file. On October 9, 2024, an application was received for heritage grant funding from Shirely Pineo, President of the West Hants Historical Society, on behalf of the West Hants Historical Society, owner of the Municipally designated heritage property located at 281 King Street, Windsor. The 2024-2025 Operating Budget includes \$10,000 as "Heritage Grant" and the Director of Financial Services confirmed an additional reserve of \$4,368.31, for a total of \$14,368.31 is available as "Heritage Grant". It was noted there have been no other applications for funding have been received so far this year.

**MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR LEARY-PINCH THAT COUNCIL PROVIDE UP TO 50% OF ELIGIBLE PROJECT COSTS TO A MAXIMUM OF \$10,000 TO THE WEST HANTS HISTORICAL SOCIETY, OWNER OF 281 KING STREET, IN ORDER TO FACILITATE REPAIRS TO WINDOWS OF THE MAIN BUILDING LOCATED AT 281 KING STREET, AND THAT THE FUNDING BE PROVIDED FROM ACCOUNT # 01-2-00-26-560-21130 ONLY IN ACCORDANCE WITH THE PROVISIONS OF THE MUNICIPAL HERITAGE PROPERTY CONSERVATION WORK GRANT POLICY. MOTION CARRIED**

12. a) Committee of the Whole Excerpts (October 8<sup>th</sup>, 2024)

It was noted a Committee of the Whole excerpt from September was missed. The excerpt was read and Council voted on the matter.

iii. Video Appliance Purchase Excerpt from October 8, 2024 (10:11 p.m.)

This excerpt was missed during the Committee of the Whole excerpt discussions but was previously approved at the October 8<sup>th</sup> meeting for Council to consider.

**MOVED BY COUNCILLORS MCLEAN AND B. MORTON THAT COUNCIL APPROVES ENTERING INTO A RENTAL AGREEMENT WITH DEVINTEC IT AND SECURITY SERVICES FOR NETWORK VIDEO RECORDER APPLIANCE FOR THREE-YEAR TERM, IN THE AMOUNT OF \$879.49 A MONTH. MOTION CARRIED. Nays: Ivey**

c) Public Participation Program Policy (10:09 p.m.)

Director Poirier reviewed the file. During the October 10, 2024 Planning and Heritage Advisory Committee (PAC/HAC) meeting the Committee discussed the current process for notification of Public Information Meetings (PIM). At the meeting, a motion was approved to direct staff to bring back the notification distance for Public Information Meetings to the Committee for review.

**MOVED BY COUNCILLOR IVEY AND DEPUTY MAYOR FRANCIS THAT COUNCIL DIRECTS STAFF TO BRING BACK THE NOTIFICATION DISTANCE FOR PUBLIC INFORMATION MEETINGS TO THE PLANNING AND HERITAGE ADVISORY COMMITTEE FOR REVIEW. MOTION CARRIED**

iv. In-Camera (10:13 p.m.)

- a) 2024-09-26 Council In-Camera Minutes - Continuation of Sept. 24 Meeting Part 2
- b) 2024-10-08 Special Council In-Camera - Continuation of Sept. 24 Council Meeting Part 3
- c) MGA 22(2)(a) Land Matter
- d) MGA 22(2)(a) Land Matter
- e) MGA 22(2)(a) Land Matter
- f) MGA 22(2)(a) Land Matter

**MOVED BY COUNCILLORS P. MORTON AND J. SMITH THAT THE MEETING MOVE IN-CAMERA AT 10:11 P.M. MOTION CARRIED**

**MOVED BY COUNCILLORS P. MORTON AND REMME THAT THE MEETING MOVE OUT OF IN-CAMERA AT 11:22 P.M. MOTION CARRIED**

**MOVED BY COUNCILLORS P. MORTON AND LEARY-PINCH THAT COUNCIL DIRECT THE CAO TO EXECUTE THE PURCHASE OF PIDS 45378700 AND 45378692 AS DIRECTED IN-CAMERA. MOTION CARRIED.**

**MOVED BY COUNCILLORS P. MORTON AND LEARY-PINCH THAT COUNCIL DIRECT THE CAO TO EXECUTE THE SALE OF PID 45275278 AS DIRECTED IN-CAMERA. MOTION CARRIED**

- v. Next Meeting Date / Adjournment – Dec. 13<sup>th</sup>, 2024 Committee of the Whole Meeting pm

**MOVED BY COUNCILLORS P. MORTON AND J. SMITH THAT THE MEETING ADJOURN AT 11:25 P.M. MOTION CARRIED**

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Mayor Abraham Zebian (Chair)

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Deanna Snair, Municipal Clerk