

WEST HANTS REGIONAL MUNICIPALITY

Council Meeting Agenda **AMENDED**

January 28, 2025 - 6:00 p.m.

In-person, Sanford Council Chambers, 76 Morison Dr, Windsor, NS

Virtual via Zoom (also YouTube 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) 2024-12-10 Council Minutes
 - b) WHRMCD24-11 RFP Trail Maintenance Work Tender Award Recommendation Report – Manager Bennett
7. Public Hearings
 - a) ~~439 Clifton Avenue (PID 45049921), Windsor Development Agreement~~
 - b) WHRM Sewer By-Law - Director Richard
8. Second Readings (as it pertains to Public Hearings)
 - a) ~~439 Clifton Avenue (PID 45049921), Windsor Development Agreement~~
 - b) WHRM Sewer By-Law – Director Richard
9. Unfinished Business/Postponed Motions
 - a) Windfarms
 - i. Response received from Department of Municipal Affairs Re WHRM Planning Strategy and Land Use By-law amendments
 - ii. Council discussion and direction stemming from Department of Municipal Affairs correspondence
10. Mayor’s Report
11. Financial Updates
 - a) General Operating as of November 30, 2024
 - b) Water Utility Operating as of November 30, 2024

c) Water Consumption as of November 30, 2024

12. Committee(s) of Council Excerpts/Recommendations

- a) Committee of the Whole Excerpts (January 14, 2025)
 - i. 2025 Rand Street Hantsport Detailed Design Street Reconstruction
 - ii. Accessibility Advisory Committee Resident Member Appointments
 - iii. Diverse and Inclusive Communities Committee Citizen Member Appointments
 - iv. Epoxy Floor Coating Water Treatment Plant Floors
 - v. Fort Edward View Plane
 - vi. Meeting and Committee Procedural Policy RCOGE-003.00 Amendments
 - vii. Municipal Street Light Policy
 - viii. Windsor Community Centre Structural Assessment

b) Police Advisory Board Excerpt (January 20, 2025)

c) Solid Waste By-Law Recommendation (First Reading) – Coordinator LaPierre

13. Councillor(s) Municipal Business/Activity Monthly Reports (Districts 1-11)

14. Correspondence

a) Information

- i. Avon Causeway Activity Log (as of January 24, 2025) – None
- ii. General Correspondence Received Activity Log (as of January 24, 2025)
 - a) Denise Forand Re Add exceptions to the new proposed land map use documents
 - b) Letter from Minister Masland Re Moving towards Consistent and Impactful Emergency Response
 - c) Response from Prime Minister Re Request for Financial Assistance to Support a Property Buyout Program
- iii. Windfarm Correspondence Received (as of January 24, 2025)
 - a) Sana Amin Re Local Economic Impact of Nova Scotia Wind Projects
 - b) Seamus Marriott Re MPS-Visual Intrusiveness
 - c) Department of Municipal Affairs Re WHRM Planning Strategy and Land Use By-law amendments

b) Requests (as of January 24, 2025)

- i. St Croix Community Club Re Funding Request
- ii. Petition against proposed cell phone tower location

c) Outgoing Correspondence Log (as of January 24, 2025) - None

15. New Business
 - a) ~~WHRMCD24-11 RFP Trail Maintenance Work Tender Award Recommendation Report – Manager Bennett~~
 - b) Fibre Network Extension to HFD Station Recommendation Report – Director Rochon
 - c) Climate Action Committee Citizen Member Appointment Recommendation Report – Clerk Snair
 - d) Diverse and Inclusive Communities Committee Citizen Member Recommendation Report (Youth Representative) – Clerk Snair

16. In-Camera
 - a) 2024-12-10 Council In-Camera Minutes
 - b) MGA 22(2)(a) Land Matter
 - c) MGA 22(2)(a) Land Matter
 - d) MGA22(2)(a) Legal Matter
 - e) MGA 22(2)(a) Legal Matter
 - f) MGA 22(2)(a) Land Matter

17. Next Meeting Date / Adjournment – February 11, 2025 Committee of the Whole Meeting 6 p.m.

WEST HANTS REGIONAL MUNICIPALITY

Council Meeting Minutes

January 28, 2025 - 6:00 p.m.

Sanford Council Chambers, 76 Morison Dr, Windsor, NS

And virtually via Zoom (also YouTube Livestreamed)



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

2. Attendance

Council:

Abraham Zebian, Mayor

Debbie Francis, Deputy Mayor, District 5

Kayla Learey-Pinch, Councillor, District 7

Scott McLean, Councillor, District 2

Paul Morton, Councillor, District 8

Chrystal Remme, Councillor, District 3

John Smith, Councillor, District 9

Paul Wheadon, Councillor, District 4

Bonnie Smith, Councillor, District 10

Bob Morton, Councillor, District 6

Jim Ivey, Councillor, District 11

Regrets:

Rupert Jannasch, Councillor, District 1

Staff:

Mark Phillips, Chief Administrative Officer Carlee

Deanna Snair, Municipal Clerk

Rochon, Director of Financial Services Kevin

Todd Richard, Dir. Public Works

Bennett, Manager Parks and Facilities Alex

Kathy Kehoe, Director Community

Dunphy, Planner

Jenny LaPierre, Waste Coordinator

Regrets:

Kari Fougere, Manager Planning and Dev.

Shelleena Thornton, Municipal Ops Sup

Presenters and Gallery

Ten (10) in the Gallery

3. Announcements (6:00 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.

The Belmont Hall was hosting a community breakfast this Saturday starting at 7:30 a.m.

The Windsor Day Care Centre will celebrate their 49th anniversary on February 3rd.

The Brooklyn Fire Department was hosting a family dance on February 8th.

The Sweets Corner Hall will host a family fun day on February 8th and a Tax Talk on February 2nd.

The Falmouth Hall has music jam sessions on Friday evenings.

Reminder to keep an eye on the Southwest Hants Fire Society Facebook page, information will be shared regarding free yoga classes available soon.

Reminder of the upcoming breakfast at the Ellershouse Hall scheduled for February 8, 2025.

Reminder of Winter Carnival scheduled for February 6th, 7th, 8th and 9th. A lot of events are planned. Winterpalooza was scheduled for Friday at 6 p.m. at the Sportscomplex, this was a free event for the entire family.

4. Approval of the Agenda, including additions or deletions (6:04 p.m.)

Item 15 (a) was moved up on the agenda to item 6(b). Item 7(a) was removed.

MOVED BY COUNCILLORS P. MORTON AND LEARY-PINCH THAT THE 2025-01-28 COUNCIL AGENDA BE APPROVED AS AMENDED. MOTION CARRIED.

5. Declaration of Conflict of Interest (6:05 pm)

Item 17(f)– Deputy Mayor Francis and Mayor Zebian declared conflict due to owning land.

6. Approval of the Previous Meeting Minutes (6:05 p.m.)

a) 2024-12-10 Council Meeting Minutes

MOVED BY COUNCILLOR P. MORTON AND DEPUTY MAYOR FRANCIS THAT THE 2024-12-10 COUNCIL MEETING MINUTES BE APPROVED. MOTION CARRIED

b) WHRMCD24-11 RFP Trail Maintenance Work Tender Award Recommendation Report (6:07 p.m.)

Manger Bennett provided a brief overview of the report requesting that funds approved in the 2025 Capital budget be re-allocated and used for upgrades and reconstruction to the section of the former rail line corridor between the Station Road and Hwy 236 and between Hwy 236 and the Little River Bridge. These repairs (include grubbing / mulching, culvert replacement, materials, ditching, resurfacing and concrete pads for benches and garbage cans) will allow staff to continue with the future installation of the Little River Bridge and continue with overall improvements to the trail system.

Discussion Points:

- The contractor was ready to begin work immediately; however, work would proceed as long as the weather cooperated.
- Additional work would be needed to complete the projected vision for the trail.

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR P. MORTON THAT COUNCIL APPROVES THE AWARD OF TENDER WHRMCD24-11 RFP TO MEEHAN'S GARAGE AND TRUCKING LTD EQUIPMENT FOR WORK LISTED IN THE RFP IN THE AMOUNT OF \$128,945.00 PLUS APPLICABLE TAXES AND 5% CONTINGENCY. MOTION CARRIED

7. Public Hearings

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

- a) 439 Clifton Avenue (PID 45049921), Windsor Development Agreement – item was removed.
- b) WHRM Sewer By-Law (6:11 p.m.)

The meeting moved into Public Hearing at 6:11 p.m. Further information on the Public Hearing is available in the 2025-01-28 Public Hearing Minutes.

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR P. MORTON THAT COUNCIL MOVE INTO PUBLIC HEARING AT 6:11 P.M. MOTION CARRIED.

At 6:29 p.m. the Public Hearing concluded, and the meeting moved into the regular Council meeting.

8. Second Readings

- b) WHRM Sewer By-Law (6:29 p.m.)

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR B. SMITH THAT COUNCIL APPROVES THE RESPECTING THE REGULATION OF CONNECTIONS AND DISCHARGES TO PUBLIC SEWER SYSTEMS BY-LAW RS-001 IN A MANNER SUBSTANTIVELY THE SAME AS ATTACHMENT A AS PRESENTED AT THE SEPTEMBER 10, 2024 COMMITTEE OF THE WHOLE MEETING, WHICH INCLUDES THE REPEAL OF THE SEWERS AND SEWAGE DISCHARGES BYLAW # 11 FOR THE FORMER TOWN OF WINDSOR AND THE SEWERAGE AND STORMSEWER CONNECTION, DISCHARGE AND CHARGES BY-LAW S-003 FOR THE FORMER MUNICIPALITY OF THE DISTRICT OF WEST HANTS.

Concern was raised with the by-law name and an amendment was proposed to change the name.

MOVED BY COUNCILLORS IVEY AND J. SMITH TO AMEND THE MOTION TO CHANGE THE NAME AND HAVE THE BY-LAW REFERRED TO AS THE SEWER AND STORMWATER CONNECTION, DISCONNECTION AND CHARGES BY-LAW RCOS-003.00. MOTION CARRIED. Nays: Francis, B. Morton, P. Morton, B. Smith and Zebian

Full motion as amended:

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR B. SMITH THAT COUNCIL APPROVES THE SEWER AND STORMWATER CONNECTION, DISCONNECTION AND CHARGES BY-LAW RCOS-003.00 IN A MANNER SUBSTANTIVELY THE SAME AS ATTACHMENT A AS PRESENTED AT THE SEPTEMBER 10, 2024 COMMITTEE OF THE WHOLE MEETING, WHICH INCLUDES THE REPEAL OF THE SEWERS AND SEWAGE DISCHARGES BYLAW # 11 FOR THE FORMER TOWN OF WINDSOR AND THE SEWERAGE AND STORMSEWER CONNECTION, DISCHARGE AND

CHARGES BY-LAW S-003 FOR THE FORMER MUNICIPALITY OF THE DISTRICT OF WEST HANTS. MOTION CARRIED. Nays: Francis

9. Unfinished Business/Postponed Motions (6:34 p.m.)
 - a) Windfarms
 - i. Response received from Department of Municipal Affairs Re WHRM Planning Strategy and Land Use By-law amendments
 - ii. Council discussion and direction stemming from Department of Municipal Affairs correspondence

Council discussed the response received from the Province. The Minister exercised their authority and made their own amendments to the planning documents submitted by the Municipality. Council expressed concern with these changes as it was felt the amendments proposed by WHRM supported what the community had voiced and benefitted the community.

The provincial statements of interest and the province's vision did not align with what West Hants proposed as an amendment. Based on the decision made by the province, staff were seeking direction regarding completing the cumulative effect study. The direction was provided was based on a previous criterion (allowed Council to evaluate applications); however, the amendments put forward by the Province have removed that ability from Council as an evaluation criteria.

A vendour quoted around \$60,000 to complete the cumulative effects study and identified a late August timeline for completion.

The amendments made to the Planning documents by the Minister were effective as of the date the notice was provided, which meant there was no decision for Council to make regarding the letter. WHRM has no ability to debate or accept the changes, they are finalized and imposed by the Province.

Council discussion the direction moving forward with respect to the study. Opinions varied on the matter, some felt it was not reasonable to incur the costs for a study that could not be used, while others felt it was important to pursue this study as residents feel their voices were not being heard. Council questioned if the ability existed to identify criteria within the Municipal Planning Strategy that would speak to a maximum height of windmills, a maximum number of windmills/turbines permitted within an area/the region or the potential for a moratorium, and if these were options for Council to consider.

Planner Dunphy noted the current policy was to review each application on a case-by-case basis. The current planning documents do not have criteria that allow staff to consider and account for all of the other windfarm applications that have been approved. It was noted that based on the current response received from the Province, it was likely they would not be receptive to or in favour of a maximum number of windmills/turbines permitted in an area/region (regional response). The response provided from the Minister cited the Environmental Goals and Climate Change Reduction Act, which speaks to goals within that legislated Act.

Staff can investigate further if that was the direction of Council. Council felt there was value in having staff investigate the matter further (past precedent or other regions that have implemented moratoriums, height restrictions, number restrictions) and return with the information at a later meeting.

Based on the process, applications (deemed complete) currently started do not fall prey to amendments made to planning documents. However, any applicant has the ability to continue under their current application or they have the opportunity to withdraw and resubmit their application under the new criteria identified.

MOVED BY COUNCILLOR IVEY AND LEARY-PINCH THAT COUNCIL DIRECT THE CAO TO REVIEW POTENTIAL OPTIONS FOR AMENDMENTS TO THE MUNICIPAL PLANNING STRATATEGY (MPS), SUCH AS WINDMILL HEIGHT, VOLUME AND OTHER MEANS WHICH MAY SERVE TO LIMIT THE TOTAL VOLUME OF WIND TURBINES WITHIN THE WEST HANTS REGION OVER TIME. MOTION CARRIED.

10. Mayor's Report (6:53 p.m.)

Mayor Zebian provided a brief verbal summary.

Attended various events:

- Numerous discussions with other municipalities regarding a variety of topics; windmills, being one of the topics. There were a lot of discussions occurring about what was best for the communities, how to move forward. It was felt that WHRM did align with the vision of other municipal units.
- Attended the municipal tours. Appreciation was expressed to staff for facilitating the tours. Residents were reminded that staff were also willing to provide the same facility tours to anyone interested in having one.
- Chaired a Public Information Meeting (PIM) for applications in Windsor and Brooklyn.
- Attended the Hants Shore Annual General Meeting. Representatives from the Department of health were also in attendance. It was encouraging to see all the work the province has been doing related to healthcare.
- Congratulation was extended to the Avon View Girls Hockey team, they have been awarded the Nova Scotia Provincials. The tournament will be hosted in March at both the GFL rink in Brooklyn and the West Hants Sportscomplex.
- Met with Dalhousie University, who were looking to collaborate and do some workshops in West Hants.
- A lot of discussions with community members regarding windfarm setbacks, cell towers and developments.
- The Long Pond Heritage Classic Tournament returned after a few years of not happening. Congratulations were extended to Kista Lloy and the Hockey Heritage Society on the hugely successful event.
- Congratulations were extended to Hilltop Hops on their 6th anniversary.
- Congratulations were extended to Dail-A-Ride on receiving funding to purchase another vehicle.

11. Financial Updates

a) General Operating as of November 30, 2024 (6:57 p.m.)

Director Rochon provided a brief update. The overall projected surplus was \$342,699, which decreased by \$11,611 since October 31, 2024. Host Community Fees (Landfill) were impacting the change, which were a revenue source and projecting higher at this time.

Deed transfer tax was projected slightly lower (\$1.625 million) than what was budgeted (\$1.7 million).

b) Water Utility Operating as of November 30, 2024 (7:01 p.m.)

Director Rochon provided a brief update. The utility was projecting a surplus of \$56,899. Not much has changed since the last report presented in October. The report included the projection of the new rates as well as the projection of two (2) quarters of not billing for the sale between the two utilities.

c) Water Consumption as of November 30, 2024 (7:02 p.m.)

Director Rochon noting that not a lot had changed as billing occurred on a quarterly basis. Q3 only showed adjustments or final bills, which was the only change seen in the report.

Director Rochon confirmed this would be the last report from the Finance department regarding the consumption numbers for the bulk master meters, as this billing has stopped. When the January 2025 report was presented (in March), it was hoped a report would be presented in collaboration with Public Works as they will be responsible to provide consumption numbers.

12. Committee(s) of Council Excerpts/Recommendations

a. Committee of the Whole Excerpts (January 14th, 2025)

i. 2025 Rand Street Hantsport Detailed Design Street Reconstruction Excerpt (7:07 p.m.)

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR P. MORTON THAT COUNCIL APPROVE THE AWARD OF TENDER WHRMPW24-11 – ENGINEERING & DESIGN SERVICES FOR RAND STREET, HANTSPORT – TO DESIGNPOINT ENGINEERING & SURVEYING LTD. (DESIGNPOINT) FOR THE TENDERED PRICE OF \$58,004.00, PLUS VALUE ADDED SERVICE OF A LEGAL SURVEY AT \$8,174.00, FOR A TOTAL OF \$66,178.00 BEFORE APPLICABLE TAXES. MOTION CARRIED

ii. Accessibility Advisory Committee Resident Member Appointments (7:08 p.m.)

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR LEARY-PINCH THAT COUNCIL APPOINTS MICHEL BOURGEOIS, AMIE DELEAVEY AND DENISE LONG AS RESIDENT MEMBERS TO THE ACCESSIBILITY COMMITTEE BEGINNING JANUARY 14, 2025 AND ENDING OCTOBER 31, 2026. MOTION CARRIED

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR B. SMITH THAT COUNCIL APPOINTS JORDAN STEPHENS AND ROSEANNA BOYD AS RESIDENT MEMBERS TO THE ACCESSIBILITY ADVISORY COMMITTEE BEGINNING JANUARY 14, 2025 AND ENDING OCTOBER 31, 2027. MOTION CARRIED

iii. Diverse and Inclusive Communities Committee Citizen Member Appointments (7:09 p.m.)

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR LEARY-PINCH THAT COUNCIL APPOINTS THE FOLLOWING INDIVIDUALS AS VOTING CITIZEN MEMBERS TO BECOME REPRESENTATIVES AND SUPPORT TO THE DIVERSE AND INCLUSIVE COMMUNITIES COMMITTEE: ANNE BISHOP, LISA BLAND, ALMA CRNALIC, JAMIE PATTERSON, DOMENIC PADULA AND CHARLOTTE PAUL. MOTION CARRIED

- iv. Epoxy Floor Coating Water Treatment Plant Floors Excerpt (7:10 p.m.)

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR P. MORTON THAT COUNCIL APPROVE THE AWARD OF REQUEST FOR PROPOSAL WHRMPW24-12, SURFACE PREPARATION & EPOXY FLOOR COATING – WATER TREATMENT FACILITIES, TO THE LOW COMPLIANT BIDDER, STONHARD, FOR THE TENDERED PRICE OF \$74,916.00, PLUS A 20% CONSTRUCTION PROJECT CONTINGENCY OF \$14,983.20, PLUS APPLICABLE TAXES. MOTION CARRIED.

- v. Fort Edward View Planes (7:11 p.m.)

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR LEARY-PINCH THAT COUNCIL ACKNOWLEDGE THE WORK OF THE REPORT FROM JANE DAVIS SUBMITTED TO PAC/HAC ON DECEMBER 12, 2024 AND DIRECT STAFF TO CREATE NEW MPS POLICY THROUGH THE PLAN REVIEW PROJECT, TAKING INTO CONSIDERATION INFORMATION PROVIDED BY JANE DAVIS AND DISCUSSIONS FROM THE DECEMBER 12, 2024 PAC/HAC MEETING, THAT SPEAKS TO THE PROTECTION OF THE HISTORIC VIEW PLANES SURROUNDING THE FORT EDWARD NATIONAL HISTORIC SITE, PRESERVING ITS CULTURAL, HISTORICAL, AND SCENIC INTEGRITY. MOTION CARRIED. Nays: Zebian

- vi. Meeting and Committee Procedural Policy RCOGE-003.00 Amendments (7:12 p.m.)

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR P. MORTON THAT COUNCIL DIRECT THE CAO TO ENGAGE STAFF TO MAKE THE NECESSARY CHANGES TO THE MEETING AND COMMITTEE PROCEDURAL POLICY RCOGE-003.00 FOLLOWING THE DISCUSSION OF COUNCIL AT THE JANUARY 14, 2025 COMMITTEE OF THE WHOLE MEETING.

A discussion occurred regarding the policy. Monthly information/activity reports are to be submitted by each district Councillor. These monthly activity reports provide opportunities for Councillors to update the remainder of Council with the activities/discussions occurring at other committee meetings. If there was an ask from the committee, a Request for Decision report would be the process to move the information on for Council to consider and make a decision.

At 7:20 p.m. Mayor Zebian stepped away from the chair and Deputy Mayor Francis assumed the chair.

Mayor Zebian proposed amending the composition of PAC/HAC to reflect all members of council members sit on the committee plus 2 citizen members. With Council wanting to be

more proactively engaged in planning related matter, it was felt having all of Council sit on the committee would foster a better understanding of each application, the process and provide a clear understanding of the proposal and potentially eliminate confusion amongst Council and members of the public.

Council discussed the proposed amendment.

Concerns were raised with the proposed change (placing all members of Council on the committee and reducing citizen members to only two (2)). It was felt this was the wrong decision and direction to go and not in the best interest of getting input/feedback from residents across the region regarding planning related matters. It was vitally important to have residents engaged and part of the committee.

Planning Advisory and Heritage Advisory meetings are open to the public and livestreamed. All members of Council have the ability to attend or view PACHAC meetings virtually, if they choose/want to be engaged at that level. It was felt the committee was a good size and active. Concern was raised about reducing citizen members and potentially diminishing residents' voices, as these meetings were a platform where residents had opportunities to express their vision and desires for the communities in which they reside. These expressions/opinions were important to have especially when looking to make a decision and help shape the region, while also providing opportunities for residents to voice their opinions/concerns and feel they were heard.

There was some support to see a more equitable ratio between Council members and citizen members appointed to the committee.

It was felt that if Council was part of the committee, they would be more engaged, as it was easy to say you will attend or watch a meeting and then not follow through. There was value in being part of the process and getting all the information from beginning to the end.

The intention was not to remove citizen members from the committee or reduce/remove public comments/voices. PACHAC was seen as one of the most active committees. It was noted that development applications have been more involved, having Council engaged from the beginning provided an opportunity to better understand the application, negotiate and/or make suggestions as to what would be beneficial into the area vs refusing an application as presented.

It was felt having all of Council sit on the committee was beneficial, if a citizen wants to raise and issue, they currently contact their Councillor. Residents would not lose their voice as each Councillor represents their district and the people in their districts.

MOVED BY MAYOR ZEBIAN AND COUNCILLOR P. MORTON TO AMEND THE MOTION TO READ "THAT COUNCIL DIRECT THE CAO TO ENGAGE STAFF TO MAKE THE NECESSARY CHANGES TO THE MEETING AND COMMITTEE PROCEDURAL POLICY RCOGE-003.00 FOLLOWING THE DISCUSSION OF COUNCIL AT THE JANUARY 14, 2025 COMMITTEE OF THE WHOLE MEETING, AS WELL AS AMEND APPENDIX K: PLANNING AND HERITAGE ADVSIORY COMMITTEE SECTION 3.1 COMMITTEE COMPOSITION TO READ THE COMMITTEE WILL CONSIST OF FOURTEEN (14) MEMBERS AS FOLLOWS: TWO (2) RESIDENT MEMBERS APPOINTED AT LARGE FROM WEST HANTS REGIONAL MUNICIPALITY WHO ARE NOT

**MUNICIPAL EMPLOYEES AND ALL TWELVE (12) MEMBERS OF COUNCIL.
MOTION CARRIED.** Nays: McLean, Remme, Leary-Pinch and Ivey

Full motion as amended:

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR P. MORTON THAT COUNCIL DIRECT THE CAO TO ENGAGE STAFF TO MAKE THE NECESSARY CHANGES TO THE MEETING AND COMMITTEE PROCEDURAL POLICY RCOGE-003.00 FOLLOWING THE DISCUSSION OF COUNCIL AT THE JANUARY 14, 2025 COMMITTEE OF THE WHOLE MEETING, AS WELL AS AMEND APPENDIX K: PLANNING AND HERITAGE ADVISORY COMMITTEE SECTION 3.1 COMMITTEE COMPOSITION TO READ THE COMMITTEE WILL CONSIST OF FOURTEEN (14) MEMBERS AS FOLLOWS: TWO (2) RESIDENT MEMBERS APPOINTED AT LARGE FROM WEST HANTS REGIONAL MUNICIPALITY WHO ARE NOT MUNICIPAL EMPLOYEES AND ALL TWELVE (12) MEMBERS OF COUNCIL. MOTION CARRIED. Nays: McLean

vii. Municipal Street Light Policy (6:35 p.m.)

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR LEARY-PINCH THAT COUNCIL APPROVE STREET LIGHT POLICY RCOPW-002.00, AS PRESENTED. MOTION CARRIED

viii. Windsor Community Centre Structural Assessment (6:36 p.m.)

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR B. SMITH THAT COUNCIL DIRECTS STAFF TO PROCEED WITH A REQUEST FOR PROPOSALS (RFP) FOR A STRUCTURAL ASSESSMENT OF THE HANTS COUNTY WAR MEMORIAL COMMUNITY CENTRE. MOTION CARRIED.

b) Police Advisory Board Recommendations (January 20, 2025) (6:36 p.m.)

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR MCLEAN THAT COUNCIL DIRECTS THE CAO TO ENGAGE WITH THE PROVINCIAL DEPARTMENT OF PUBLIC WORKS AND MLA SHEEHY RICHARD TO ASCERTAIN POTENTIAL TRAFFIC CALMING MEASURES UP TO AND INCLUDING EXPLORING DIGITAL SPEED SIGNAGE FOR THE AREA.

Council discussed the recommendation and questioned what area was referenced in the motion as it was not defined. Clarity was requested regarding the area, did the motion only pertain to the Brooklyn area or was it broader and include other schools as well. Previous conversations identified speeding was a concern within all school zones across the region.

The discussion at the Police Advisory Board meeting noted speeding was a concern across the region, including all school zones. The committee expressed a desire for help from provincial counterparts to assist with traffic calming measures (help erect signage, maintain signage or even cost share in the purchase of signage). The committee also recognized most schools were located on provincial roads and without provincial input/buy in, it was difficult for municipalities to do

anything on these roads. It was suggested a specific number of signs could be purchased annually and placed in a school zone (prioritizing more concerning areas). Hantsport and Windsor schools were located on Municipal Streets, the question/buy in need from the province was with the remaining schools in West Hants. It was noted research has been done showing digital speed signs help reduce speeding incidents. Consensus was to amend the motion to reflect all school zones within the West Hants Regional Municipality.

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR LEARY-PINCH THAT THE MOTION BE AMENDED TO READ AS ALL SCHOOL ZONES WITHIN THE WEST HANTS REGIONAL MUNICIPLAITY. MOTION CARRIED

Full motion as amended:

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR MCLEAN THAT COUNCIL DIRECTS THE CAO TO ENGAGE WITH THE PROVINCIAL DEPARTMENT OF PUBLIC WORKS AND MLA SHEEHY RICHARD TO ASSERTAIN POTENTIAL TRAFFIC CALMING MEASURES UP TO AND INCLUDING EXPLORING DIGITAL SPEED SIGNAGE FOR ALL SCHOOL ZONES WITHIN THE WEST HANTS REGIONAL MUNICIPLAITY. MOTION CARRIED

c) Solid Waste By-law Recommendation (First Reading) (7:43 p.m.)

Coordinator LaPierre reviewed the report noting a draft Solid Waste Bylaw was presented to the Committee of the Whole on September 10, 2024. Based on the discussion and feedback received at that meeting, changes were recommended and incorporated into the revised draft Solid Waste By-law. At the September 26th meeting a revised draft by-law was approved that included improved language to ensure the Bylaw reflected the Municipality's ability to collect solid waste curbside on private roads.

At the November 15th, 2024 meeting a Solid Waste Curbside Collection & Transportation Services on Private Roads Policy Recommendation Report was presented for consideration. The recommendation presented was to approve the new Private Roads Solid Waste Curbside Collection Policy and approve the additional annual operational expenses needed to fund the increase in current service level for applicable curbside collection of solid waste collection on private roads that qualified, which was defeated.

The draft by-law was reflected all the changes as per discussions and motions made.

Discussion Points:

- A collection time has yet to be designated for recyclable materials, it could be a weekly, biweekly or monthly pick up. With changes coming regarding circular material and EPR (Extended Producer Responsibility), information on costs and pick up schedules was still unknown at this time.
- Most waste facilities will not accept waste from outside of their area (municipality).
- A common collection point will remain for private roads, there was no curb side collection for these roads.

MOVED BY COUNCILLORS P. MORTON AND LEARY-PINCH THAT COUNCIL GIVES FIRST READING AND PROCEED TO A PUBLIC HEARING AND SECOND READING FOR THE WEST HANTS REGIONAL MUNICIPALITY SOLID WASTE BYLAW RO-001, SUBSTANTIVELY THE SAME AS THE DRAFT IN ATTACHMENT A OF THE REPORT AS PRESENTED AT THE SEPTEMBER 26TH, 2024 COUNCIL MEETING WHICH WOULD INCLUDE THE REPEAL OF THE MUNICIPALITY OF THE DISTRICT OF WEST HANTS SOLID WASTE MANAGEMENT BY-LAW AND THE TOWN OF WINDSOR BYLAW #16 SOLID WASTE BYLAW. MOTION CARRIED

13. Councillor Municipal Business/Activity Reports (7:50 p.m.)
Each Councillor provided an update on activities in their districts.
District 1 – Report not provided.

District 2 – Attended the Tides of Change Avondale Think Tank session last Sunday. It was a well-attended event in which a playground was a topic of discussion and noted to be in the five-year plan. Complaints around speed in or near the Brooklyn school areas continue, as residents note this remains an issue in the area. Attended the municipal site tour in January, it was interesting to see the processes undertaken to treat water and make it available to drink. Union Corner has a 5G cell tower being proposed for the area, with some residents in the area not in support of the proposed location, resulting in a petition being received (a discussion later in the meeting). Residents continue to express concerns with provincial roads (Avondale Road and Hwy 236), which have been shared with the provincial Public Works department. Residents continue to express concerns around trucks speeding on their way to the landfill. Attended the Region 6 meeting in December, where I was elected Vice Chair and Kacy DeLong (Municipality of the District of Lunenburg) was elected Chair. The committee brought forward some motions; one in which was to address batteries entering into the landfill, which has been an ongoing issue.

District 3 – There was a Valley REN meeting scheduled for Monday. Speeding and safety concerns around the school areas remain a concern for many in the area. Residents in more rural parts of the region have expressed concerns regarding access to the equipment loan program. A report will be forthcoming to investigate these concerns and possibly look at ways to address them.

District 4 – Residents continue to raise concerns regarding roads, these concerns have been forwarded to NS Public Works. Residents on Maple Ave have experienced problems with their road since the flooding in 2023, the road was in need of ditching and repaving and also address the road sinking. Davis Road and Dawson Road (no shoulder on this road) were other provincial roads that need attention and posed safety concerns. It was important to have these issues addressed as soon as possible in the spring. Residents have expressed concern regarding their Property Valuation Services Corporation (PVSC) assessments. Some have expressed that assessments have increased to a point where they question if they were able to afford to keep their property. The resident was inquiring if anyone had any advice or ideas outside of the appeal process through PVSC. Appreciation was expressed to staff for arranging the municipal site tour and the tour of Lift Stations.

District 5 – Residents continue to raise concerns with issues (speeding, playgrounds, signage,

etc.) specifically related to provincial roads and other areas under provincial jurisdiction. Cell service remains a concern for many in the area. Attended the Let's Talk about Equity, Anti Racism and Accessibility session in Three Mile Plains. Appreciation was expressed to staff for their collative work in trying to navigate and address concerns related to flooding (Woodland Development area). Staff were working to try to address these concerns in a timely manner; however, there were issues that need to be addressed by the developer and the province as well.

District 6 – Congratulations were extended to Tracy and D&W Swinamers on celebrating 25 years of ownership last week. There have been a lot of issues/concerns regarding speeding on Community Way, in the Crossing. Staff have been engaged, and digital signs have been implemented to collect data. There have been a lot of conversations regarding streetlights and a lot of discussions stemming from concerns regarding the water tower built on Burgess Road. Participated in part of the municipal tour/site visits. Receiving numerous provincial road complaints, which have been forwarded to the NS Department of Public Works. I attended the Dykeland Lodge meeting last week and it was advised their new construction remains on schedule.

District 7 – Appreciation expressed regarding the facility site tours, it was enlightening to see the background and everything that needed to happen for water to come out of a tap, visiting the DAR trail and seeing other parts of the region. It was great to see staff offer these tours to the public as a way to help provide better understanding of the processes and why some of the decisions are made. Playgrounds have been a hot topic, specifically in the Vaughan area as there were no dedicated areas (outside of a home) to participate in recreation and bring children and families together to socialize. Concerns were also expressed regarding access to the free equipment loan program, as some residents do not have transportation, which creates a barrier. Residents in Falmouth have expressed interest in having additional resources (spaces and or courts) to use for pickleball. It was a growing sport that many enjoy. Residents have also expressed concerns about speeding, specifically near the Lakeside store in Vaughan, it was hoped this could be brought forward at the next Police Advisory Board meeting. Councillor Leary-Pinch noted she had applied for an open Directors position on the NSFM Board.

District 8 – Attended a Police Advisory Board meeting last week in which speeding in school zones and speeding across the entire region was discussed. It was noted that the number of service calls increased by 15% compared to last year, many of which were related to mental health concerns. It was estimated WHRM would receive a credit (\$500,000) again this year due to the inability to staff accordingly due to illness, etc. Body worn cameras were now in effect as of December 2024. Residents were encouraged to call 902-798-2207 for all matters not deemed emergencies. Residents continue to express concerns regarding the deer population, a report will be brought forward. Potholes continue to be a challenge as they are everywhere in West Hants. Congratulations were extended to Leah Winter on her retirement from the Hantsport Library. A small gathering was planned for this coming Saturday to recognize her dedication.

District 9 – Speeding continues to be a concern for residents in Falmouth. One resident has reached out regarding streetlights. The Falmouth Hall hosts jam sessions on Friday nights, and everyone was encouraged to drop in to play or listen to music. Congratulations were extended to Krista Lloyd and the Hockey Heritage Society on the successful Long Pond Classic that occurred

this past weekend. A reminder was shared that it was once again pothole season, residents were encouraged to take a picture of the pothole and to contact Public Works with the civic address and any other information they could provide. Congratulations were extended to Joe's Menswear on celebrating 50 years of business in the community.

District 10 – Met with a couple located on Gray Street (January 13th) who were also impacted by heavy rains and CSO's that occur during heavy rain events. The couple expressed their love of the community and the struggle they face as they may need to leave the community if a solution cannot be found. Following the meeting, a lift station tour (lift station 1 and 7 and the new sewer treatment facility) was arranged (January 16th) to better understand how the system worked. Residents were encouraged to reach out for a tour and better understand how the system worked. It was noted the Warming Centre was operating seven (7) nights a week with between 8-14 people accessing the facility. The Warming Centre was able to remain open during day hours on Christmas and New Years Day. Appreciation was expressed to all of the dedicated volunteers.

District 11 – Attended regularly scheduled meetings and participated in the municipal facilities tour on January 11th. Met with residents on Gray Street to hear their concerns regarding the flooding they have experienced. Met with staff (Will Hong and Planner Dunphy) regarding the potential rezoning (going from R-1 to R2) at 1177 King Street. I participated in the tour of the Windsor waterfront sewer and stormwater facility. It was good to see and understand how storm and sewer water flowed into the system and traveled away. Continue to have calls and discussions with residents and businesses on a variety of matters including budget considerations, tax rates (and expectations for reductions resulting from the increased valuation for this year's assessment), flooding concerns, stormwater management, traffic and safety issues, pending water rates, dangerous intersections, speeding and the like continue to be received. Upcoming workshops included the strategy plan and the Cunnable Creek Stormwater Workshop from CBCL, which will provide some insight into what lies ahead and work that will need to be done.

The initial roll out of the Housing Accelerator Plan in West Hants will be coming before Council soon, it was unfortunate that the pre-existing Climate Action Plans for Windsor, West Hants, and Hantsport were not considered in the proposed changes. Congratulations were extended to the Windsor Hockey Heritage Society and Krista Lloy on another successful event.

A break occurred at 8:16 p.m. The regular session of Council resumed at 8:29 p.m.

14. Correspondence (8:29 p.m.)

a. Information

- i. Avon Causeway Activity Log (as of January 24, 2025) – None
- ii. General Correspondence Received Activity Log (as of January 24, 2025)
 - a) January 10, 2025 correspondence from Denise Forand Re Add exceptions to the new proposed land map use documents
 - b) January 17, 2025 correspondence from Minister Masland - Moving towards Consistent and Impactful Emergency Response
 - c) January 24, 2025 correspondence from Prime Minister Re Request for Financial Assistance to Support a Property Buyout Program

- d) January 16, 2025 correspondence from Garth Hazel Re Fire Director or Administrator

The Fire Service Coordinator will be revisited/discussed during the strategy session and budget deliberations.

- iii. Windfarm Correspondence Received (as of January 24, 2025)

- a) January 13, 2025 received from Sana Amin Re Local Economic Impact of Nova Scotia Wind Projects
- b) January 14, 2024 received from Seamus Marriott Re MPS-Visual Intrusiveness
- c) January 14, 2024 received from Department of Municipal Affairs Re WHRM Planning Strategy and Land Use By-law amendments

- b) Requests

- i. January 22, 2025 request from the St Croix Community Club Re Funding Request

Councillor Wheadon noted the hall was an older building, but the volunteers were fundraising and doing extensive work on the facility. The request was for financial assistance to get the building in shape to pass their fire inspection. The group have already put up a new chimney and emergency lights (required to pass the inspection) and were looking for \$960.15 to cover that cost. The furnace was also in need of work to help get it repaired, running and inspected. There was also a broken pipe in the wall that required repairing and would need to have and the wall will have to be torn apart, and the pipe and wall replaced at an estimated cost of a \$1,000.00. The group also had to dig up the well and repair it, which cost \$2993.32. The repairs were needed to pass fire inspection so we can continue to have community events.

MOVED BY COUNCILLORS WHEADON AND B. SMITH THAT COUNCIL APPROVES AN AMOUNT UP TO \$5,000 TO UNDERTAKE THE EMERGENCY UPGRADES TO THE ST. CROIX COMMUNITY CLUB AND FUNDING TO BE DONE THROUGH THE CANADA COMMUNITY BUILDING FUND.

Director Rochon advised the repairs were not eligible to be funded through the Canada Community Building Fund (CCBF). It was recommended the support be funded through the Operating Reserve. A friendly amendment was made to change the funding source.

MOVED BY COUNCILLORS WHEADON AND B. SMITH THAT COUNCIL APPROVE AN AMOUNT UP TO \$5,000 TO UNDERTAKE THE EMERGENCY UPGRADES TO THE ST. CROIX COMMUNITY CLUB AND FUNDING TO BE DONE THROUGH THE OPERATING RESERVE. MOTION CARRIED

- ii. January 23, 2025 petition against proposed cell phone tower location

Councillor McLean provided some background information on the proposed cell tower. There were a lot of residents in District 2 expressing concern regarding the proposed cell tower and were not in support of the location. The tower was proposed to be 90m in height and within 100m of the closest home, which only left 10m of space should something happen to the tower, and it fall.

MOVED BY COUNCILLORS MCLEAN AND IVEY THAT COUNCIL DIRECTS THE CAO TO WRITE A LETTER ASKING SHARED TOWER TO RELOATE THE PROPOSED 90M CELLPHONE TOWER IN UNION CORNER TO ANOTHER SUITABLE SITE.

Council discussed the motion. Jurisdictionally, it was not the role of the Municipality to approved or not approve an application. The role was to comment on compliance, specifically with respect to setbacks and distances. The Development Officer (DO) was deemed to be the authority of the Municipality (the person providing comments on setbacks and compliance) and WHRM were confident with the comments provided by the DO. The DO has provided comments and a letter to the jurisdiction (decision making body) at the Federal level that there was a level of compliance with the proposed location. WHRM does not have the authority or the ability to rule on this matter.

It was felt the motion made was more in line with an advocacy role vs policy infringement. Shared Tower has been trying for a number of years to secure a location for a cell tower. The relationship/contract regarding tower locations was between Shared Tower and the property owner, not the Municipality. It was understood that the company would establish the cell tower and then reach out to service providers to gauge interest in leasing space on the tower.

Similarly, Build NS was engaging in a cellular improvement plan for NS (similar to rural internet), where they will explore and map out areas they have identified where improvements need to be made and then whoever was awarded the contract will take the same steps that Shared Tower have taken to have conversations and establish areas with local property owners. WHRM will see a lot more of these types of proposals as networks identify the best locations for cell towers.

There was value in reviewing all the information received to date on this matter and seeing if there was the ability to shift the proposed location (on private property) in an effort to ensure a letter of advocacy would make its way into the right hands and be read. It was suggested that Councillor McLean may want to provide a formal report on the matter, in an effort to provide everyone with all the information and a better understanding and possible options to consider.

At 8:47 p.m. the MOVER and SECONDER agreed to withdraw the motion. Councillor McLean noted a formal report will be presented at the February Committee of the Whole meeting.

Outgoing Correspondence Log - None

15. New Business

a) WHRMCD24-11 RFP Trail Maintenance Work Tender Award Recommendation Report – item was discussed earlier on the agenda.

b) Fibre Network Extension to HFD Station Recommendation Report (8:48 p.m.)

Director Rochon provided a brief overview of the report, noting this item has been in the Capital budget. WHRM IT staff have been working with VCFN to relocate these connections (public Wi-Fi and security cameras in Hantsport) from the former Town Hall in Hantsport to the new Hantsport fire hall.

This project was in partnership with VCFN, through their contractors. A quote was received from VCFN; however, the quote was overbudget by 13,425.35.

Discussion Points:

- The relocation was coordinated through VCFN, it was their lines that they were running. It was not known if a disconnection was needed or not. All equipment was owned by WHRM and would be moved from the former Town Hall in Hantsport to the new fire station in Hantsport.
- There was value in exploring connections to other areas (HMCC) when making these moves in an effort to be more efficient as WHRM owns the line.
- The owners of the former Town Hall building in Hantsport have listed the building and plan to sell. They want the equipment removed from the building immediately.
- Valley Community Fibre Network (VCFN) was created before high-speed internet was developed in the Valley. A group of Municipalities, Universities and NSCC saw a benefit and need for it and the fibre network line was laid and user by these partners. Municipalities continue to benefit from having access to this service. It also provides the mesh networks for Brooklyn, Windsor and Hantsport, which allows those unable to afford internet and visitors to the area access to this service.

**MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR P. MORTON
THAT COUNCIL APPROVES AN ADDITIONAL \$13,425.35 TO BE USED
TOWARDS THE FIBRE NETWORK EXTENSION TO HANTSPORT FIRE
STATION, FROM THE WHRM OPERATING RESERVE. MOTION CARRIED**

- c) Climate Action Committee Citizen Member Appointment Recommendation Report (8:53 p.m.)

Clerk Snair provided a high-level overview of the report. The Climate Action Committee provides a forum for municipal departments and Council to collaborate on evaluating and implementing adaptation and mitigation actions outlined in the Municipal Climate Change Action Plans to help protect people, properties, special places, and municipal infrastructure from the negative impact of climate change.

**MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR LEARY-PINCH
THAT COUNCIL APPROVES JAMIE JUTEAU BE APPOINTED TO THE
CLIMATE ACTION COMMITTEE FOR THE TERM JANUARY 28, 2025 TO
JANUARY 31, 2027. MOTION CARRIED**

- d) Diverse and Inclusive Communities Committee Citizen Member Recommendation Report (Youth Representative) (8:55 p.m.)

Clerk Snair provided a high-level review of the report. The purpose of the Diverse and Inclusive Communities Committee was to serve in an advisory capacity and make recommendations to Council which will formulate strategic action plans to advocate, educate, celebrate, address, and advise on issues concerning social marginalization, equity, racism, and discrimination within the Municipality and its workplaces; and break down barriers and implement programs, policies, and practices that promote diversity and inclusion and create opportunities which are inclusive and welcoming to all. The appointment would fulfill the youth vacancy on the committee.

**MOVED BY COUNCILLOR LEARY-PINCH AND DEPUTY MAYOR FRANCIS
THAT COUNCIL APPROVES MATTEA SEXTON BE APPOINTED TO THE**

**DIVERSE AND INCLUSIVE COMMUNITIES COMMITTEE FOR THE TERM
JANUARY 28, 2025 TO OCTOBER 31, 2026. MOTION CARRIED**

16. In-Camera (8:58 p.m.)
- a) 2024-12-10 Council In-Camera Minutes
 - b) MGA 22(2)(a) Land Matter
 - c) MGA 22(2)(a) Land Matter
 - d) MGA 22(2)(a) Legal Matter
 - e) MGA 22(2)(a) Legal Matter
 - f) MGA 22(2)(a) Land Matter

**MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR P. MORTON
THAT THE MEETING MOVE IN-CAMERA AT 8:58 P.M. MOTION CARRIED**

**MOVED BY COUNCILLORS P. MORTON AND B. MORTON THAT THE
MEETING MOVE OUT OF IN-CAMERA AT 11:45 P.M. MOTION CARRIED**

17. Next Meeting Date / Adjournment – February 11th, 2025 Committee of the Whole Meeting 6 pm

**MOVED BY COUNCILLOR P. MORTON AND DEPUTY MAYOR FRANCIS
THAT THE MEETING ADJOURN AT 11:45 P.M. MOTION CARRIED**

Mayor Abraham Zebian (Chair)

Deanna Snair, Municipal Clerk