

WEST HANTS REGIONAL MUNICIPALITY
Council Meeting Agenda - AMENDED
May 24, 2022 - 6:00 p.m.
Virtual via Zoom
(also FB Livestream)

Agenda is subject to change due to additions that may not be able to be reflected until after the meeting.



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/Unsightly
5. Declaration(s) of Conflict of Interest
6. Approval of Previous Meeting Minutes
 - a) 2022-04-26 Council Meeting Minutes
 - b) 2022-04-26 Public Hearing Meeting Minutes, Mobile Canteen Vending By-law Amendment Request
 - c) 2022-04-26 Public Hearing Meeting Minutes, Wentworth Road Gateway District: WMPS and WLUB Text Amendment
7. Public Hearings
 - i. College Rd, Windsor, PID 45336203, Development Agreement
 - ii. Dog Tags By-Law
8. Second Readings
 - i. College Rd, Windsor, PID 45336203, Development Agreement
 - ii. Dog Tags By-Law
9. Unfinished Business/Postponed Motions
 - a) 65 Fort Edward Updated Phase 1 Archaeological Assessment Information Report – CAO Phillips
 - ~~b) Cunnable Creek – Summary Information Report – Councillor Ivey~~
 - c) Storm Capacity - Culverts & Lagoons Report – Councillor Ivey
 - d) Bowman Road Summary Report – Councillor Ivey **Report to follow at next meeting**
 - e) Amend Sidewalk Café Fees in the Fees Policy RCONF-013.00 – Councillor Ivey
 - f) Amend Mobile Canteen Fees in the Fees Policy RCONF-013.00 – Councillor Ivey

10. Mayor's Report
11. Committee(s) of Council Excerpts/Recommendations
 - a) Committee of the Whole Excerpts (May 12, 2022)
 - i. New Provincial Non-Residential Deed Transfer Taxation Information Report
 - ii. 2022-23 Grants and Contributions Recommendation Report
 - iii. Sewer Rates Recommendation Report
 - iv. Sidewalk Needs Assessment Recommendation Report

 - b) Planning and Heritage Recommendations - None
12. Councillor Municipal Business/Activity Reports
13. Correspondence
 - a) Information
 1. Avon Causeway Activity Log
 - i. Current Correspondence sent as of May 20, 2022 - None

 2. Current Correspondence received as of May 20, 2022
 - i. 2022-05-11 Yves Arsenault re Information session for Hosting of 44th annual Final des Jeux de l'Acadie for 2025

 3. Fort Edward Activity Log
 - i. Current correspondence received as of May 20, 2022 - None

 4. Storm Wastewater Activity Log
 - i. Current Correspondence received as of May 20, 2022 - None

 - b) Requests – None

 - c) Outgoing
 1. Current Correspondence Sent as of May 20, 2022- None
14. New Business
 - a) Windsor Water Treatment Facility Filter – Verbal Update - Dir Richard
 - b) RFP – Municipal Roads – Councillor Hartt
15. In-Camera
 - a) Legal Matter MGA 22(2)(a)
16. Next Meeting Date / Adjournment

<u>Matter</u>	<u>Start Date</u>	<u>Deadline / Update</u>	<u>Status/Progress Updates</u>	<u>Resp.</u>
Sewer Billing Review - Staff explore what the sewer rates would be if sewer util. fees were put back on the taxes. (Tabled until after budget) (Also at 2020-04-14 COTW mtg)	2020-05-12		In progress	CAO/Fin
Asset Mgmt (Strategic Sustainability) - Strategic Sustainability Plan is needed	2020-05-12	On-going until approx. Oct. 2022	Training workshops follow up every two(2) weeks	PW
Pedestrian Signage and Barriers - Have consistent and align with Branding outcomes. Staff prepare report for 2021/22 Capital & Operating budgets. (These items should be incorporated into our growth centres). Staff report back.	2020-09-22	Align with Branding outcomes 2021-07, On-going	Pending Beautification Strategy. Street and Community sign options currently being explored	PW/Comm. Dev
Diversity & Inclusion Committee (from Meeting & Committee Procedural Policy Amendments) - Advertise for Committee	2020-10-13	2022 (also with Rad Consulting)	Bi-weekly mtgs of a two-person initial working group have begun. Very initial stages.	Comm Dev
W. B Stephens Building Design Project Management Tender Award - Defer award until staff obtain additional operational costing information of the other municipal buildings. (100 King Street)	2020-10-27	2022-on going	Ongoing, working group has met twice. Recommendation coming to Council soon. Structural report complete, pending committee review	CAO
Panuke Rd Event - Event to be arranged by Mayor	2021-03-09	2021-06	Unknown	Mayor
Noise By-law - Staff revise by-law (Peace and Good Order)	2021-03-23	2022-on going	Ongoing review	Planning/ CAO
Cheverie Land Exchange - Agree	2021-03-23	2022 on going	Pending site visit	CAO
WHRM Land Dispute Policy - CAO Office to establish a practice to keep council informed	2021-04-27	2022-04	Currently reviewing. Policy to follow	CAO
Dog Park - Staff review historical information related to dog park feasibility	2021-06-08	2022-04	Outstanding. Information gathered	Comm. Dev
Glooscap First Nation & WHRM Council Meeting - Send formal invite for a meeting to discuss many topics including reconciliation	2021-06-22		Met on March 15, 2022	Mayor

<u>Matter</u>	<u>Start Date</u>	<u>Deadline / Update</u>	<u>Status/Progress Updates</u>	<u>Resp.</u>
Request to Meet with Avon Causeway Gate Stakeholders - Send letter to Glooscap First Nation requesting immediate joint council mtg. to discuss Avon River Causeway/Aboiteau Gate System and Ministerial Order	2021-06-22		Ongoing informal communication continues through the Mayor	Mayor/CAO
Outdoor Fires By-Law - Staff review existing Fire-related by-laws and have an all encompassing Regional By-Law	2021-09-28	2022-06	Ongoing review. Approved by Fire Chiefs with Public input received, approved by Fire Chiefs. Returing for Council consideration at a later date in 2022	CAO
Capped Assessment - Staff provide a new aggregated report that will coincide with PVSC's presentation in January/February.	2021-09-28	2022	Outstanding	Finance
Panuke Road Booster Station - Provide ongoing updates to Council	2022-02-22	ongoing	Equipment installation, road tie-ins are in progress	PW
Hantsport Fire Station - Provide ongoing progress updates to Council	2022-02-22	ongoing	Interior rough ins complete. Drywall in progress	PW
Front End Wheel Loaders - Provide ongoing progress reports to Council	2022-02-22	ongoing	Loader is complete. Finalizing paperwork and payment, once complete the loader will be delivered. No change since last update.	PW
Fort Edward- Return to the March 22, 2022 with details re: Phase 2 to Archaeological Assessment on 36 and 65 Fort Edward Lands	2022-03-16	2022-03-22	Adjourned until June 28, 2022. Second Reading postponed in order to complete and consider the results of the phase 2 Archaeological Resource Impact Assessment.	CAO
36 and 65 Fort Edward - Set up a site visit for Council	2022-03-16	2022-03-22	Site visit date has been determined. May 25, 2022 at 6 pm	CAO
Tax Sale Notification- Request legal Council review the tax sale conditions to determine the appropriateness of using the print and sale dates as part of the 30 day process. Further that Council receive a presentation on the tax sale process through the Finance Dept.	2022-03-22	2022-05-10	Presentation done at the May 10, 2022 COTW mtg	Fin

<u>Matter</u>	<u>Start Date</u>	<u>Deadline / Update</u>	<u>Status/Progress Updates</u>	<u>Resp.</u>
Bowman Road - Inquire to Rews Developments to determine actual services provided for the costs billed to WHRM and then billed to the property owner for demolition and report back to Council no later than April 26, 2022.	2022-04-12	2022-04-26	Update provided at the May 10, 2022 COTW mtg. Provide Council with	CAO
Walking Trails - Staff to report back on progress and initiative related to walking trails within WHRM.	2022-04-26	2022-04-26	Awaiting information	CD
Status Update (Bowman Road) - Provide Council with proof of authorization from the Dept. of the Environment re: the straight knock-down of the building	2022-05-10	June 2022	In progress	CAO/Planning
Boundary Review - Staff to collect updated information on numbers and return to Council with the info. Consensus is that there is a need to review further at a later date.	2022-05-10	December 2022	Staff to collect data and return to Council with info	CAO
New Provincial Non-Residential Deed Transfer Taxation - Compose a letter regarding the Provinces new deed transfer tax and discourage and further explain the rational behind not supporting this initiative. Council to review letter prior to sending.	2022-05-10	June 2022	Pending Council approval	CAO/Council
2022-23 Grants and Contributions - Defer the 2022-23 Grants and Contributions recommendation report until after the budget has been approved.	2022-05-10	2022	Pending Approval	Comm. Dev.
Sewer Rates - Staff to return to Council with a report detailing what the usage of the 2021/22 rates will have based 2022/23 operational budget and the financial impacts.	2022-05-10	May 24, 2022	Information to follow at the May 24, 2022 Council meeting	Fin

<u>Matter</u>	<u>Start Date</u>	<u>Deadline / Update</u>	<u>Status/Progress Updates</u>	<u>Resp.</u>
Sidewalk Needs Assessment - Return to the June COTW mtg with a report highlighting the recommendations noted in the report at the May 10, 2022 COTW mtg.	2022-05-10	June 2022	Pending Approval	PW
Water and Sewer Laterals - Staff to return at a later date with a report highlighting the historical information pertaining to the water and sewer laterals.	2022-05-10	June 2022	Consensus is to have a report come to Council at a later date.	PW/Fin

M - Motion
D - Direction/Discussion

West Hants Regional Municipality
Dashboard (Action List)
May 20, 2022

Green - Complete
Yellow - In-progress
Red - Not started

<u>Matter</u>	<u>Meeting</u>	<u>M/D</u>	<u>Start Date</u>	<u>Deadline / Update</u>	<u>Status</u>	<u>Resp.</u>



WEST HANTS REGIONAL MUNICIPALITY REPORT

Information <input type="checkbox"/>	Recommendation <input checked="" type="checkbox"/>	Decision Request <input type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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To: Mayor Zebian and Members of West Hants Regional Municipality Council

Submitted by: _____

Sara Poirier, Senior Planner

Date: 2022-05-24

Subject: Development Agreement: College Road, PID 45336203; File #21-20 C

LEGISLATIVE AUTHORITY

Section 230 of the Municipal Government Act.

RECOMMENDATION

Should Council wish to approve the development agreement following Public Hearing, the following motion would be in order:

...that Council gives Second Reading to and approves entering into a development agreement to permit a variety of residential and institutional uses on PID 45336203 on College Road in a manner substantively the same as the draft set out in Attachment C of the report to the Planning and Heritage Advisory Committee #21-20 dated April 14, 2022.

...that Council requires that the development agreement with Hants County Residence for Senior Citizens be signed within 120 days from the date of final approval by Council or the date that any appeals have been disposed of; otherwise this approval will be void and obligations arising hereunder shall be at an end.

BACKGROUND

Property <input checked="" type="checkbox"/>	Public Opinion <input type="checkbox"/>	Environment <input type="checkbox"/>	Social <input type="checkbox"/>	Economic <input type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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A completed application was received on September 23, 2021 from Krista Beeler, Administrator, and Ed Sherman, Director of Infrastructure and Environmental Services, at Dykeland Lodge on behalf of the Hants County Residence for Senior Citizens. The application was to consider permitting a variety of uses including affordable and senior housing, long-term care, assisted living, independent living, commercial space and a community centre on the property at PID 45336203 on College Road. The lot is currently vacant and was actively farmed and cared for by the Dill family for about 50 years. It is owned by Hants County Residence for Senior Citizens.

This application was considered by Planning and Development staff in two parts:

1. an amendment to the text and map of the Windsor Municipal Planning Strategy and Windsor Land Use By-law to amend the designation and zoning of the subject lot to College Road Comprehensive Development District. This portion of the application was approved by Council on December 16, 2021; and
2. considering the proposed uses by development agreement as per Policy 5.7.3 and 5.7.4 of the WMPS. This report corresponds with this part of the application.

An updated application for the development agreement was received on March 1, 2022 from Krista Beeler. This revised application removed the commercial space, community centre and approximately 50 residential units from the original application. The revised application is to consider permitting a variety of institutional and residential uses including long-term care, assisted living and disability units, and residential units on the property at PID 45336203 on College Road.

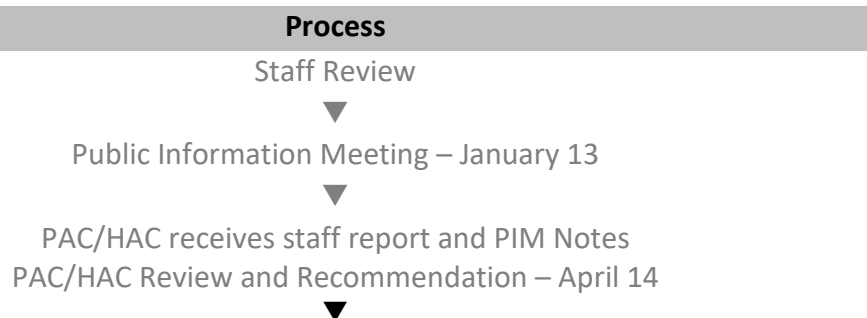
A Public Information Meeting was held on January 13, 2022.

On April 14, 2022 staff presented a recommendation report to the Planning and Heritage Advisory Committee (PAC/HAC). PAC/HAC recommended in favour of the development agreement on April 14, 2022.

Council held first reading on April 26, 2022 (Appendix A).

NEXT STEPS

The process for this application is as follows:



Regional Council First Reading – April 26



Public Hearing & Second Reading – May 24



Notice Placed in Paper



14-day Appeal Period

APPENDICIES

Appendix A 2022-04-26 Report to Council - Development Agreement: College Road, PID 45336203; File #21-20 B

CHIEF ADMINISTRATIVE OFFICER REVIEW

I support the recommendation.

Report Prepared by: _____
Sara Poirier, Senior Planner

Report Reviewed by: _____
Madelyn LeMay, Director of Planning and Development

Report Approved by:  _____
Mark Phillips, Chief Administrative Officer



Appendix A

WEST HANTS REGIONAL MUNICIPALITY REPORT

Information <input type="checkbox"/>	Recommendation <input checked="" type="checkbox"/>	Decision Request <input type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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To: Mayor Zebian and Members of West Hants Regional Municipality Council

Submitted by: _____

Sara Poirier, Senior Planner

Date: 2022-04-26

Subject: Development Agreement: College Road, PID 45336203; File #21-20 B

LEGISLATIVE AUTHORITY

Section 230 of the Municipal Government Act.

RECOMMENDATION

Should Council wish to proceed to Public Hearing, the following motion would be in order:

...that Council gives First Reading and will hold a Public Hearing to consider entering into a development agreement to permit a variety of residential and institutional uses on PID 45336203 on College Road in a manner substantively the same as the draft set out in Attachment C of the report to the Planning and Heritage Advisory Committee #21-20 dated April 14, 2022.

...that Council requires that the development agreement with Hants County Residence for Senior Citizens be signed within 120 days from the date of final approval by Council or the date that any appeals have been disposed of; otherwise this approval will be void and obligations arising hereunder shall be at an end.

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This application was considered by Planning and Development staff in two parts:

1. an amendment to the text and map of the Windsor Municipal Planning Strategy and Windsor Land Use By-law to amend the designation and zoning of the subject lot to College Road Comprehensive Development District. This portion of the application was approved by Council on December 16, 2021; and
2. considering the proposed uses by development agreement as per Policy 5.7.3 and 5.7.4 of the WMPS. This report corresponds with this part of the application.

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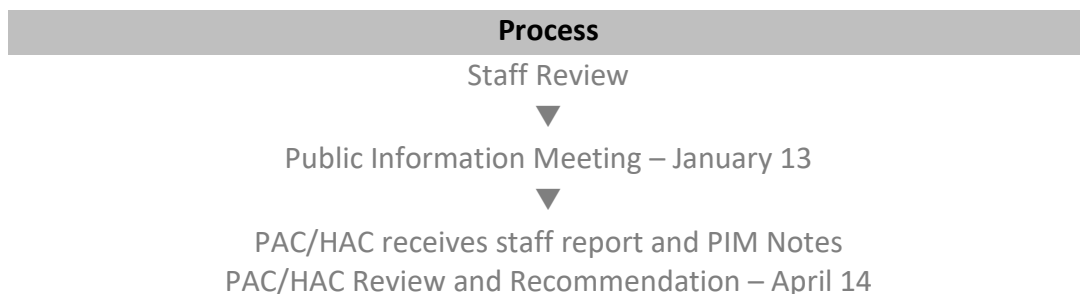
DISCUSSION

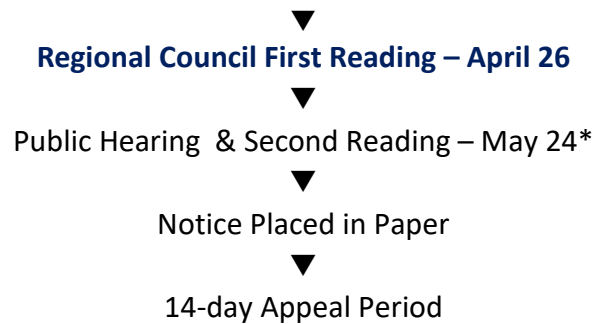
A Public Information Meeting was held on January 13, 2022.

On April 14, 2022 staff presented a recommendation report to the Planning and Heritage Advisory Committee (PAC/HAC) (Appendix A). PAC/HAC recommended in favour of the development agreement on April 14, 2022.

NEXT STEPS

The process for this application is as follows:





*anticipated dates; final dates set by Council

FINANCIAL IMPLICATIONS

There are no anticipated costs to the Municipality in regard to this development. When requested to comment, the Director of Financial Services stated that “No, it [the development] wouldn’t be premature as many expenditures relating to the development agreement, will be the responsible of the Developer. However, College Road was previously identified in the 2021-22 Capital Budget for rehabilitation in 2022-23 and the financial capacity has been built into the 5-year capital plan.”

ALTERNATIVES

In response to the application, Council may decide to:

- hold First Reading and authorize a Public Hearing to approve the development agreement as drafted or as specifically revised by direction of Council;
- provide alternative direction such as requesting further information on a specific topic.

APPENDICIES

Appendix A 2022-04-14 Staff Report Development Agreement: College Road, PID 45336203;
File #21-20

CHIEF ADMINISTRATIVE OFFICER REVIEW

As noted in Planner Poirier’s report the application has proceeded through the initial Public Information Meeting and PAC / HAC review phases. Comments from the public to-date have been recorded and considered within the current discussions. With the support of staff and the

committee, proceeding to First Reading and holding a Public Hearing would support the advancement of the development. Supporting the recommendation would also align with the “Statement of Provincial Interest Regarding Housing”.

Goal

To provide housing opportunities to meet the needs of all Nova Scotians.

Basis

Adequate shelter is a fundamental requirement for all Nova Scotians.

A wide range of housing types is necessary to meet the needs of Nova Scotians.

The goal of the province is in keeping with a municipal perspective and the proposed development would assist with the current housing needs in the West Hants Regional Municipality.

I support the recommendation.

Report Prepared by: _____
Sara Poirier, Senior Planner

Report Reviewed by: _____
Madelyn LeMay, Director of Planning and Development

Report Approved by:  _____
Mark Phillips, Chief Administrative Officer

Appendix A



WEST HANTS REGIONAL MUNICIPALITY REPORT

Information <input type="checkbox"/>	Recommendation <input checked="" type="checkbox"/>	Decision Request <input type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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To: Members of Planning and Heritage Advisory Committee (PAC/HAC)

Submitted by: _____
Sara Poirier, Senior Planner

Date: 2022-04-14

Subject: Development Agreement: College Road, PID 45336203; File #21-20

LEGISLATIVE AUTHORITY

Section 230 of the Municipal Government Act.

RECOMMENDATION

To allow the requested development, staff recommends that the PAC/HAC forward a positive recommendation by passing the following motion:

...that PAC/HAC recommends that Council give First Reading and hold a Public Hearing to consider entering into a development agreement to permit a variety of residential and institutional uses on PID 45336203 on College Road in a manner substantively the same as the draft set out in Attachment C of the report to the Planning and Heritage Advisory Committee report #21-20 dated April 14, 2022.

...that PAC/HAC recommends that Council require that the development agreement with Hants County Residence for Senior Citizens be signed within 120 days from the date of final approval by Council or the date that any appeals have been disposed of; otherwise this approval will be void and obligations arising hereunder shall be at an end.

BACKGROUND

Property <input checked="" type="checkbox"/>	Public Opinion <input type="checkbox"/>	Environment <input type="checkbox"/>	Social <input type="checkbox"/>	Economic <input type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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This application was considered by Planning and Development staff in two parts:

1. an amendment to the text and map of the Windsor Municipal Planning Strategy and Windsor Land Use By-law to amend the designation and zoning of the subject lot to College Road Comprehensive Development District. This portion of the application was approved by Council on December 16, 2021; and
2. consider the proposed uses by development agreement as per Policy 5.7.3 and 5.7.4 of the WMPS. This report corresponds with this part of the application.

An updated application for the development agreement was received on March 1, 2022 from Krista Beeler. This revised application removed the commercial space, community centre and approximately 50 residential units from the original application. The revised application is to consider permitting a variety of institutional and residential uses including long-term care, assisted living and disability units, and residential units on the property at PID 45336203 on College Road.

DISCUSSION

The 24.7-acre subject lot is located on College Road in Windsor. The lot is designated College Road Comprehensive Development District on the Generalized Future Land Use Map (Figure 1) of the Windsor Municipal Planning Strategy (WMPS). Part 5.0 of the WMPS contains the overall intention for Residential areas in Windsor. Part 5.7 of the WMPS contains the specific policies for properties designated College Road Comprehensive Development District (CR-CDD).

The subject lot is zoned College Road Comprehensive Development District (CR-CDD) on the Zoning Map of the Windsor Land Use By-law (WLUB) (Figure 2). The proposed long-term care facility and residential units are only permitted to be considered in the College Road Comprehensive Development District (CR-CDD) by development agreement.

The approximately 65 feet of lot frontage on College Road is within the Martock Marsh and the Environmental Constraints Area (Figure 3). The property owner would require a variance from the regulations of the *Marshland Conservation Act* (2001) administered by the Provincial Marshland Administrator for any driveway access, infilling or alteration of topography on this portion of the lot.

The subject lot directly abuts properties with a variety of different zoning and designations. The designation of the properties abutting the subject lot include Residential, Agriculture and College Road Comprehensive Development District (Figure 1) and the zoning of these abutting lots are Single Unit Residential (R-1), Two Unit Residential (R-2), Agriculture (AG), and College Road Comprehensive Development District (CR-CDD) (Figure 2).

Development Agreement

A development agreement is a contract between an owner of land and the Municipality to allow Council to consider a use that is not a listed permitted use within a zone on a specific lot. The ability for Council to consider a development agreement must be stated in the Land Use By-law and the Municipal Planning Strategy must identify the kinds of uses Council may consider in each area. Uses which Council may consider are those which Council has determined may have sufficient impact on an area that a negotiated process is required to ensure the potential impact is minimized. In the Municipal Planning Strategy Council usually identifies both specific and general criteria which must be considered when making decisions regarding a development agreement.

A proposal being considered must be measured against only the specific and general criteria for the proposal in the Municipal Planning Strategy and not any other criteria.

Windsor Land Use By-law

Section 6.0 of the WLUB, *Development Agreements*, states that *“The following developments may be considered only by development agreement in accordance with the Municipal Government Act and the Municipal Planning Strategy:*

- (d) residential, institutional or recreational development in the College Road CDD in accordance with Section 5.7 of the Municipal Planning Strategy;

Application

Dykeland Lodge opened in 1974 on Cottage Street in Windsor. It is a fully licenced, not-for-profit 111-bed long term care home. The building is almost 50 years old and needs major upgrades and repairs. Dykeland Lodge is requesting this development agreement to permit a long-term care village on College Road to replace and enhance the services they can offer the community.

The original development agreement application received on September 23, 2021 requested Council consider the following uses by development agreement:

- a long-term care facility with 128 rooms;
- an assisted living facility with up to 42 units;
- up to 10 units for residents with disabilities;
- up to 44 independent living units;
- a mix of affordable and seniors housing to a maximum of 80 units;
- plus an 11,000 sq. ft. (1021.9 sq. m.) community centre; and
- 8,000 sq ft (743 sq. m.) of commercial space which may include a pharmacy, corner store, café, and medical centre.

The revised application received on March 1, 2022 requested the following uses be considered by Council by development agreement:

- a long-term care facility with 128 rooms;
- up to 10 units for residents with disabilities;
- up to 28 assisted living units; and
- up to 88 residential units.

The revised application proposes that the long-term care facility will be constructed within five (5) years of commencement of construction and that the other units will be completed within ten (10) years of commencement of construction. The applicant also requests that should the need arise in the future for the community centre and commercial space that Council consider these additional uses through an amendment to the development agreement. The revised application received on March 1, 2022 is the application which staff considered as part of this review.

Proposed Development Agreement

The permitted uses on the lot are outlined in Section 2.1, *Use*, of the draft development agreement (Attachment C) as:

- buildings operated as homes for special care;
- single unit, two unit and multiple unit dwellings some or all of which may be used as part of the homes for special care or as assisted living units;
- outdoor recreation uses;
- secondary suites within any of the single or two unit dwellings on the lot; and
- accessory uses to any of the permitted uses.

The scope of development is outlined in Section 2.2, *Development Location and Design*, and Section 2.3, *Phased Development*, of the draft development agreement. Phase 1 includes the long-term care facility and outdoor recreation uses including but not limited to a public trail system, and any accessory uses. Phase 2 includes the residential uses consisting of single unit,

two unit or multiple unit dwellings which may be used as part of the homes for special care or as assisted living units.

Section 2.4, *Access and Egress*, of the draft development agreement outlines that the main access to the development must be directly from College Road and that any other connection will be a secondary access/egress to the lot mainly used for emergency purposes. It also states that the developer will be required to construct a 5 ft. wide sidewalk from College Road to the building entrances. This will ensure pedestrian safety and promote active transportation use on the lot.

The developer will be required to provide:

- a stormwater management plan for the site that satisfies the Municipal Engineer that historical flooding patterns and area drainage systems have been considered and that storm water discharge will not have a negative impact on downstream properties prior to a development permit being issued for development as outlined in Section 2.8, *Site Drainage*;
- design plans of the water and sewer servicing connections and layout including location and connection design of any fire hydrant(s) as outlined in the 2.7 (b), *Water and Sewer Services*, and 2.6 (a), *Fire Safety*; and
- an archeological resource impact assessment (ARIA), as recommended by Glooscap First Nation, prior to receiving a development permit as outlined in Section 2.16, *Archeological Resource Impact Assessment*.

Section 2.6, *Fire Safety*, was developed based on comments received from the local Fire Chief. The Fire Chief noted that curbs should be mountable by fire trucks to ensure buildings can be accessed from all sides by ladder trucks and that overhangs below 15 ft. (4.57 m.) should be avoided to allow aerial trucks to navigate the lanes (9-10 ft. wide required). Staff drafted Section 2.6 (b) and (c) to ensure there is unimpeded access for emergency services vehicles. The Fire Chief also offered to discuss fire department access with the developer during the development stages.

The property owner has also noted that they are required to submit an Emergency and Fire Safety Plan to the Province as part of their licensing as a long-term care facility. This plan provides guidance for the protection of staff, residents, tenants and visitors in the event of either an internal or external disaster/major emergency. The fire safety plan provides detailed explanation of responsibilities and procedures in case of a fire. The emergency plan outlines responses to various disasters including epidemic, hazardous substance spill/leak, civil disturbance, power outage, severe storm, shortage of water, threats, violent situations, and fire. The plan is exercised and evaluated at least every three (3) years by the facilities emergency planning committee. This Emergency and Fire Safety Plan is distributed internally to all staff and externally to the Windsor Fire Department, R.E.M.O. Coordinator, Department of Health and Wellness, and Office of the Fire Marshall.

A letter was received on March 22, 2022 from Chief Sidney Peters of Glooscap First Nation recommending that the property owner complete an archeological resource impact assessment (ARIA) prior to receiving a development permit. The letter is attached to this report in Attachment F and was circulated to the property owner. Staff are recommending the ARIA be complete prior to a development permit being issued for the proposed uses as outlined in Section 2.16, *Archeological Resource Impact Assessment*, of the draft development agreement.

The draft development agreement also requires the following:

- a minimum of one (1) parking space for every 400 sq. ft. (37.16 sq. m.) of floor area of the long-term care facility (Section 2.5). This would equal 61 spaces required for the 128 bed long-term care facility;
- a minimum of one (1) parking space per dwelling unit (Section 2.5). This would equal 126 required parking spaces for the total of 126 proposed dwelling units;
- a minimum of 41,000 sq. ft. (3,809 sq. m.) of usable recreation space;
- construction hours to be only within 7 a.m. – 7 p.m. (Section 2.10);
- the Owner to have sole responsibility for snow plowing and garbage collection for the development (Section 2.7);
- a 20 ft (6.09 m) wide buffer strip along the south lot line abutting properties fronting on Kingsview Dr. (Section 2.14 (b)).

The timeline for development outlined in the draft development agreement (Sections 4.1 (b) and Section 2.3) states that development must commence within twenty-four (24) months from the date the development agreement is signed. It also states that Phase 1 shall be completed within forty-eight (48) months of the commencement of development and Phase 2 shall be completed within ninety-six (96) months of the commencement of development.

Signs and illumination are regulated on the subject lot, as outlined in Section 2.12, *Signs*, and Section 2.13, *Lighting*, of the draft development agreement.

The approximately 65 ft. (19.8 m.) of lot frontage on College Road is within the Martock Marsh and the Environmental Constraints Area. The property owner requires a variance from the regulations of the Marshland Conservation Act (2001) administered by the Provincial Marshland Administrator for any driveway access, infilling or alteration of topography on this portion of the lot. Section 27.0 of the Windsor Land Use By-law must be followed by the Development Officer for any development on this portion of the lot, as outlined in Section 2.9, *Environmental Constraints Area*, of the draft development agreement.

Section 3.3 of the draft development agreement outlines substantive matters of the development agreement. Substantive matters are any items that Council has determined that would significantly alter the intended effect of the development agreement if changed. If a request is received from the developer to change a substantive matter outlined in a development

agreement, the request must go through the entire development agreement process including Public Hearing before Council prior to Council making a final decision on the proposed amendment. Staff have determined the following items in this draft development agreement are substantive matters:

- the uses permitted on the Property as listed in Section 2.1, *Use*, of this Agreement;
- the maximum number of beds in the homes for special care and maximum number of residential dwelling units permitted on the lot in Section 2.2, *Development Location and Design*;
- the fire safety requirements listed in Section 2.6, *Fire Safety*;
- the requirements for a stormwater management plan to be submitted prior to a development permit being issued as listed in Section 2.8(b), *Site Drainage*;
- the hours of construction as outlined in Section 2.10, *Construction Noise*; and
- the requirements for an archeological resource impact assessment (ARIA) to be submitted prior to a development permit being issued as listed in Section 2.16 (a), *Archeological Resource Impact Assessment*.

Other items such as accessible parking, elevators, sprinkler systems, and barrier free units may be required in some of the buildings by the Manager of Building and Fire Inspection Services as per the National Building Code requirements. A full review of the building plans would be conducted when the property owner applies for development and building permits. These items are not listed in the draft development agreement as the National Building Code would take precedence over the development agreement as outlined in Section 5.1, *Compliance with other By-laws and Regulations*, in the draft development agreement.

Public Comments

Staff received numerous comments from the public during the Public Information Meeting (PIM) comment period from January 13 - 28. All comments received were considered by staff when drafting this report and draft development agreement. A copy of the complete comments can be found in Attachment D. Staff have summarized the themes of the public comments and provided a brief response in the table below.

Public concern	Comment
College Road - upgrades	The Director of Public Works has specified that there are proposed upgrades to College Road in the 2022-23 budget that includes a full street reconstruction, sidewalk addition and storm system installation, along with water and sanitary upgrades where

	<p>necessary. The work is anticipated to be completed within the current right-of-way.</p> <p>They added that the existing street width varies considerably but the average width is around 5.8 m. (edge of asphalt to edge of asphalt) while the proposed width for full street reconstruction is 7.3 m. (curb face to curb face). This new width will accommodate two-way traffic and meets the requirements of the municipal specifications.</p>
<p>College Road – increased traffic</p>	<p>The WHRM Manager of Operations for the Public Works Department has stated the proposed uses are not considered premature or inappropriate in terms of the adequacy of the existing roads and the proposed driveway and pedestrian routes within and adjacent to the development. They noted that the 2021 traffic report from WSP recommended that “consideration be given to incorporating the construction of a northbound left-turn lane with the future planned rehabilitation on King Street and the re-location of the crosswalk.” WSP was provided the original proposal from Dykeland Lodge to be incorporated in the traffic counts to assist with predicting the traffic levels on College Road and any anticipated upgrades. He added that “the intersection at College Rd and King St is planned to be re-designed with the College Rd reconstruction design. While this should improve traffic flow from College Rd to King St it would still be expected that at peak times the traffic queuing times would increase as the build out progresses. However, it is not expected to be significant due to the nature of the development.” The WHRM Public Works Department continues to monitor roadways within its jurisdiction and communicate with residents and the RCMP when necessary. The WHRM Public Works Department added that the newly created Traffic Calming Policy could be used in the future if concerns exist regarding traffic on the street.</p>
<p>College Road – impact with construction traffic</p>	<p>The Director of Public Works has stated they do not have any concerns with the weight of construction traffic to the proposed development site once upgrades to College Road are complete.</p>

<p>College Road - alternative access/egress</p>	<p>The Manager of Operations for the Public Works Department has stated the proposed uses are not considered premature or inappropriate in terms of the adequacy of the existing roads and the proposed driveway and pedestrian routes within and adjacent to the development. They did add however that there are “no new traffic related concerns, but an existing one. College Rd is only connected to one street (King St) therefore there is some concern if there is a street blockage there could be a delay for emergency equipment getting through. There are two other possible privately owned routes, but they are not always accessible / passable.”</p> <p>There were a variety of comments from residents on College Road on potential alternative connections from College Road to provide an alternative access/egress. These suggestions include:</p> <ul style="list-style-type: none">• College Rd to Hwy 14 / Chester Rd by purchasing a piece of PID 45052016 which was for sale;• College Rd to Hwy 14 / Chester Road by using the 50 ft water right-of-way / easement;• College Rd to Hwy 14 / Chester Rd by using the road located past Manning Drive, known as the “farming road” or “pole road”; and• the proposed development to Haliburton / Clifton Avenue. <p>The majority of the land between College Rd and Hwy 14 / Chester Rd is dykeland. The Windsor MPS and LUB restrict development on dykeland. Development approval would be required by both the local marshbody and the Province as per the Nova Scotia <i>Agricultural Marshland Conservation Act</i>. The Martock Marshbody has strict land use regulations https://www.novascotia.ca/Just/regulations/regs/amcmartock.html</p> <p>Building a permanent road in the dykeland would most likely not be feasible.</p> <p>In terms of the connection from the proposed development to Haliburton/Clifton Avenue, this connection would require the developer to receive agreement from any property owners between Dykeland Lodge’s property and Haliburton / Clifton Avenue. There would a significant number of studies required to</p>
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	<p>determine if this would be feasible as an option at the expense of the developer.</p>
<p>Recreation uses - current and future</p>	<p>During the reconstruction of College Road a sidewalk will be added to one side of the street to improve pedestrian safety and movement to the development site. The draft development agreement will require a 5 ft. wide sidewalk from College Road to the main entry of any building (Section 2.4 (e)). The developers have proposed a public trail system to be developed at the north side of the lot to allow recreation uses on site. This will be required to be completed as part of Phase 1 of development (Section 2.2 (b)(i)).</p>
<p>Water and Sewer servicing</p>	<p>Windsor is a serviced area of the Municipality where efficient use of services and denser developments are encouraged. The Director of Public Works has commented that the proposed uses are not “considered premature or inappropriate related to the capacity of water and sewer services, except as noted there is limited storm water capacity downstream, and this must be addressed within the development agreement.” The draft development agreement addresses the comments on stormwater management in Section 2.8 (b) and (c).</p>
<p>Scale, density of development and lot size</p>	<p>The scale of proposed development has been reduced since the public comments were received. There will no longer be a community centre and commercial component, and the residential component has been reduced by 50 units.</p> <p>The subject lot is approximately 24.7-acres in size which would be adequate to accommodate the proposed long-term care facility and residential uses.</p> <p>Windsor has a population density of 522 people per sq. km. (Statistics Canada Census for 2022). The current 111-bed long term care facility operated by Dykeland Lodge on Cottage Street is located on a 3.93-acre lot creating a population density of 6,981 people per sq. km. The existing Dykeland Lodge long-term care facility was permitted as-of-right as per the Windsor Institutional (I) zone. The proposed density, at full build-out, of this development on College Road would be approximately 2,540 people per sq. km.</p>

	<p>Comparing this to other large facilities within West Hants Regional Municipality, the Gladys Manning development agreement (2005) permits a maximum of 295 units on the 59-acre parcel, which equates to a population density of 1,240 people per sq. km. The development agreement for Windsor Elms (2008) in Falmouth permits 108 beds on an 18.5-acre parcel creating a population density of 1,578 people per sq. km.</p>
<p>Commercial and community centre</p>	<p>Based on the feedback from the public during the PIM comment period the developer has removed the 11,000 sq. ft. (1021.9 sq. m.) community centre and 8,000 sq. ft. (743 sq. m.) of commercial space from the proposal. The applicant requests that should the need arise in the future for the community centre and commercial space that the development agreement be drafted to allow Council to consider these additional uses through an amendment to the development agreement. An amendment to a development agreement follows a similar process as the approval of a development agreement, which would include opportunity for public feedback.</p>
<p>Types of uses proposed</p>	<p>The revised application received on March 1, 2022 requested the following uses be considered by Council by development agreement:</p> <ul style="list-style-type: none"> • a long-term care facility with 128 rooms; • up to 10 units for residents with disabilities; • up to 28 assisted living units; and • up to 88 residential units. <p>Dykeland Lodge provided additional details about the different types of care proposed on the lot in an FAQ response document. These were described as:</p> <ul style="list-style-type: none"> • Long-Term Care: A facility licensed and funded by the Provincial Department of Health and Wellness to provide services for people who need ongoing care; either on a long-term basis (permanent placement) or short-term (respite care). • Assisted Living: Similar to a retirement home, these settings are targeted toward the independent senior who does not

	<p>require substantial care but may need services such as meals, housekeeping, recreation programs and facilities.</p> <ul style="list-style-type: none"> • Disability (Small Option Homes): Small Option Homes provide support for three to four persons with disabilities in community homes. The residents are supported by qualified staff through a combination of live-in and shift models. • Independent Living: Independent Living Nova Scotia (ILNS) supports Nova Scotians with disabilities through programs and services that promote independent living, enabling individuals to live the way they want, stay in control of decisions that affect them, break through barriers that are in the way, and develop their skills. • Seniors Affordable Housing: Senior’s housing is an affordable option for low-income Nova Scotians over the age of 58. The units are similar to any apartment and can be rented through Regional Housing Authorities across the Province. Units are private and include the basics like a fridge and stove, heat, and hot water. <p>In the Windsor Land Use By-law definitions, a Home for Special Care means “a nursing home, a home for the aged, a home for the disabled or a residential care facility as defined in the <i>Homes for Special Care Act</i>”. This definition encompasses the long-term care facility and units for residents with disabilities. The assisted living units and residential units would be considered a type of dwelling unit in the Windsor Land Use By-law, as there is no provincial licensing required as part of the development of the use. Due to this, Section 2.1 (b) of the draft development agreement states the permitted uses as “buildings operated as homes for special care” and “single unit, two unit or multiple unit dwellings some or all of which may be used as part of the homes for special care or as assisted living units”.</p>
<p>Safety</p> <ul style="list-style-type: none"> • pedestrians, active transportation use, children playing, animals 	<p>During the reconstruction of College Road, a sidewalk will be added to one side of the street to improve pedestrian safety and movement to the development site. The draft development agreement will require a 5 ft. wide sidewalk from College Road to the main entry of any building (Section 2.4 (e)). The developers have proposed a public trail system to be developed at the north</p>

	<p>side of the lot to allow recreation uses on site. This has been made a requirement as part of Phase 1 of the proposed development (Section 2.2 (c)).</p> <p>The developer has also stated that the Kingsview Dr. entrance will be gated and only used for emergency purposes. This is outlined in Section 2.4 (b) of the draft development agreement.</p>
Environment and wildlife	<p>Dykeland Lodge provided additional details about the Provincial and Federal environmental policies/Acts they need to follow to develop the lot in an FAQ response document. This was described as:</p> <p>“All provincial, federal policies/Acts will be upheld to ensure the safety of the community and environment.</p> <p>The Nova Scotia Department of Public Works requires the supervisory staff of all its construction contractors to attend an erosion and sediment control course to ensure the protection of the construction site and adjacent properties; in addition to this requirement the NS Department of Seniors and Long-Term Care, the department which oversees the design and construction of a new Long-Term Care Facility, mandates that the Owner’s Project Manager also has this course.</p> <p>The Design Team will also include Landscape Architects and Civil Engineers who are trained to design the property following all environmental policies, acts and standards.</p> <p>The environmental protection plan will be a compilation of all Provincial, and Federal Policies/Acts, some listed below, to mitigate disturbance to land use, wildlife, and habitat. Safety of the community and environment is priority, all Environmental issues will be identified thoroughly and resolved expeditiously, using Federal and Provincial environmental policy extensively into all decision-making processes, as well as all other associated activities. Potential impacts to all aspects of the environment will be taken into consideration and evaluated before any activities would take place.</p>

	<p>The project will constantly monitor and evaluate environmental benefits/consequences of our activities, and implement our strategies to remove or minimize potential environmental impacts.</p> <ul style="list-style-type: none"> • Nova Scotia Environment Act • Canadian Environmental Assessment Act • Canadian Environmental Protection Act • Nova Scotia Endangered Species Act • Clean Air Act • Water Act • Fisheries Act • Species at Risk Act (SARA) • Navigable Waters Protection Act (NWPA) • Canada Wildlife Act • Migratory Birds Convention Act”
<p>Length of construction, noise and dust</p>	<p>Section 2.10 of the draft development agreement restricts construction on the lot to within 7 a.m. – 7 p.m., Monday to Saturday, unless construction is being conducted within a wholly enclosed building. This will reduce the impact of noise on abutting properties. The required 20 ft. (6.09 m.) buffer strip along the south lot line abutting properties fronting on Kingsview Drive as outlined in Section 2.14 (b) of the draft development agreement will provide additional buffering from any construction noise.</p> <p>Dykeland Lodge has advised that their construction team must follow construction standards and regulations related to dust and debris.</p>
<p>Emergency access</p>	<p>Section 2.6, <i>Fire Safety</i>, of the draft development agreement was developed based on comments received from the local Fire Chief. The Fire Chief noted that curbs should be mountable by fire trucks to ensure buildings can be accessed from all sides by ladder trucks and that overhangs below 15 ft. (4.57 m.) should be avoided to allow aerial trucks to navigate the lanes (9-10 ft. wide required). Staff drafted Section 2.6 (b) and (c) to ensure there is unimpeded access for emergency services vehicles. The Fire Chief also offered to discuss fire department access with the developer during the development stages.</p>

	<p>The property owner has also noted that they are required to submit an Emergency and Fire Safety Plan to the Province as part of their licensing as a long-term care facility. This plan provides guidance for the protection of staff, residents, tenants and visitors in the event of either an internal or external disaster/major emergency. The fire safety plan provides detailed explanation of responsibilities and procedures in case of a fire. The emergency plan outlines responses to various disasters including epidemic, hazardous substance spill/leak, civil disturbance, power outage, severe storm, shortage of water, threats, violent situations, and fire. The plan is exercised and evaluated at least every three (3) years by the facilities emergency planning committee. This Emergency and Fire Safety Plan is distributed internally to all staff and externally to the Windsor Fire Department, R.E.M.O. Coordinator, Department of Health and Wellness, and Office of the Fire Marshall.</p>
<p>Property values</p>	<p>The impact on property values due to proposed developments are not considered by planning staff when evaluating an application because there is no overall public interest in what one property is valued over another, and staff must look at the use of land versus the financial impacts that are associated with it.</p>
<p>Stormwater management and hardscaping of the lot</p>	<p>The Director of Public Works has requested that a stormwater management plan for the site be required prior to development permits being issued to ensure that historical flooding patterns and area drainage systems have been considered and that storm water discharge will not have a negative impact on downstream properties. They also noted that discharge of run-off to adjacent properties other than a natural watercourse is prohibited unless the developer obtains consent in writing from the adjacent property owner(s) and drainage easements over such natural property is provided in favor of the Municipality. This is outlined in Section 2.8 (b) and (c), <i>Site Drainage</i>, of the draft development agreement.</p>
<p>Impact on residents on Kingsview Dr.</p>	<p>The developer has stated that the Kingsview Dr. entrance will be gated and only used for emergency purposes. Additionally, Section 2.14 (b) of the draft development agreement outlines a required 20</p>

	ft (6.09 m) buffer strip along the south lot line abutting properties fronting on Kingsview Drive.
Impact on Kings Edgehill – through traffic	Kings Edgehill Lane is a private roadway which is outside the jurisdiction of WHRM. The roadway is currently gated by the property owners. The proposed upgrades to College Road are expected to improve traffic flow on College Road, reducing the likelihood of Kings Edgehill Lane being used as a thoroughfare.
Agricultural	<p>Although the lot has been actively farmed and cared for by the Dill family for about 50 years, the lot was designated Residential for at least the past 30 years and was recently amended to College Road Comprehensive Development District.</p> <p>There were comments from the public regarding the potential impact on agricultural land abutting the subject lot on the south side of College Road. There is not anticipated to be any negative impact to these abutting properties due to the requirements for a stormwater management plan, and the property owner following the required Provincial and Federal policies and Acts including erosion and sediment control.</p>
Transparency	<p>The property owner and applicant is Hants County Residence for Senior Citizens. Dykeland Lodge is operated by their Board of Directors.</p> <p>The Municipality follows the <i>Municipal Government Act (MGA)</i> requirements for community engagement for development agreement applications. The Municipality also holds a Public Information Meeting (PIM) prior to beginning the MGA required process, to allow the community another opportunity to comment on the proposal. The PIM was advertised via letter, signs on site, newspaper advertisement, Facebook and website advertisements. Every property within 300 ft. of the subject lot was mailed a letter for the Public Information Meeting. The 300 ft. notification distance is outlined in the Windsor Land Use By-law approved by Council.</p> <p>The virtual PIM took place on January 13 with approximately 10 residents in attendance. The comment period was open until</p>

	January 28. Multiple residents called or emailed during the comment period as outlined in Attachment D.
Architectural style	The subject lot is not within an Architectural Control District therefore there are no architectural design manual elements to be followed.

A FAQ response document was developed by Dykeland Lodge and presented at a virtual open house on February 24, 2022 (Attachment E).

Windsor Municipal Planning Strategy

Part 5.0 of the WMPS contains the overall intention for Residential areas in Windsor. Part 5.7 of the WMPS contains the specific policies for properties designated College Road Comprehensive Development District (CR-CDD). Policy 5.7.1 establishes Council’s intention to only allow development in the CR-CDD by development agreement. The policy states that Council *“establish the College Road Comprehensive Development District (College Road CDD) which allows residential, institutional or recreational development and other limited services and uses in support of this development. As-of-right development shall not be permitted.”* Policy 5.7.4 outlines the criteria Council must evaluate when an application for development agreement in the CR-CDD is being considered. The proposal has been considered in relation to the criteria in Policy 5.7.4 (Attachment A).

WMPS Specific Criteria

Policy 5.7.1 of the WMPS establishes Council’s intention to consider residential, institutional or recreational development and other limited services and uses in support of the development by development agreement. Policy 5.7.4 outlines the criteria to be considered by Council, which are examined in detail in Attachment A.

In summary, the remaining criteria are met since:

- the development agreement is consistent with the intent of Policy 5.7.3 and other relevant policies of the Municipal Planning Strategy; and
- the development is compatible with existing development within and adjacent to the College Road CDD.

WMPS General Criteria

The proposed development will meet the general criteria for development agreements set out in WMPS Policy 16.3.1. These criteria are examined in detail in Attachment B. In summary:

- the proposal is not premature or inappropriate for the area;
- no municipal costs related to the proposal are anticipated;

- the Fire Chief, Development Officer, Manager of Building and Fire Inspection Services, Director of Public Works, and Manager of Public Works Operations have no concerns which have not been addressed in the development agreement.

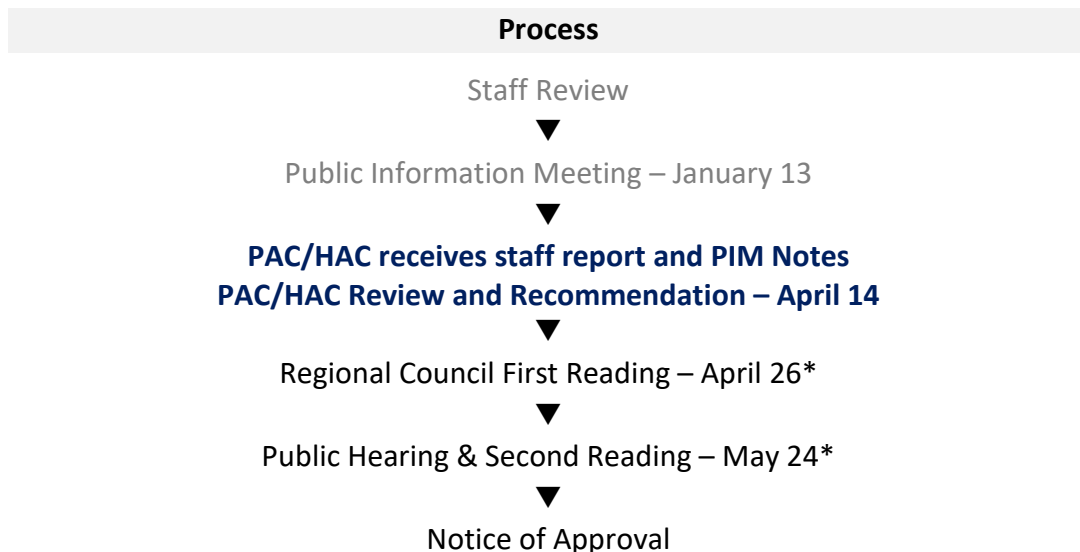
MUNICIPAL CLIMATE CHANGE ACTION PLAN

The Municipal Climate Change Action Plan (MCCAP) for Windsor (2014) highlights two simulated flooding scenarios. The first scenario is based on a storm surge that occurred in 1997, which shows the expected damage is to occur along the coastline. The second scenario shows the simulated flooding extent for probable maximum flood due to climate change. Under this scenario most of the community of Windsor will experience extensive flooding. The subject lot in this application does not appear to be affected under this scenario, however College Road itself may experience flooding.

The Public Works Department has noted that the Municipality is currently conducting a storm water study and that the reconstruction of College Rd will provide for improved street storm conveyance systems. They added that the street reconstruction will include storm water upgrades to mitigate future flooding potential (i.e., additional culverts, ditching, asphalt sloping).

NEXT STEPS

As noted above, the proposed development agreement has been considered within the context of both the specific and general policies of the WMPS and is consistent with the intent, objectives, policies and criteria of the WMPS. As a result, it is reasonable to enter into a development agreement to permit a variety of institutional and residential uses including long-term care, assisted living and disability units, and residential units on PID 45336203, College Road.





14-day Appeal Period

*anticipated dates; final dates set by Council

FINANCIAL IMPLICATIONS

There are no anticipated costs to the Municipality in regard to this development. When requested to comment, the Director of Financial Services stated that “No, it [the development] wouldn’t be premature as many expenditures relating to the development agreement, will be the responsible of the Developer. However, College Road was previously identified in the 2021-22 Capital Budget for rehabilitation in 2022-23 and the financial capacity has been built into the 5-year capital plan.”

ALTERNATIVES

In response to the application, PAC/HAC may recommend that Council:

- hold First Reading and authorize a Public Hearing to approve the development agreement as drafted or as specifically revised by direction of PAC/HAC;
- provide alternative direction such as requesting further information on a specific topic.

ATTACHMENTS

Figure 1	Windsor GFLUM Extract
Figure 2	Windsor Zoning Map Extract
Figure 3	Windsor Environmental Constraints Area Extract
Attachment A	Specific Criteria for a Development Agreement
Attachment B	General Criteria for a Development Agreement
Attachment C	Draft Development Agreement
Attachment D	Public Information Meeting Notes
Attachment E	Dykeland Lodge FAQ Information
Attachment F	Letter from Chief Peters, Glooscap First Nation

Report Prepared by: _____

Sara Poirier, Senior Planner

Report Reviewed by: _____

Madelyn LeMay, Director of Planning and Development

Figure 1
Windsor GFLUM Extract

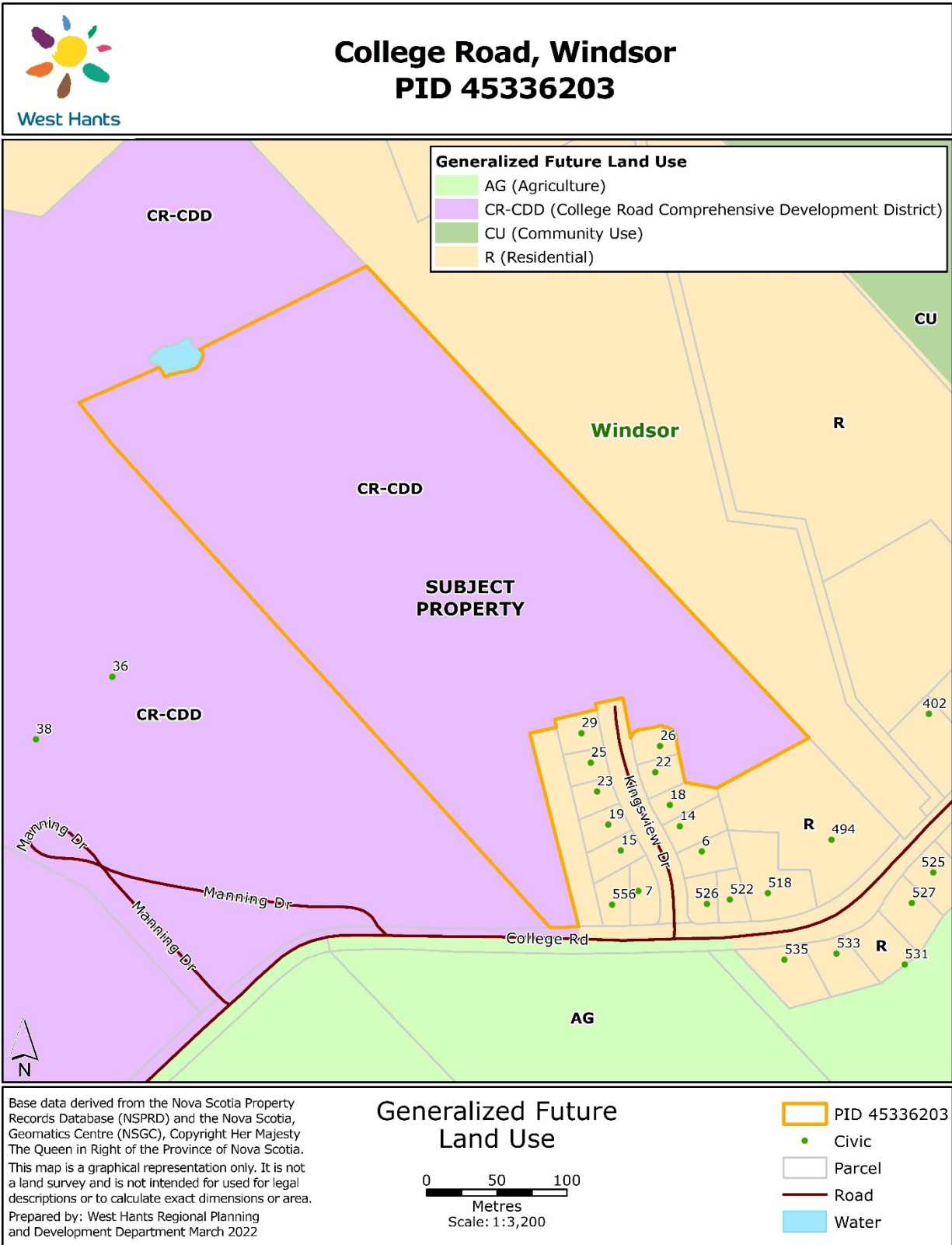


Figure 2
Windsor Zoning Map Extract

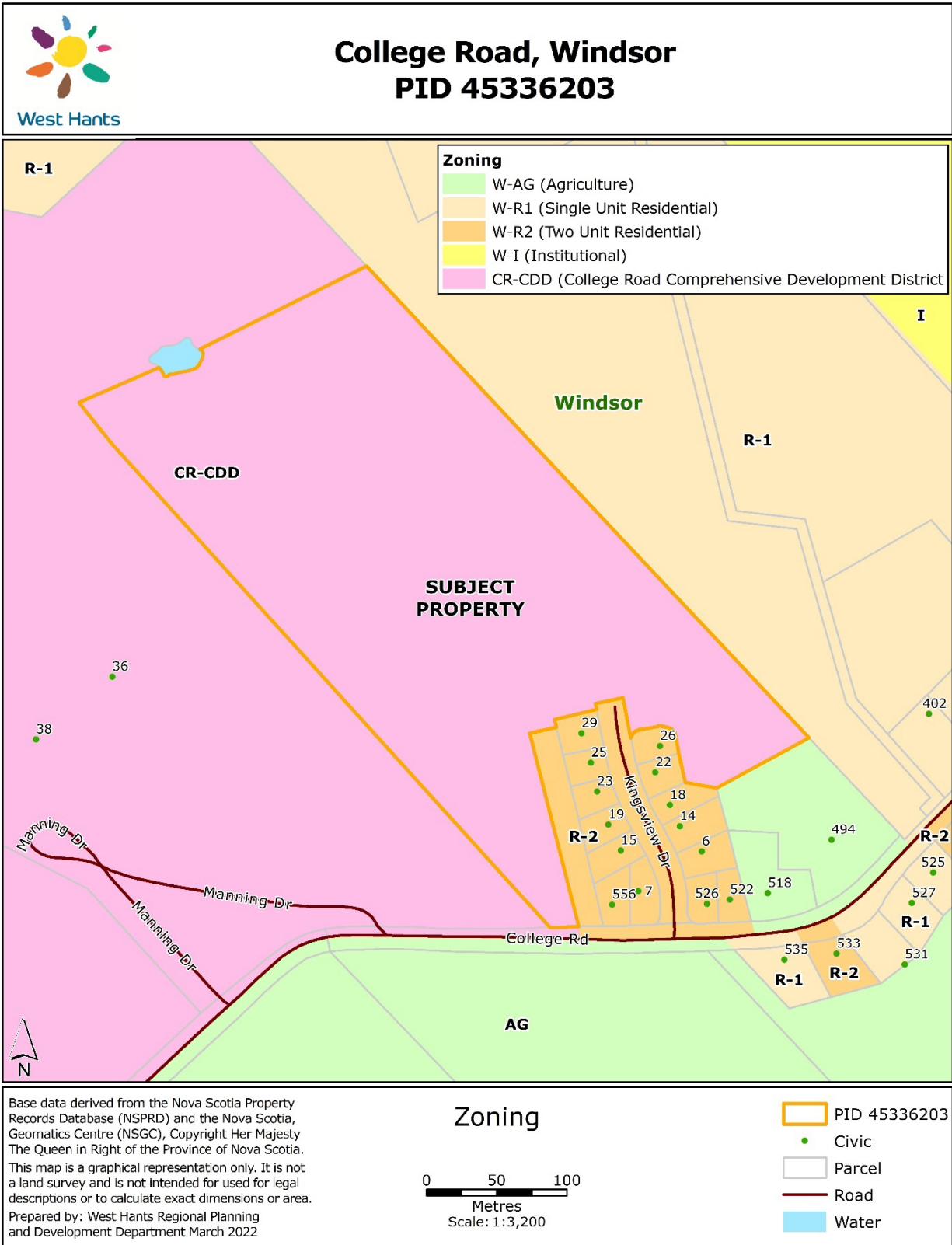
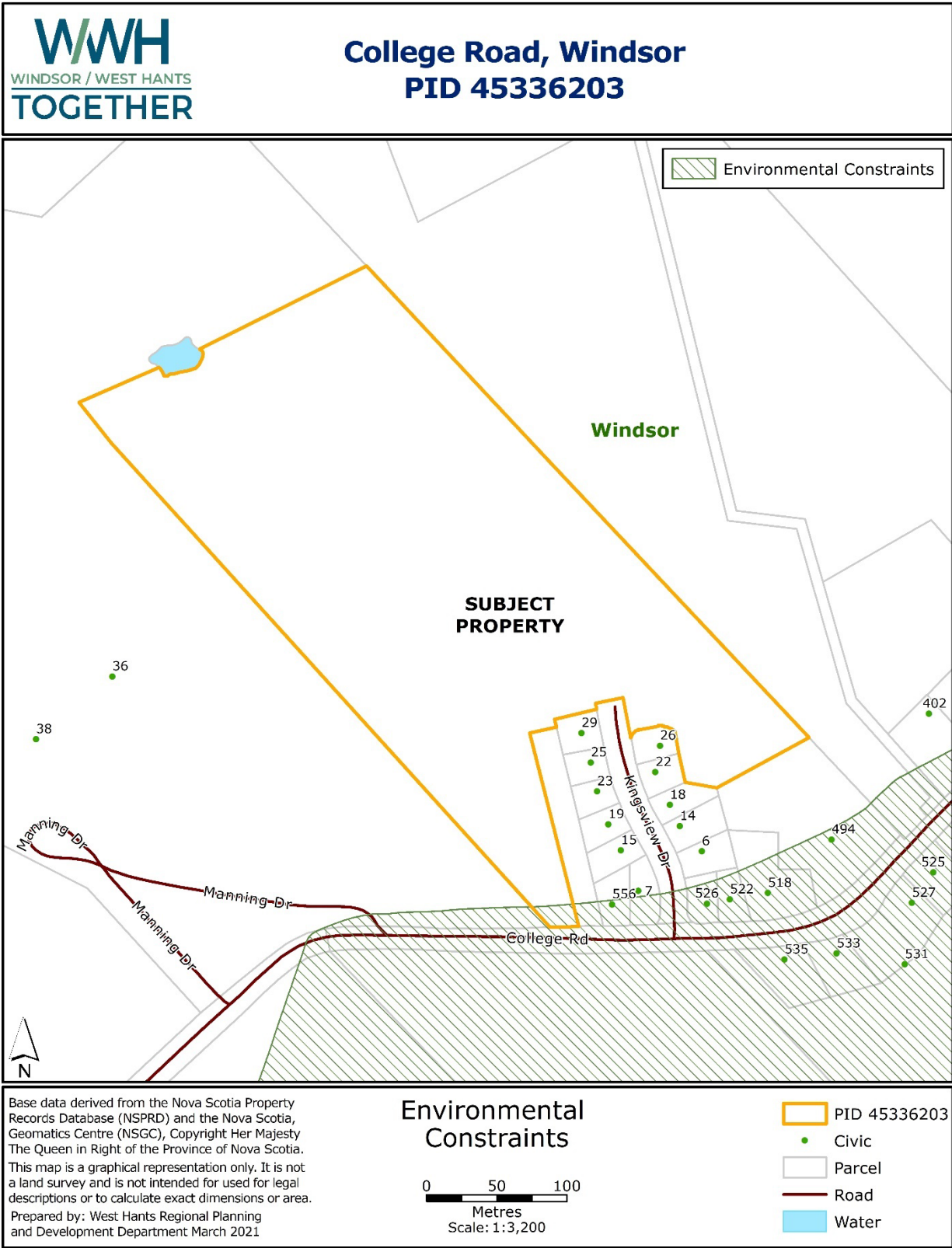


Figure 3
Windsor Environmental Constraints Extract



Attachment A
Specific Criteria for Development Agreement

Policy 5.7.4 It shall be the policy of Council that a development agreement for the development of the College Road CDD shall only be approved when the following conditions have been satisfied:

CRITERIA	COMMENT
<p><i>(a) the proposed agreement is not considered premature or inappropriate in terms of the adequacy of existing and proposed roads and pedestrian routes within and adjacent to the College Road CDD;</i></p>	<p>The Manager of Operations for the Public Works Department has stated the proposed uses are not considered premature or inappropriate in terms of the adequacy of the existing roads and the proposed driveway and pedestrian routes within and adjacent to the development. They did add however that there are “no new traffic related concerns, but an existing one. College Rd. is only connected to one street (King St.) therefore there is some concern if there is a street blockage there could be a delay for emergency equipment getting through. There are two other possible privately owned routes, but they are not always accessible / passable.”</p> <p>The Director of Public Works has specified that there are proposed upgrades to College Road in the 2022-23 budget that includes a full street reconstruction, sidewalk addition and storm system installation, along with water and sanitary upgrades where necessary. The intersection study for College Road and King Street conducted in 2021 by WSP recommended that “consideration be given to incorporating the construction of a northbound left-turn lane with the future planned rehabilitation on King Street and the re-location of the crosswalk.” WSP was provided the original proposal from Dykeland</p>

Lodge to be incorporated in the traffic counts to assist with predicting the traffic levels on College Road and any anticipated upgrades. The Manager of Operations for the Public Works Department added that “the intersection at College Rd and King St is planned to be re-designed with the College Rd reconstruction design. While this should improve traffic flow from College Rd to King St it would still be expected that at peak times the traffic queuing times would increase as the build out progresses. However, it is not expected to be significant due to the nature of the development.” Although these proposed upgrades do not include a secondary access/egress from College Road, the proposed upgrades are anticipated to improve current and projected vehicular and pedestrian traffic flow.

The Public Works Department also noted that the Municipality is currently conducting a storm water study and that the reconstruction of College Rd will provide for improved street storm convenience systems. These stormwater upgrades will mitigate future flooding potential (i.e., additional culverts, ditching, asphalt sloping).

The WHRM Public Works Department continues to monitor roadways within its jurisdiction and communicate with residents and the RCMP when necessary. The WHRM Public Works Department added that the newly created Traffic Calming Policy could be used in the future if concerns exist regarding traffic on the street.

<p><i>(b) the development agreement is consistent with the intent of Policy 5.7.3 and other relevant policies of the Municipal Planning Strategy;</i></p>	<p>See below.</p>
<p><i>(c) any area within 300 ft (91.44 m) of Lake Pesaquid shall be considered environmentally sensitive and methods of protecting the land and watercourse during construction of the development shall be required. Reference also must be made to Policy 4.17 regarding watercourses;</i></p>	<p>The subject lot is located over 1,400 ft. (426 m.) from Lake Pesaquid therefore there are no anticipated effects to the Lake with respect to this proposal.</p> <p>The WLUB regulations on distance of structures to watercourses, enabled through Policy 4.17.1, is referenced in Section 2.2 (g) of the draft development agreement.</p>
<p><i>(d) the development is compatible with existing development within and adjacent to the College Road CDD, or other development in the College Road CDD proposed in an existing agreement;</i></p>	<p>The College Road Comprehensive Development District (CR-CDD) applies only to the Gladys Manning property and the Dykeland Lodge property on College Road.</p> <p>The Gladys Manning property was permitted to be developed through a development agreement which was entered into in 1990 and amended in 1991 and 2005. The Gladys Manning development agreement from 2005 permits a retirement community consisting of:</p> <ul style="list-style-type: none"> • apartments; • single and semi-detached residences; • three unit row houses; • convenience and specialty shops, and greenhouse and garden centre; • office facilities auxiliary to and complementary to the residential development; • recreational facilities and ancillary buildings and structures; and • activity centre, garage and workshop.

A maximum density of five (5) units per acre for the approximately 59-acre parcel to a maximum of 295 units was established in the Gladys Manning development agreement with a five (5) units per acre density for lot GM-1 to a maximum of 55 units. The maximum height for buildings was set at four (4) storeys and parking was to be provided at one (1) space per unit.

The lot was to be developed in accordance with a “general site plan” attached as Appendix B to the Gladys Manning development agreement which shows three (3) phases of development, two houses and two future houses, and a “potential full care facility” on the south side of College Rd. This development was to commence within one year of signing of the agreement, with ten (10) years to complete the development.

College Road host a variety of uses including a Provincial Heritage Property known as Richmond Hill Farm, the Gladys M. Manning Retirement Community, Howard Dill Enterprises, Kings-Edgehill School, the Gordon Hughes Tennis Club-Windsor, and a number of residential and agricultural uses. The subject lot abuts single and two storey single unit dwellings on Kingsview Drive. Kingsview Drive will be buffered from the proposed development with a 20 ft (6.09 m) wide buffer strip (Section 2.14 (b)).

The Dykeland Lodge property is currently vacant. The proposed development is compatible with existing development within the CR-CDD. Additionally, the Development Officer stated that they “feel this proposed

	<p>development is compatible with the surrounding area.”</p>
<p><i>(e) any other matter which may be addressed in a development agreement; and</i></p>	<p>The Director of Public Works noted that “garbage collection would need to be handled via a private collection agreement between the developer and solid waste contractor as the amount of solid waste generated would be over the curbside limits as outlined in the solid waste by-law. Snow plowing on the private development would be the responsibility of the developer.”</p> <p>The Director of Public Works has requested that a stormwater management plan for the site be required prior to development permits being issued to ensure that historical flooding patterns and area drainage systems have been considered and that storm water discharge will not have a negative impact on downstream properties. They also noted that discharge of run-off to adjacent properties other than a natural watercourse is prohibited unless the developer obtains consent in writing from the adjacent property owner(s) and drainage easements over such natural property is provided in favor of the Municipality. This is outlined in Section 2.8 (b) and (c), <i>Site Drainage</i>, of the draft development agreement.</p> <p>A letter was received on March 22, 2022 from Chief Sidney Peters of Glooscap First Nation recommending that the property owner complete an archeological resource impact assessment (ARIA) prior to developing the subject lot. This recommendation has been made a requirement of the draft development agreement as outlined in</p>

	<p>Section 2.16, <i>Archeological Resource Impact Assessment</i>.</p> <p>It is the responsibility of the property owner to ensure the site is suitable for the proposed uses.</p> <p>All other matters are addressed elsewhere in this report.</p>
<i>(f) the provisions of Policy 16.3.1.</i>	Please see Attachment B for further details.

As stated in Policy 5.7.4 (b) the development agreement should be consistent with the intent of Policy 5.7.3 and other relevant policies of the Municipal Planning Strategy. Policy 5.7.3 is reviewed below.

Policy 5.7.3 Without limiting the generality of Policy 5.7.1, it is the intention of Council that development of all or part of the College Road CDD primarily comprise:

CRITERIA	COMMENT
<i>(a) residential, institutional or recreational development on separate parcels of land or integrated throughout the same parcel; and</i>	The proposed uses of the lot include a combination of residential, institutional and recreational development integrated throughout the same parcel.
<i>(b) convenience and specialty stores, medical offices, personal service shops and other similar limited services and uses in support of the primary developments in the College Road CDD.</i>	The proposed development will include limited commercial uses within the long-term care facility to support the primary institutional uses in the proposed development. Any additional commercial uses in the future would require an amendment to this draft development agreement.

Attachment B
General Criteria for Development Agreement

Policy 16.3.1 In considering development agreements and amendments to the Town of Windsor Land Use By-law, in addition to the criteria set out in various policies of this Strategy, Council shall consider:

CRITERIA	COMMENT
<i>(a) whether the proposal is considered premature or inappropriate in terms of:</i>	
<i>(i) the adequacy of sewer and water services;</i>	The Director of Public Works has stated this lot is capable of accessing municipal water and sewer services and that the uses would not be considered premature or inappropriate related to the capacity of water and services, except as noted there is limited storm water capacity downstream. A stormwater management plan is required as part of this development to ensure all stormwater related to the project is adequately addressed.
<i>(ii) the adequacy of school facilities;</i>	No inquiry was submitted to the Director of Operations for the Annapolis Valley Regional Centre for Education related to this application as most units will be for seniors or persons requiring care.
<i>(iii) the adequacy of fire protection;</i>	In response to an inquiry, the Manager of Building and Fire Inspection Services stated that he did “not see anything out of the ordinary, we have several 3 storey buildings in the area. Emergency response should not be an issue. A couple of these building will require a sprinkler system.” He added that “Access routes will have to be reviewed for fire services. This should be checked with the Fire Chief for the size of the fire trucks.”

The local Fire Chief stated “I have concerns with the courtyard in that access for aerial trucks is limited in here. With this size of building, should a fire get going, we like to be able to access all sides with ladder trucks.” He added that “we would want to avoid any overhangs below 15 ft. at least (for aerial trucks to navigate the lanes). Average widths are from 9-10 ft. Roll up curbing is good too as it prevents us from shearing the sidewalls out of a firetruck tire if we need to go up on the sidewalk around an obstacle or to position properly.”

Section 2.6, *Fire Safety*, of the draft development agreement was developed based on comments received from the local Fire Chief. Staff drafted Section 2.6 (b) and (c) to ensure there is unimpeded access for emergency services vehicles. The Fire Chief has also offered to discuss fire department access with the developer during the development stages.

The property owner has also noted that they are required to submit an Emergency and Fire Safety Plan to the Province as part of their licensing as a long-term care facility. This plan provides guidance for the protection of staff, residents, tenants and visitors in the event of either an internal or external disaster/major emergency. The fire safety plan provides detailed explanation of responsibilities and procedures in case of a fire. The emergency plan outlines responses to various disasters including epidemic, hazardous substance spill/leak, civil disturbance, power outage, severe storm, shortage of water, threats, violent situations,

	<p>and fire. The plan is exercised and evaluated at least every three (3) years by the facilities emergency planning committee. This Emergency and Fire Safety Plan is distributed internally to all staff and externally to the Windsor Fire Department, R.E.M.O. Coordinator, Department of Health and Wellness, and Office of the Fire Marshall.</p>
<p><i>(iv) the adequacy of road networks adjacent to, or leading to the development; and</i></p>	<p>Refer to Policy 5.7.4 (a) in Attachment A.</p>
<p><i>(v) the financial capacity of the Town to absorb any costs relating to the development.</i></p>	<p>The Director of Financial Services stated that the proposed development would not be premature in relation to the or inappropriate in terms of the financial capacity of the Municipality to absorb any costs related to the development “as many expenditures relating to the development agreement will be the responsible of the Developer. However, College Road was previously identified in the 2021-22 Capital Budget for rehabilitation in 2022-23 and the financial capacity has been built into the 5-year capital plan.”</p>
<p><i>(b) the suitability with any aspect relative to the movement of auto, rail and pedestrian traffic;</i></p>	<p>The Director of Public Works has specified that there are proposed upgrades to College Road in the 2022-23 budget that includes a full street reconstruction, sidewalk addition and storm system installation along with water and sanitary upgrades where necessary.</p> <p>The Manager of Operations for the Public Works Department noted that “this should improve both vehicular and pedestrian traffic movement.” He added that “the intersection</p>

	<p>at College Rd and King St is planned to be re-designed with the College Rd reconstruction design. While this should improve traffic flow from College Rd to King St it would still be expected that at peak times the traffic queuing times would increase as the build out progresses. However, it is not expected to be significant due to the nature of the development.”</p> <p>During the reconstruction of College Road a sidewalk will be added to one side of the street to improve pedestrian safety and movement to the development site. The draft development agreement will require a 5ft wide sidewalk from College Road to the main entry of any building (Section 2.4 (e)).</p>
<p><i>(c) the adequacy of the dimensions and shape of the lot for the intended use;</i></p>	<p>The lot is approximately 24.7-acres in size which would be adequate to accommodate the proposed long-term care facility and residential uses. The Development Officer commented that they “see no issue with respect to setbacks and parking” based on the size and dimensions of the lot.</p>
<p><i>(d) the pattern of development which the proposal might create;</i></p>	<p>College Road host a variety of uses including a Provincial Heritage Property known as Richmond Hill Farm, the Gladys M. Manning Retirement Community, Howard Dill Enterprises, Kings-Edgehill School, the Gordon Hughes Tennis Club-Windsor, and a number of residential and agricultural uses. The Development Officer stated that they “feel this proposed development is compatible with the surrounding area.”</p> <p>The subject lot abuts single and two storey single unit dwellings on Kingsview Drive. Section 2.14 (b) of the draft development</p>

	<p>agreement outlines a required 20 ft. (6.09 m.) buffer strip along the south lot line abutting properties fronting on Kingsview Drive. The Gladys Manning development agreement (2005) allows a maximum of 295 units on the 59-acre parcel. The proposal from Hants County Residence for Senior Citizens is not anticipated to create a different pattern of development than is already permitted on the abutting Gladys Manning lot.</p>
<p><i>(e) the suitability of the area in terms of steepness of grade, soil and geological conditions, location of water courses, marshes or bogs and susceptibility of flooding;</i></p>	<p>The subject lot is relatively flat along College Road and gradually gets steeper towards the north west end of the property. There are no evident concerns in terms of steepness of grade, soil or geological conditions.</p> <p>There is a water body at the rear property line.</p> <p>The Municipal Climate Change Action Plan (MCCAP) for Windsor (2014) shows that the subject lot does not appear to be affected under a simulated flooding extent for probable maximum flood due to climate change, however College Road itself may experience flooding. The Public Works Department has noted that the Municipality is currently conducting a storm water study and that the reconstruction of College Rd will provide for improved street storm conveyance systems. They added that the street reconstruction will include storm water upgrades to mitigate future flooding potential (i.e., additional culverts, ditching, asphalt sloping).</p>

	<p>It is the responsibility of the property owner to ensure the site is suitable for the proposed uses.</p>
<p><i>(f) whether the proposal meets the requirements of the appropriate provincial or federal agencies as well as whether it conforms to all other relevant municipal by-laws and regulations; and</i></p>	<p>The Development Officer noted that a small portion of this property is within dyked marshland and any driveway access, infilling or alteration of topography will require a variance from the requirements of the <i>Provincial Marshland Conservation Act</i>.</p> <p>All Municipal, Provincial and Federal regulations will have to be met.</p>
<p><i>(g) any other matter required by relevant policies of this Strategy.</i></p>	<p>There are no other relevant policies of this Strategy.</p>

**Attachment C
Draft Development Agreement**



DEVELOPMENT AGREEMENT

THIS AGREEMENT made this day of , 2022.

BETWEEN:

WEST HANTS REGIONAL MUNICIPALITY, a body corporate pursuant to the *Municipal Government Act*, having its chief place of business at 76 Morison Drive, Wentworth Creek, in the County of Hants, Province of Nova Scotia,

(Hereinafter referred to as the “Municipality”)

OF THE FIRST PART

- and -

HANTS COUNTY RESIDENCE FOR SENIOR CITIZENS, a body corporate pursuant to the *Municipal Housing Corporations Act*, with a head office at 124 Cottage Street, Windsor, in the County of Hants, Province of Nova Scotia,

(Hereinafter referred to as the “Owner”)

OF THE SECOND PART

WHEREAS the Owner is the registered owner of a parcel of land located on College Road, Windsor, PID 45336203, hereinafter referred to as the “Property”, which lands are more particularly described in Schedule A attached hereto; and

WHEREAS the Property is designated College Road Comprehensive Development District on the Generalized Future Land Use Map of the Windsor Municipal Planning Strategy (September 21, 2005) and zoned College Road Comprehensive Development District (CR-CDD) on the Zoning Map of the Windsor Land Use By-law (September 21, 2005); and

WHEREAS the Owners have requested entering into a development agreement to permit a retirement community which includes homes for special care and a variety of dwelling units; and

WHEREAS Policy 5.7.3 and Policy 5.7.4 of the Windsor Municipal Planning Strategy (the “Municipal Planning Strategy”) and Section 6.1 (d) of the Windsor Land Use By-law (the “Land Use By-law”) provide that residential, institutional, or recreational development in the College Road Comprehensive Development District be considered by development agreement; and

WHEREAS the Council of the Municipality, at a meeting held on **Month Day**, 2022, approved this request;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the mutual covenants and agreements herein contained, the parties agree as follows:

PART 1 AGREEMENT CONTEXT

1.1 Definitions

In this Agreement, all words or phrases used shall carry their customary meaning unless otherwise set out in the Land Use Bylaw, except those defined as follows:

- (a) “Multiple unit Dwelling” means a building containing three (3) or more dwelling units;

1.2 Schedules

The following attached schedules shall form part of this agreement:

Schedule A – Legal Description

Schedule B – Site Plan

1.3 Municipal Planning Strategy, Land Use By-law and Subdivision By-law

- (a) *Municipal Planning Strategy* means the Municipal Planning Strategy of the Town of Windsor, approved on August 23, 2005, as amended, or successor bylaws;
- (b) *Land Use Bylaw* means the Land Use Bylaw of the Town of Windsor, approved on August 23, 2005, as amended, or successor bylaws;
- (c) *Subdivision Bylaw* means the Subdivision Bylaw of the Town of Windsor approved on January 24, 2012, as amended, or successor bylaws.

PART 2 DEVELOPMENT REQUIREMENTS

2.1 Use

The Parties agree that uses on the Property shall be limited to the following:

- (a) those uses permitted by the underlying zoning in the Land Use By-law; and
- (b) a retirement community consisting of:
 - (i) buildings operated as homes for special care;
 - (ii) residential uses consisting of single unit, two unit or multiple unit dwellings some or all of which may be used as part of the homes for special care or as assisted living units;
 - (iii) outdoor recreation uses;
 - (iv) secondary suites within any of the single or two unit dwellings on the lot; and
 - (v) accessory uses to any of the permitted uses.

Except as otherwise provided in this Agreement, the provisions of the Land Use By-law and the Subdivision By-law apply to any development undertaken pursuant to this agreement.

2.2 Development Location and Design

- (a) The Municipality and the Owner acknowledge that the development as shown on Schedule B is a phased development.
- (b) The phases of the project are as follows:
 - (i) Phase 1 shall include a home for special care, limited to a maximum of 128 beds, and may include accessory uses such as a café, offices and/or pharmacy, located entirely within building A as shown on the site plan in

Schedule B, and outdoor recreation uses including but not limited to a public trail system as identified on Schedule B, and any accessory uses;

- (ii) Phase 2 shall include the residential uses consisting of single unit, two unit or multiple unit dwellings some or all of which may be used as part of the homes for special care or as assisted living units, limited to a maximum of 126 units and located entirely within buildings B, C, D, E, F as shown on the site plan in Schedule B, and any secondary suites and accessory uses;
- (c) The public trail system shown on Schedule B and to be completed in Phase 1 shall be surfaced with either crusher dust or mulch with a width no less than 4 ft. (1.22 m.).
- (d) The phases of development must be constructed in the above noted order.
- (e) Development within the phases shall conform to the following setbacks from lot lines:

Type of Use	Minimum Front Yard	Minimum Rear Yard	Minimum Side Yard
Homes for special care	30 ft. (9.14 m.)	30 ft. (9.14 m.)	30 ft. (9.14 m.)
Single unit and two unit dwellings	25 ft. (7.62 m.)	25 ft. (7.62 m.)	10 ft. (3.05 m.)
Multiple unit dwellings	35 ft. (10.67 m.)	35 ft. (10.67 m.)	15 ft. (4.57 m.)

- (f) The maximum height permitted for any main building or structure erected on the property shall be three (3) storeys or 35 ft. (10.67 m.), which ever is less restrictive. The maximum height of an accessory building shall be 15 ft. (4.57 m.).
- (g) No structure shall be located closer than 50 ft. (15.24 m.) from a watercourse.
- (h) A minimum of 41,000 sq. ft. (3,809 sq. m.) of usable recreation space is required for the development. The public trail system included in Phase 1 shall be included in this calculation.

2.3 Phased Development

- (a) The Municipality and the Owner acknowledge that the development as shown on Schedule B is a phased development.
- (b) The Owner agrees to construct each phase of the development in conformity with the Plans attached hereto.
- (c) Phase 1 shall include the completion of:
 - (i) the necessary services for the proper use and enjoyment of the phase including but not limited to a driveway and access, landscaping, sidewalks and pedestrian walkways, parking, lighting, and water and sewer services;
 - (ii) the landscaping required along the lot line as specified in Section 2.14 (b) of this Agreement; and
 - (iii) a minimum of 20,500 sq. ft. (1,905 sq. m.) of the required recreation space including the public trail system as show on Schedule B.
- (d) Phase 2 shall include the completion of the necessary services for the proper use and enjoyment of the phase including but not limited to a driveway and access, landscaping, sidewalks and pedestrian walkways, parking, lighting, and water and sewer services.
- (e) Construction of Phase 1 and all relevant infrastructure and landscaping as outlined in Section 2.3 (c) of this Agreement shall be completed within forty-eight (48) months of the commencement of development outlined in Section 4.1 of this Agreement. If, in the opinion of the Development Officer, this time limit has not been met, development of Phase 1 shall no longer be permitted and this Agreement may be discharged in part at the option of the Municipality by resolution of Council in accordance with Section 229 of the *Municipal Government Act* thirty (30) days after giving Notice of Intent to Discharge to the Owner. Upon the written request of the Owner, the Municipality, by resolution of Council, may grant an extension to the date of commencement of development without such an extension being deemed to be an amendment to this Agreement.
- (f) If the construction of Phase 2 has not commenced within twelve (12) months of the completion of Phase 1, the intended location of the buildings on Schedule B for Phase 2 shall be graded and landscaped; this may include, grass, shrubs, trees or other appropriate vegetative cover.

- (g) Construction of Phase 2 shall be completed within ninety-six (96) months of the actual commencement of development of Phase 1 provided that such commencement is within the time limit prescribed in Section 4.1 of this Agreement. If, in the opinion of the Development Officer, this time limit has not been met, development of Phase 2 shall no longer be permitted and this Agreement may be discharged in part solely at the option of the Municipality by resolution of Council in accordance with Section 229 of the *Municipal Government Act* thirty (30) days after giving Notice of Intent to Discharge to the Owner. Upon the written request of the Owner, the Municipality, by resolution of Council, may grant an extension to the date of commencement of development without such an extension being deemed to be an amendment to this Agreement.

2.4 Access and Egress

- (a) The Owner shall develop, construct, and maintain the driveway in the development in general conformance with the driveway shown on Schedule B.
- (b) The main access/egress to the lot shall be directly from College Road. Any other access/egress shall be secondary and only used for emergency purposes. The vehicular entrance and exit shall be clearly demarcated and paved.
- (c) The driveway shown on Schedule B shall provide a minimum street allowance of 50 ft. (15.24 m.) and shall be paved with a minimum paved surface of 20 ft. (6.09 m.).
- (d) The Owner agrees that it will seek and obtain approval from the Municipality before any other driveway from the development is connected to College Road or any other public road.
- (e) A 5 ft. wide sidewalk shall be provided from College Road to the main entrances of the buildings completed within each Phase. The sidewalks may be constructed using permeable construction materials to assist with stormwater retention.

2.5 Parking

- (a) All parking spaces for vehicles using the Property shall be located on the lot and shall be generally located as shown on Schedule B.
- (b) One (1) parking space shall be provided for every 400 sq. ft. (37.16 sq. m.) of floor area of the home for special care constructed in Phase 1.

- (c) One (1) parking space shall be provided for each dwelling unit constructed in Phase 2.
- (d) For all other uses, parking shall be provided in accordance with the Windsor Land Use By-law.
- (e) Parking areas and parking spaces shall be constructed so as to create a stable surface for vehicle traffic and be clearly demarcated and lined by the Owner. They may be constructed using permeable construction materials to assist with stormwater retention.
- (f) Parking required for each residential component of Phase 2 shall be clearly separated from other parking in the area and demarcated by signage as being for the use of residents only.
- (g) The number of parking spaces and loading spaces may be varied in writing by the Development Officer.

2.6 Fire Safety

- (a) No development permit shall be issued until the location and connection design of any fire hydrant(s) to the municipal water supply has been approved by the water utility, in consultation with the district Fire Chief.
- (b) All curbs shall be designed to be mountable by emergency services vehicles.
- (c) All access routes shall be kept clear of overhead obstructions and wires and be maintained by the Owner to allow unimpeded access to the property by emergency services vehicles, unless otherwise agreed to by the Fire Chief.

2.7 Servicing

(a) Waste Collection

- (i) No Municipal garbage collection will be provided to the development. The Owner shall have sole responsibility for collecting, storing and disposing of garbage and other recycling or waste items from the development.
- (ii) The Owner shall keep any outdoor storage of garbage in an enclosed structure or in some way adequately screened so as not to be visible from or cause a nuisance to nearby properties and abutting roads and it shall not be located closer than 10 ft. (3.05 m.) to an abutting property.

(b) Water and Sewer Services

- (i) Any of the proposed uses on the lot shall be serviced with water and sewer services provided by West Hants Regional Municipality pending authorization by the Municipal Engineer. Detailed design plans of the water and sewer servicing connections and layout shall be in accordance with the Municipal Services Specifications Manual and shall be submitted to the Municipal Engineer for approval prior to construction.
- (ii) The Owner shall be responsible for constructing, installing and maintaining the water and sewer services on the property.

(c) Snow Plowing

The Owner shall have sole responsibility for snow plowing within the development.

2.8 Site Drainage

- (a) The Owner shall undertake all construction activities in accordance with an erosion and sedimentation control plan prepared by a Professional Engineer, unless otherwise directed by Nova Scotia Environment, and also agrees to assume sole responsibility for compliance with all regulations of Nova Scotia Environment.
- (b) No development permit shall be issued until the Owner provides a stormwater management plan that has obtained the approval in writing of the Municipal Engineer such that historical flooding patterns and area drainage systems have been considered and such that storm water discharge will not have a negative impact on downstream properties. The engineer conducting the stormwater plan must investigate the downstream system from the outfall location of the proposed storm drainage system to a point sufficiently downstream that will demonstrate no adverse impacts on downstream lands, such as erosion or flooding, and outline any mitigative measures that may be required to alleviate any adverse downstream impacts.
- (c) The Owner acknowledges the following:
 - (i) the Municipality requires that all downstream drainage systems have adequate capacity to receive and carry discharge from the proposed storm drainage system in addition to its natural rate of discharge, and

- (ii) discharge of run-off to adjacent properties other than through a natural watercourse is prohibited unless the Owner obtains consent in writing from the adjacent property owner(s) and a drainage easement in favour of the Municipality is provided.

2.9 Environmental Constraints Area

- (a) The approximately 65 ft. (19.8 m.) of lot frontage on College Road is within the Martock Marsh and the Environmental Constraints Area. The property owner shall apply and obtain a variance from the regulations of the *Marshland Conservation Act* (2001) administered by the Provincial Marshland Administrator for any driveway access, infilling or alteration of topography on this portion of the lot. Once received, a copy of the variance shall be submitted to the Development Officer with the development permit application for Phase 1.
- (b) Section 27.0 of the Windsor Land Use By-law shall be followed by the Development Officer for any development on this portion of the lot.

2.10 Construction Noise

Construction on the lot shall only be permitted between the hours of 7:00 a.m. and 7:00 p.m. daily, Monday to Saturday, unless construction is being conducted within a wholly enclosed structure.

2.11 Maintenance

- (a) The Owner shall keep the Property and buildings and any portion thereof clean and in good repair. Any driveways, fences, lawns, trees, shrubs, walkways and other landscaping elements shall be regularly maintained and kept in a tidy state and free from unkempt materials or matter of any kind.
- (b) The Owner shall maintain the driveway to a level adequate to allow for access by emergency services vehicles.

2.12 Signs

- (a) The Owner shall be permitted:
 - (i) a maximum of three (3) ground signs; and
 - (ii) fascia wall signs.
- (b) The ground signs shall not:

- (i) exceed a height of 5 ft. (1.524 m.) from the grade level to the highest part of the sign;
 - (ii) exceed 25 sq. ft. (2.32 sq. m.) in area;
- (c) A fascia wall sign shall:
 - (i) be permitted on any building for identification purposes;
 - (ii) not exceed 20 sq. ft. (1.86 sq. m.) in area; and
 - (iii) not extend above or beyond the extremities of the wall upon which they are attached.
- (d) The signs may be illuminated for identification purposes provided that Section 2.13, *Lighting*, of this Agreement is met.

2.13 Lighting

Exterior lighting for driveways, parking areas, signs or structures shall be shielded and directed downward to ensure there is no light spilling, glare or light cast over neighbouring properties or the street.

2.14 Landscaping

The Owner shall:

- (a) keep all undeveloped areas of the Property landscaped;
- (b) provide a 20 ft. (6.09 m.) wide buffer strip along the south lot line abutting the properties fronting on Kingsview Drive. The buffer strip shall contain any combination of the following to provide a dense or opaque screen:
 - (i) a mix of local species of coniferous trees. At planting, each tree shall have a diameter of 2 in. measured at 4.5 ft. above the surrounding grade and a minimum height of 5 ft.; or
 - (ii) a hedge of a variety of coniferous shrubs each of which will reach over 6 ft. in height at maturity; or
 - (iii) a berm which is a minimum of 6 ft. in height to buffer the abutting property; or
 - (iv) a wall or an opaque fence which is a minimum of 5 ft. in height and of sufficient height to provide a visual buffer to the abutting property.

2.15 Subdivision

No alterations to the lot configuration or subdivision are permitted except those required by the Municipality for the purpose of creating or expanding open space within the Property or those required by the road authority for the purpose of creating or expanding a public street over the Property.

2.16 Archaeological Resource Impact Assessment

- (a) No development permit shall be issued until the Owner provides a copy of an archaeological resource impact assessment (ARIA) which has been prepared by a qualified and permitted archaeologist in accordance with the *Special Places Protection Act* and approved by the Provincial Archaeology Regulator in the Special Places Program, to the Development Officer.
- (b) The Development Officer must be satisfied that all proposed construction, ground disturbances, and development on the subject lot will comply with the recommendations provided in the ARIA. The Development Officer may approve changes to the site plan in accordance with the ARIA generated in Section 2.16 (a), of this agreement provided the side yards and buffering are not decreased.

PART 3 CHANGES AND DISCHARGE

- 3.1** The Owner shall not vary or change the use of the Property from that provided for in Section 2.1 of this Agreement, *Use*, unless a new agreement is entered into with the Municipality, or this agreement is amended.
- 3.2** Any matters in this agreement which are not specified in Section 3.3 below are not substantive matters and may be changed with the written consent of Council without a public hearing provided that Council determines that the changes do not significantly alter the intended effect of these aspects of this agreement.
- 3.3** The following matters are substantive matters:
 - (a) the uses permitted on the Property as listed in Section 2.1, *Use*, of this Agreement;
 - (b) the maximum number of beds in the homes for special care and maximum number of residential dwelling units permitted on the lot in Section 2.2, *Development Location and Design*;
 - (c) the fire safety requirements listed in Section 2.6, *Fire Safety*;

- (d) the requirements for a stormwater management plan to be submitted prior to a development permit being issued as listed in Section 2.8(b), *Site Drainage*;
- (e) the hours of construction as outlined in Section 2.10, *Construction Noise*; and
- (f) the requirements for an archeological resource impact assessment (ARIA) to be submitted prior to a development permit being issued as listed in Section 2.16 (a), *Archeological Resource Impact Assessment*.

3.4 Upon conveyance of land by the Owner to either:

- (a) the road authority for the purpose of creating or expanding a public street over the Property; or
- (b) the Municipality for the purpose of creating or expanding any municipally owned facility over the Property;

registration of the deed reflecting the conveyance shall be conclusive evidence that that this agreement shall be discharged as it relates to the public street or public facility, as the case may be, as of the date of registration with the Land Registry Office, but this Agreement shall remain in full force and effect for all remaining portions of the Property.

3.5 Notwithstanding the foregoing, discharge of this agreement is not a substantive matter and this agreement may be discharged by Council without a public hearing.

3.6 Notice of Intent to Discharge this Agreement may be given by the Municipality to the Owner following a resolution of Council to give such Notice:

- (a) as provided for in Section 4.1, *Commencement of Development*, of this Agreement; or
- (b) at the sole discretion of the Municipality, with or without the concurrence of the Owner, where the Development has, in the reasonable opinion of Council on advice from the Development Officer, ceased operation for a period of at least twenty-four (24) months; or
- (c) at any time upon the written request of the Owner, provided the use of the Property is in accordance with the Land Use By-law or a new Agreement has been entered into.

3.7 Council may discharge this Agreement thirty (30) days after a Notice of Intent to Discharge has been given.

PART 4 IMPLEMENTATION

4.1 Commencement of Development

- (a) The Owner may not commence any construction or use on the Property until the Municipality has issued any development permit, building permit and/or occupancy permit that may be required.
- (b) Development as provided in Part 2 of this Agreement shall commence not later than twenty-four (24) months from the date this Agreement is signed. If, in the opinion of the Development Officer, this time limit has not been met, this Agreement may be discharged at the option of the Municipality by resolution of Council in accordance with Section 229 of the Municipal Government Act thirty (30) days after giving Notice of Intent to Discharge to the Owner. Upon the written request of the Owner, the Municipality, by resolution of Council, may grant an extension to the date of commencement of development without such an extension being deemed to be an amendment to this Agreement.
- (c) If the Owner is bona fide delayed from commencing the development for reasons which are beyond the Owner's control, the determination of which shall be at the sole discretion of the Development Officer, then performance by the Owner is excused for the period of the delay and the time period for the Owner to perform their obligations shall be extended by the Development Officer in writing for an equivalent period, without such an extension being deemed to be an amendment to this Agreement.

4.2 Material to be Provided

- (a) The Owner shall provide record drawings to the Development Officer for any portion of the development for which an engineered design is required, within ten (10) days of completion of any work which requires the engineered design.
- (b) The Owner shall, upon written request, provide the Municipality with copies of any documentation, permits or approvals required by Provincial or Federal governments or agencies.

PART 5 ADMINISTRATION and COMPLIANCE

5.1 Compliance with Other Bylaws and Regulations

- (a) Nothing in this Agreement shall exempt the Owner from complying with Federal, Provincial and Municipal laws, by-laws and regulations in force or from obtaining

any Federal, Provincial, or Municipal license, permission, permit, authority, or approval required thereunder.

- (b) Where the provisions of this Agreement conflict with those of any by-law of the Municipality applicable to the Property (other than the Land Use By-law to the extent varied by this Agreement) or any statute or regulation, the higher or more stringent requirements shall prevail.

5.2 Severability of Provisions

The provisions of this Agreement are severable from one another and the invalidity or unenforceability of one provision shall not affect the validity or enforceability of any other provision.

5.3 Interpretation

- (a) Where the context requires, the singular shall include the plural and the masculine gender shall include the feminine and neutral gender.
- (b) Where the written text of this Agreement conflicts with information provided in the Schedules attached to this Agreement, the written text of this Agreement shall prevail.
- (c) References to particular sections of statutes and bylaws shall be deemed to be references to any successor legislation and bylaws even if the content has been amended, unless the context otherwise requires.

5.4 Municipal Responsibility

- (a) The Municipality does not make any representations to the Owner about the suitability of the Property for the development proposed by this agreement. The Owner assumes all risks and must ensure that any proposed development complies with this Agreement and all other laws pertaining to the Development.
- (b) Any failure of the Municipality to insist upon a strict performance of any requirements or conditions contained in this Agreement shall not be deemed a waiver of any rights or remedies that the Municipality may have and shall not be deemed a waiver of any subsequent breach or default in the conditions or requirements contained in this Agreement.

5.5 Breach of Terms or Conditions

Upon breach of any term or condition of this Agreement, the Municipality may notify the Owner in writing. In the event that the Owner has not cured any such breach or entered into arrangements with the Municipality related to such breach to the Municipality's satisfaction, acting reasonably, within six (6) months of such notice then the Municipality may rely upon the remedies contained in Section 264 of the *Municipal Government Act* and may enter the land and perform any of the terms contained in the Development Agreement, or take such remedial action as is considered necessary to correct a breach of the Agreement, including the removal or destruction of anything that contravenes the terms of the Agreement and including decommissioning the site. It is agreed that all reasonable expenses, whether arising out of the entry on the land or from the performance of the terms, are a first lien on the land that is the subject of the Development Agreement.

5.6 Costs

The Owner shall pay all costs associated with the advertising required for this Agreement, the costs of registering this Agreement, and all costs associated with any amendment or discharge thereafter.

5.7 Development Agreement Bound to Land

This Agreement shall be binding upon the parties hereto and their heirs, executors, administrators, successors and assigns, and shall run with the land which is the subject of this Agreement until such time as it is discharged by the Municipality in accordance with Section 229 of the Municipal Government Act.

5.8 Assignment of Agreement

The Owner may, at any time and from time to time, transfer or assign this Agreement and its rights hereunder and may delegate its obligations hereunder to an assign, successor, heir, or purchaser of the land bound by this Agreement.

5.9 Written Notice

- (a) The Municipality may serve notice on the Owner personally or by ordinary mail which shall be deemed to have been received within three (3) business days of mailing, addressed to 124 Cottage Street, Windsor, or at any other address provided by the Owner.
- (b) The Owner may serve notice on the Municipality by registered mail addressed to the Chief Administrative Officer, Municipality of the District of West Hants, 76

Morison Drive, P.O. Box 3000, Windsor, NS, B0N 2T0, or at any successor address provided by the Municipality to the Owner.

5.10 Full Agreement

This Agreement constitutes the entire Agreement and contract entered into by the Municipality and the Owner. No other agreement or representation, oral or written, shall be binding.

IN WITNESS WHEREOF this Agreement was properly executed by the respective parties hereto on the day and year first above written.

SIGNED, SEALED AND DELIVERED

In the presence of:

Witness

Witness

Witness

Witness

) **WEST HANTS REGIONAL MUNICIPALITY**

)

)

)

Per: _____

) Abraham Zebian, Mayor

)

)

) Per: _____

) Deanna Snair, Municipal Clerk

)

) **HANTS COUNTY RESIDENCE FOR SENIOR**

) **CITIZENS**

)

)

)

Per: _____

) Peter Murray, Chairman of the Hants County

) Residence for Senior Citizens Board

)

)

Per: _____

) Krista Beeler, Administrator of the Hants

) County Residence for Senior Citizens

**PROVINCE OF NOVA SCOTIA
COUNTY OF HANTS**

ON THIS day of , A.D. 2022, before me, the subscriber, personally came and appeared , a subscribing witness to the foregoing Indenture, who, having been by me duly sworn, made oath and said that **WEST HANTS REGIONAL MUNICIPALITY**, one of the parties thereto, caused the same to be executed in its name and on its behalf and its corporate seal to be thereunto affixed in h presence.

A Commissioner of the Supreme Court of Nova Scotia

**PROVINCE OF NOVA SCOTIA
COUNTY OF HANTS**

ON THIS day of , A.D. 2022, before me, the subscriber, personally came and appeared , a subscribing witness to the foregoing Indenture, who, having been by me duly sworn, made oath and said that, **Peter Murray**, one of the parties thereto, signed, sealed and delivered the same in h presence.

A Commissioner of the Supreme Court of Nova Scotia

**PROVINCE OF NOVA SCOTIA
COUNTY OF HANTS**

ON THIS day of , A.D. 2022, before me, the subscriber, personally came and appeared , a subscribing witness to the foregoing Indenture, who, having been by me duly sworn, made oath and said that, **Krista Beeler**, one of the parties thereto, signed, sealed and delivered the same in h presence.

A Commissioner of the Supreme Court of Nova Scotia

AFFIDAVIT OF CLERK
WEST HANTS REGIONAL MUNICIPALITY

I, Deanna Snair of _____, Hants County, Nova Scotia make oath and swear that:

1. I am the Clerk of the West Hants Regional Municipality (The “Municipality”) and I have personal knowledge of the matters to which I have sworn in this Affidavit.
2. The Municipality is a body corporate pursuant to the Municipal Government Act, S.N.S. 1988, c.18, as amended.
3. I acknowledge that the Municipality executed the attached Instrument by its proper designates duly authorized in that regard under seal on the date of this Affidavit pursuant to subsection 13(3) of the Municipal Government Act, S.N.S. 1988, c.18, as amended. This acknowledgement is made pursuant to subsection 31(a) of the Registry Act, R.S.N.S. 1989, c.392 and/or clause 79(1)(a) of the Land Registry Act, S.N.S. 2001, c.6, as amended, for the purpose of registering or recording the Instrument.
4. The Municipality is resident in Canada for the purposes of the Income Tax Act (Canada).

I certify that on this _____, 2022
the Municipal Clerk, Deanna Snair came before me, made oath,
and swore the foregoing affidavit at
_____, Nova Scotia.

A BARRISTER/COMMISSIONER OF THE
SUPREME COURT OF NOVA SCOTIA

Deanna Snair, Clerk

Canada
Province of Nova Scotia

AFFIDAVIT & PROOF OF EXECUTION (CORPORATE)

I, Peter Murray, Nova Scotia, make oath and say that:

1. I am Peter Murray, Chairman of the Hants County Residence for Senior Citizens Board, the "Corporation". Except as otherwise stated I have personal knowledge of the matters to which I have sworn in this Affidavit.
2. I acknowledge that I executed the foregoing instrument on behalf of the Corporation on the date of this affidavit; this acknowledgment is made for the purpose of registering such instrument pursuant to s.31(a) of the Registry Act, R.S.N.S. 1989, c.392 or ss.79 and 83 of the Land Registration Act as the case may be.
3. I verify that I have the authority to execute the foregoing instrument on behalf of the corporation and thereby bind the Corporation.
4. The Corporation is a resident of Canada under the Income Tax Act (Canada).
5. The ownership of a share or an interest in a share of the Corporation does not entitle the owner of such share or interest in such share to occupy a dwelling owned by the Corporation.

I certify that on this _____, 2022
the Deponents came before me, made oath,
and swore the foregoing affidavit at
_____, Nova Scotia.

A BARRISTER/COMMISSIONER OF THE
SUPREME COURT OF NOVA SCOTIA

Peter Murray

Canada
Province of Nova Scotia

AFFIDAVIT & PROOF OF EXECUTION (CORPORATE)

I, Krista Beeler, Nova Scotia, make oath and say that:

1. I am Krista Beeler, Administrator of the Hants County Residence for Senior Citizens, the "Corporation". Except as otherwise stated I have personal knowledge of the matters to which I have sworn in this Affidavit.
2. I acknowledge that I executed the foregoing instrument on behalf of the Corporation on the date of this affidavit; this acknowledgment is made for the purpose of registering such instrument pursuant to s.31(a) of the Registry Act, R.S.N.S. 1989, c.392 or ss.79 and 83 of the Land Registration Act as the case may be.
3. I verify that I have the authority to execute the foregoing instrument on behalf of the corporation and thereby bind the Corporation.
4. The Corporation is a resident of Canada under the Income Tax Act (Canada).
5. The ownership of a share or an interest in a share of the Corporation does not entitle the owner of such share or interest in such share to occupy a dwelling owned by the Corporation.

I certify that on this _____, 2022
the Deponents came before me, made oath,
and swore the foregoing affidavit at
_____, Nova Scotia.

A BARRISTER/COMMISSIONER OF THE
SUPREME COURT OF NOVA SCOTIA

Krista Beeler

Schedule 'A'
Legal Description – PID 45336203

ALL that lot of land and premises situate, lying and being on the Northwestern side of the "College Road:, so-called, in the Town of Windsor which may be bounded and described as follows:

BEGINNING on the Northwestern side of the said College Road at a post in line of fence at the Southeastern angle of the lands hereby conveyed and at the Southwestern angle of lands of one J. Fred Dill;

THENCE to run in a Northwesterly direction along the said line of fence between the lands hereby conveyed and the said lands of the said J. Fred Dill to an angle therein North of a certain well;

THENCE to run in a Southwesterly direction continuing along the line of lands of the said J. Fred Dill to another corner in line of fence;

THENCE to continue in a Northwesterly direction along the line of said fence between the lands hereby conveyed and the lands of the said J. Fred Dill to the line of lands of one C. Eric Boulden;

THENCE to run in a Southwesterly direction along the line of lands of the said C. Eric Boulden to a corner in the line of fence between the lands hereby conveyed and lands of the said C. Eric Boulden;

THENCE to run in a Northwesterly direction along the line of lands of the said C. Eric Boulden to a certain other corner in the said line of fence;

THENCE to run in a Southwesterly direction along the line of lands of the said C. Eric Boulden to a certain other fence between lands of the said C. Eric Boulden and the lands hereby conveyed;

THENCE to run in a Southeasterly direction along the said last mentioned line of fence on the Eastern boundary of lands of the said C. Eric Boulden to the Northwestern side of the said College Road;

THENCE to run in a Northeasterly direction along the Northwestern side of the said College Road to the fence post at the place of beginning, - the same being or intended to be those two certain lots of land secondly and thirdly described in a certain mortgage from the said Kenneth Redden to one Charles F. Redden bearing date the 8th day of April A.D., 1930 and recorded in the office of the Registrar of Deeds at Windsor aforesaid in Book 148, Page 466;

Saving and Excepting thereout that portion of the said lands and premises therein excepted and being referred to as having been conveyed by one Henry Redden and wife to the Rev. George McCawley by deed bearing date the 15th day of July A.D., 1844 and recorded in the said office in Book 28, Page 96.

Also Saving and Excepting therefrom lots A, B and C shown on a plan of lands of S. Stuart Dickie made by W.S. Laurence P.L.S. dated the 7th day of September A.D., 1968 and approved by the Town of Windsor Planning Board on the 9th day of September A.D., 1968 and now on file at the Registry of Deeds at Windsor as Plan no. 499, which said lots are described as follows:

BEGINNING on the North Boundary of College Road at the East boundary of Richard Dill's land;

THENCE along the North boundary of College Road four hundred and forty-three (443) feet;

THENCE North six degrees East (N 6 degrees E) three hundred and thirty (330) feet;

THENCE North eighty-three degrees five minutes East (N 83 degrees 5 minutes E) two hundred and forty-three point 6 (243.6) feet to the boundary of Richard Dill;

THENCE South twenty-two degrees thirty-four minutes East (S 22 degrees 34 minutes E) along Richard Dill's boundary three hundred and twenty-one (321) feet to the place of beginning.

Also Saving and Excepting thereout Lot 14A as shown on Plan no. 8578;

Saving and Excepting Parcel E1 shown on Plan No. 6160;

Saving and Excepting Lots 1-14 inclusive and Parcel KD-1 all of which is shown on Plan no. 6142.

SUBJECT to a right of way/easement in favour of Minas Basin Pulp and Power Company as recorded in an Agreement recorded in Book 153 at Page 316;

*** Municipal Government Act, Part IX Compliance ***

Not Subject To:

The parcel was created by a subdivision that predates subdivision control or planning legislation or by-laws in the municipality and therefore no subdivision approval was required for creation of this parcel.

Schedule 'B'
Site Plan



Attachment D
Public Information Meeting Notes
January 13 – January 28, 2022
File 21-20: College Road, Windsor PID 45336203

Meeting date and time	A virtual Public Information Meeting was held on January 13, 2022 beginning at 6:00 p.m. The meeting was live broadcast on the Municipal Facebook page.
Attending	<p>In attendance:</p> <p>One (1) Councillor:</p> <ul style="list-style-type: none"> • Councillor Ivey (Chair) <p>Four (4) members of staff:</p> <ul style="list-style-type: none"> • Madelyn LeMay • Senior Planner Poirier • Planner Dunphy • Meeting Secretary Lake <p>The following members of the public requested Zoom invites to the meeting:</p> <ul style="list-style-type: none"> • Mark Cameron • Garth Hartlin • Steve Porter • Harold Adams • Judy Grant • Janet Naugler • John Naugler • Louis Coutinho • Scott Shanks • Reid MacDuff • Barb Hughes • David Strum
<p>Applicant Krista Beeler and Ed Sherman at Dykeland Lodge on behalf of the Hants County Residence for Senior Citizens</p> <p>Property College Road, Windsor PID 45336203</p>	<p>Planner Poirier outlined the application to enter into a development agreement to permit a variety of uses including affordable and senior housing, long term care, assisted living, independent living, commercial space and a community centre on the property at PID 45336203 on College Road.</p> <p>A formal presentation was not made by the applicant.</p>

Comments

Comments from the public could be submitted to Planner Poirier by mail, e-mail and telephone between January 14 – January 28, 2022.

Six (6) members of the public spoke at the Public Information Meeting, eleven (11) written comments were received via email and eight (8) verbal comments by phone. The questions and comments from the public are summarized below. Email responses are attached. Staff responses are included in purple.

At the Public Information Meeting the following comments were made:

- Barb Hughes requested clarification on the location of the property and distance from Lake Pisaquid
- Jim Wilcox discussed the traffic impact of the project as the design shows a long cul-de-sac with the only entrances/exits to College Road. He is concerned it would be another Crossing development with one way in / one way out. He mentioned that there was a traffic study done when the hockey rink was proposed to be located out behind Dill Farm. The study showed an option of an alternate exit across to Hwy 14. He noted that he feels any connection to Haliburton/Clifton Avenue would not be ideal.
- Mark Cameron from Gladys Manning stated it is great to see this development, however he is worried about the construction noise, dust, heavy equipment, etc. over a 10-year construction timeline. He also mentioned that College Road needs some work. Sara noted that College Road is planned to be upgraded in 2022-23. Mark was concerned that heavy truck traffic may destroy the road.
- Reid MacDuff was interested to know the discussions Sara had with the Traffic Authority related to an alternative exit. Sara stated that discussions with the Traffic Authority were very preliminary and had not been discussed with the developer. They discussed a road across to Hwy 14 (dyked marshland with strict land use regulations), with another option being a connection up to Clifton Ave. or Haliburton Ave. (crossing private property; developer would have to negotiate).
- Steve Porter from King Edgehill stated the development will be good for the community, however he is also

worried about traffic and an alternative access as he doesn't want to see more traffic going through the Kings Edgehill School property.

- Judy Grant a homeowner on Kingsview Drive stated she currently lives on a quiet street which will now be abutting a major development. She noted that Kingsview Dr. looks like one of the main feeders into the development which she is upset about. She is also shocked that the proposal has a community centre and commercial uses. When she first heard about the development it was supposed to only be a nursing home, not this size and scale of development. She stated the proposal is showing about 284 units which could mean up to 1000 people living there.

Telephone conversations included the following:

January 17th, 2022

- Kathryn Duffy a resident living on Kingsview Drive called to say she is creating a "community response" to the development with help from other residents living on Kingsview which will be submitted by the January 28 deadline. Kathryn noted that residents are okay with the proposed long term care facility but have concerns about the commercial and community centre, the amount of hard surfaces and stormwater management. She noted that residents on Kingsview Dr. have had to invest in stormwater management of their own because of the runoff from the field. She has experience with community consultation and would like the opportunity to speak with Dykeland Lodge and the Municipality on the proposal.

January 19, 2022

- Cheryl Barker was interested in the types of uses that are being proposed and wanted more information on the difference between long term care, assisted living, disability, independent living and seniors and affordable housing. She was concerned that the affordable housing may be rented out to families. She also wondered if there was a possibility of the proposal not including the commercial and community uses that envelope the residents on Kingsview Dr. Cheryl is concerned that the commercial and community uses are too extravagant, will

take away from the existing uses in Windsor and will be disruptive to residents on Kingsview Dr. She had questions about the two access points through College Rd and Kingsview Dr which both exit to College Road and onto King Street. She said other options for a secondary exit would be Wiley Avenue or Clifton Avenue for safety of evacuating residents in an emergency situation.

- Barbara Redden a resident on Haliburton Avenue is very concerned that the development may connect to Haliburton Ave in the future. Sara noted that this connection would only be possible if a ROW agreement is entered into with any property owners between Dykeland Lodge's property and Haliburton Ave. Barbara was also concerned with traffic that would be directed to College Road, potential effects on wildlife (fox), and lack of transparency from the developer. The initial proposal they heard about was just for a nursing home and now this massive development is being proposed. She would recommend Dykeland Lodge hold some sort of open house to hear residents concerns. Barbara would also like a copy of the report that gets submitted to PAC/HAC sent to her email.
- Kathryn Duffy called to request an extension to the PIM comment period as she has about 30 residents wanting to provide a group community response to the development. Sara noted that no additional time could be provided as the same comment period duration is set for all applications, and the comment period was already advertised in the paper, at the meeting, with a sign on site, on the website and in letters to abutting lot owners.

January 20, 2022

- Sally Ferguson asked questions about how the development was going to be financed and who the developer would be "as Dykeland does not have that kind of money". Sara gave her Krista's phone number to ask those specific questions. Sally has concerns about traffic on College Road as it is not currently functioning well and suggested the road should be widened. She appreciates that Dykeland requires a new building and location however does not want the other uses being proposed. Sally noted that she is concerned that College Rd

recreation uses (snowshoe, walking) and animal habitats (coyotes, geese) will be impacted.

January 25, 2022

- Shelley Currie lives on College Road close to where the proposed driveway would be for the new development. Shelley asked questions about the different types of uses that are proposed and the process for development to take place on the lot. She noted that she was not opposed to the “strip mall” however wanted it to be limited to residents of the new development, not open to all residents of Windsor. She also had concerns with the hours of construction with hopes that it would not start before 7 a.m. She understands the need for development in the area.
- Barb Hughes and Jim Wilcox called. Jim sent Sara some information via email on a property that is currently for sale which he believes may be able to provide access from College Rd to Hwy 14 and he sent the Halifax Specifications Manual regarding cul-de-sacs. Barb said this is a well needed project and liked the idea of the community centre portion. She is concerned with the impact on quality of life if there is a connection to Haliburton Ave or Clifton Ave as many people walk, ride their bikes, and there’s lots of wildlife in the area. Jim commented that he believes the property that is currently for sale (PID 45052016) could provide a viable option for access from College Road to Hwy 14. He is also concerned that College Road is currently a long dead-end cul-de-sac and wants to ensure that the proposed development does not end up like the Crossing with one way in / one way out. He said these issues should be addressed prior to this development being approved and that a traffic study could be completed to determine the best alternative entrance/exit from the proposed development.
- Sara received a call from Harold Adams who lives on College Road. Harold stated that he thought the developer was the Municipality and Province. Sara confirmed that the property owner and applicant is Dykeland Lodge. He also thought that the Municipality was widening College Road to provide the upgrades (paving and sidewalk). Sara confirmed that the

	<p>Municipality is working within the current right-of-way. He also wanted to know the timeline on the project, assuming that Dykeland was breaking ground this spring. Harold also listed concerns with:</p> <ul style="list-style-type: none"> • whether there is a need for a new community centre; • the “strip mall” and the vacancies it can cause elsewhere. He stated there are already vacancies in Ft. Edward Mall and the downtown commercial area; • that when Gladys Manning was proposed they had stated there would be a road connecting to Hwy 14 from College Rd. This was never done, and now more development is proposed; • issues with the intersection of College Rd and King St; • increased traffic on College Road and safety concerns when there are sports games, as people park on the side of College Rd making it difficult for people to get in and out of College Rd as it is. <p>Harold noted that there are three potential options to establish a connection from College Rd to Hwy 14:</p> <ol style="list-style-type: none"> 1. Purchase a strip of land off the lot that is currently for sale (PID 45052016); 2. Use the Municipalities 50 ft water right-of-way/easement; 3. Already a public road past Manning Drive, known as the farming rd. or “pole rd.” <p>Harold also stated the developer should remove the commercial and community centre component.</p> <ul style="list-style-type: none"> • A submission entitled “Community Response” was received on January 28, 2022, with the primary contact listed as Kathryn Duffy. It is attached at the end of the PIM notes.
Adjournment	The meeting was adjourned at 6:33 p.m.

Public Email Responses Submitted for the Application PIM

From Mark Cameron – January 7 and January 19, 2022

Sara,

Thank you very much and appreciate the invite to the PIM.

As a next door neighbour offering some of the same housing services, and also a nonprofit, we are a bit concerned as to what this will mean for our operation at Gladys Manning. Gladys Manning has had a presence in Windsor close to 30 years. I'm sure this development will be a great addition to the community but it just came as a big surprise when we read the article after the fact. It would have been nice to have at least been approached by the planning commission in the early stages of the planning and asked for some feedback. In late 2019 we had preliminary talks with the province in regards to adding nursing home beds on the Gladys Manning property.

Please don't get me wrong, I am very happy for these much needed housing services for the area, but as a company we would be remiss if we did not consider potential risks such as, lost revenues due to vacancies, staffing issues that this project potentially could have. As a non profit there is not a lot of "wobble room" for lost revenues. We do realize this project won't be completed overnight allowing us time to try to plan for the future.

I thank you for listening to my ramblings but felt some of these things should be considered when adding a new major development. I have been on the other side of the table before in communities so can appreciate some of the challenges planning has.

Again, I am glad a project such as this is happening in the area and hope we will be better together at meeting a need in the community. Looking forward to the information sessions.

Sara,

Some of our major concerns in regards to this proposal are:

- Noise levels, dust, construction traffic and 10 years is a long time to put up with construction noise, especially in that area. When we built the first couple phases of the Manning there were no close neighbours and construction was completed in a timely fashion. Even with the last phase, noise levels were buffered by the ample green space. The majority of this development will be almost directly across from it. So we are concerned in that respect.

- Looking forward, and maybe it is not going to be an issue later, but staffing has currently been a real challenge as it is very hard to find staff in the area. This is something that also has to be considered. A new nursing home opened in Moncton a few years ago and could not fully open due to the fact they could not staff the facility. It is a real challenge and needs also to be considered in the planning.
- Other concern(more operational) is the potential migration of tenants to a “new” facility. This is something we can expect but with our price range it may help us in regards to new rental properties.

This is more of our operational concern for us but real nonetheless.

These are some honest concerns and thanks for taking the time to record them.

From Danny Dill – January 14 and January 17, 2022

Dear Ms. Poirier,

Unfortunately I could not attend the virtual meeting of January 13,2022 concerning the proposed Dykeland development on College Road. I did however seen it today with your presentation and public comments/concerns.

As one of the largest land owners next to this project that borders one entire side and also across from the entrances to the Dykeland Village, I would like to state that I fully support and welcome this wonderful project. This is much needed not only here, but everywhere these days as we see in the news.

Our family has lived, farmed, and operated a giant pumpkin/ Long Pond Hockey tourism destination for many generations going back to 1878 here on College Road. We have lived and experienced all the developments throughout that time which have all contributed to the community.

Of course my concern, as others, is the condition of College Road and the increased amount of traffic that we have now and obviously a lot more in the future. This was one of the major concerns/drawbacks that residents and the public had back in only recent times when the original Arena was first proposed and planned here on College Road. As we know, that ultimately failed here unfortunately, speaking for myself by the way but just wanted to make that point! Back in the day when my father Howard was alive about 15 years ago, the original Town Of Windsor had spoken to him about widening the road which would require encroachment most likely on the frontage of our properties to make it possible. So be it, but

here we are today still waiting when I see so many other smaller streets getting complete makeovers before College Road! A much bigger, busier and tax based street?

Part two is the juggernaut at College Road/King Street. It is getting worse and traffic coming from town travelling much faster since changes were done by the Town. So lights and widening would be required. Another access be wonderful. Not sure if you knew there is an old "pole road" that runs from College Road to Route 14 Chester Road that has been used for decades and not sure if this could be utilized?

What a find ironic Dykeland Village will now finally have a view of our dykelands, lol.

If you have any questions please do not hesitate to contact me.

Regards,
Danny Dill

Hi Sara,

Great, many thanks. One other subject that was discussed during your recent meeting was concerning residents "using trails for walking/skiing etc on the subject property". I honestly during all these years never witnessed anyone using the back of this property for walking and so forth, it is very dense rough terrain at the back end. I know, we fenced the back property for many years since early 1970s when we had cattle. They are mistaken or confused with property lines, they have been using my property and the Gladys Manning property all these years!

Also I can appreciate KES concerns regarding traffic going through their property, especially safety for staff and students!

I just thought the developer/planning etc would like to know this as well.

Best regards,
Danny

From Carol MacKenzie – January 16 and January 18, 2022

Hi Sara

I live on Clifton Avenue in Windsor and understand that the proposed development might have a second exit on Haliburton Avenue and would affect the traffic passing my house. I did not

receive any information on the development. Could you email me the information about it so that I can comment on it if necessary? Thank you.

Carol MacKenzie

Hello Carol,

Thank you for your email. I have attached the presentation from the Public Information Meeting on Thursday January 13 regarding the development agreement application for Dykeland Lodge on College Road. The video of the meeting can also be viewed on the Municipal Facebook page (you do not need a Facebook account to watch the video)
<https://www.facebook.com/RMWindsorWestHants/>

During the meeting residents discussed their concerns about the entrance/exit from the proposed development to College Road. I noted that I have spoken to the Municipal Traffic Authority and we briefly discussed the potential of a second exit or emergency exit across to Hwy 14 with the other option being the developer negotiating an entrance/exit to the Haliburton or Clifton Avenue area. Neither option has been discussed or is actively being pursued by the developer at this time.

Any comments on the proposal can be submitted until January 28. They will be shared with the developer and the Planning and Heritage Advisory Committee (PAC/HAC).

All the best,

Sara

Thank you for the information. I live at 737 Clifton Avenue and believe that my property is within the 300 feet. We will certainly be affected by the construction noise. Please notify me of any future developments in this project. Thanks again.

From Lorraine Veinot – January 19, 2022 (submitted through the General Feedback form on the Municipal Website)

I'm 100% against this Dykeland complex EXCEPT FOR THE 128 room long term care facility building. It's self. We all understand the need for the Dykeland building to be replaced and relocated. But absolutely NOT A COMMUNITY CENTRE OR LOW RENTAL GOVERNMENT ASSISTED APARTMENT BUILDING OR COMMERCIAL SPACE DEVELOPMENT OF ANY KIND. WE CAN NOT safely travel our narrow road as it is. This thought of the added traffic is unbelievable. I cannot understand HOW THIS CRAZY SCHEME IS EVEN BEING CONSIDERED FOR THIS AREA. AND

FOR OUR CHILDREN'S SAFETY and right to live here in our privately OWNED HOMES IN PEACE AND QUIET. THATS WHY WE BROUGHT OUR HOMES HERE AND not in a developed area or an area that we believed could be developed like this proposal. I find this whole thing UNBELIEVABLE.

Regarding the email that I sent a few minutes ago on Wed.Jan19th regarding for proposed Dykeland project development on my road, I'm requesting that it be forwarded to or provide to any and all COMMITTEES/ WEBSITES/meetings OR ANY OTHER business CONCERNING THIS DEVELOPMENT. And To All concerned. I am 100% against this proposal except, for the development of a 128 room long care faculty it's self.

From Bob and Sandra Langdon – January 19, 2022

I have attached our comments on the proposal to establish a new seniors/nursing complex on College Road.

I hope the you will take the time to review and properly consider our comments.

Thank You

Bob & Sandra (Alexandra) Langdon

COMMENTS FROM BOB & SANDRA LANGDON
ON THE PROPOSAL TO REZONE LANDS ON COLLEGE ROAD
TO ALLOW FOR THE CONSTRUCTION OF A NURSING HOME

As a general comment we want to give our full support to the project and the rezoning for the establishment of a new nursing home on College Road in Windsor. At this time we are in BC awaiting for highway openings and better weather to safely travel back to Nova Scotia. As a result of us being in BC we are not aware of specific issues and we were not aware of the public meeting as the Notice to Home Owners was not forwarded to us. However; we did receive a number of telephone calls from neighbours after the fact.

The next comments are solely those from Bob Langdon.

My background and experience is as a Professional Engineer with many years of experience in environmental sciences. I served many years with Nova Scotia Environment ending my career as an Executive Director responsible for science and engineering as well as the development of new regulations. I was responsible for the oversight of the Environmental Assessment Process,

for Protected Areas, Climate Change, the development of environment technologies, water resources as well as numerous other issues.

The concern I have is solely related to the access to the area & I understand that this remains a future issue. However; it is best the municipality be informed on and remain aware of specific issues. I am aware that a number of my neighbours have become concerned of a specific proposal to make Haliburton Avenue and Clifton Avenue a second exit-way from the proposal facility resulting in a potentially significant traffic route. Should the municipality wish to consider this route then there are a number of issues you must study and explore by law and there are others that are of engineering, environmental and financial importance.

These issues include the following:

Environmental Issues

- 1) Wetlands;
- 2) Sinkholes/Ponds;
- 3) Species at Risk;
- 4) Rare & Endangered Plants;
- 5) Pond of Significant Interest;
- 6) Species inhabiting sensitive ecological area, such as winter hibernating areas for snakes, dens for foxes, etc., and
- 7) The general ecological resources of the area.

Engineering Issues

- 1) Sink holes;
- 2) Critical sub-surface flow;
- 3) Potential flooding due to unexpected impacts on long established subsurface flows;
- 4) Potential subsidence issues for homes in the area created by potentially redirecting subsurface flows; and
- 5) Upgrades for Haliburton Ave and Clifton Ave due to increased engineering requirements required for higher traffic areas.

Hello Bob and Sandra,

Thank you for your comments on the Dykeland Lodge proposal on College Road. I will ensure they are passed along to the developer and the Planning and Heritage Advisory Committee (PAC/HAC) when they are considering this development agreement.

All the best,
Sara

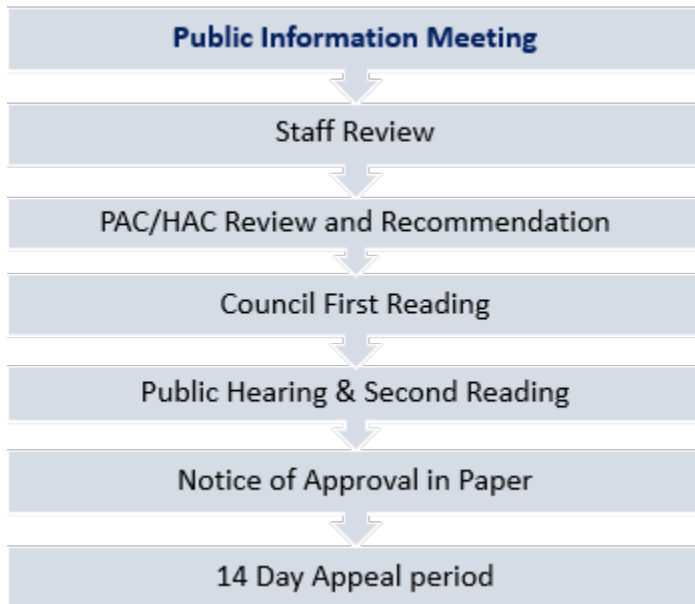
Thank-You for confirming receipt of my comments.

I have one related to process as I do not know the municipal process on consulting with the community. Do the professional staff at the Municipality prepare a summary report with recommends for Council or are they given copies of the comments as received.

Bob Langdon

Hi Bob,

All development agreement and rezoning applications follow this process:



For the Dykeland Lodge application on College Road we are accepting comments for the Public Information Meeting portion until January 28. I will be reviewing all of those comments and using them to assist me in drafting my staff recommendation and the proposed development agreement. All comments are provided (as submitted but without contact information) to the developer and are attached to my staff report that will go to the Planning and Heritage Advisory Committee when the Committee is considering and providing their recommendation on the application.

Let me know if you require any additional information.

All the best,

Sara

Thank-you for the information. I know how comments are received, reviewed and reported at the Department of the Environment but not how West Hants conducted and reported findings.

Bob

From Mike and Barb Wyman – January 21, 2022

Dear Ms. Poirier,

A plan for a new "Dykeland Lodge" and a plan for assisted living units and a plan for affordable housing and a plan for disabled housing - these plans are most admirable , most relevant and very important. I do have concerns. Population growth in the proposed development will require access that is not available without substantial infrastructure planning. The impact on College Road will be excessive. A new roadway to service such a development is vital. One suggestion in the rumour mill is a connector with Haliburton Avenue or Clifton Avenue. Bad suggestion ! To cross the land required would displace the habitat of wildlife, as well as threaten rare plant species. To consider building a road over swampland and countless gypsum sinkholes is inviting financial and ecological disaster. A connector to Route 14 makes more sense on all levels. Although our Municipality, like many, needs critical housing, I am hoping any decision takes all the stakeholders into consideration. College Road is an excellent site for a "New Dykeland" , but if other housing solutions could be found, they would alleviate the stress on College Road. Perhaps the huge lot on Wentworth Road is available, or perhaps the existing Dykeland Lodge could be refurbished. I thank you for your attention.

Mike Wyman

From Ray Snair – January 24, 2022

Sara Poirier,Senior Planner

I am a homeowner residing on Clifton Ave., Windsor. I do not own property on College Rd., however, I frequently walk the section of College Rd. from Bill Wade Drive (KES) to the end of the road.

I sympathize with the lot owners on Kingsview Drive because they would have obtained their properties without the least suspicion that their quiet residential local street would someday become a thru way to a high density development. It was not built to provide for traffic

volumes that could be anticipated for the proposed development. Whereas an access can be provided from the proposed development directly to College Rd. the use of Kingsview Drive would not seem necessary. However, if required for emergency access it could be gated and used for emergencies only. The Municipality has previously approved development on this basis.

Although not part of the proposal that you have received some mention has been made of possible access via subdivision roads to the north of the proposed development and I certainly do not see this as a good solution, again because these subdivision streets are not suitable as thoroughfares.

As I mentioned previously I frequently walk along College Rd. as do many others. Currently the traffic lanes and shoulders are very narrow making it somewhat unsafe for walkers. (I am not aware of any resulting accidents.) I believe the Municipality is currently considering making improvements to College Rd. including construction of a sidewalk. This should be a definite commitment before the proposed development is approved.

It appears that the Development would extend very close to the system of trails on private properties to the north used by walkers, skiers, cyclists, runners and snowshoers but I do not believe it would encroach on the trails.

It would seem that some provision will have to be made to facilitate traffic exiting College Rd. onto King St. due to traffic volume increase.

Ray Snair

From Carol Bradley – January 25, 2022

Hello,

I attach a cover letter and my comments with respect to this application.

Thank you very much.

Carol Bradley

Currys Corner, NS.

January 24, 2022.

West Hants Regional Municipality,

RE: Proposed Development College Road “Dykeland Village”

Dear Mayor and Councillors,

The attached paper, titled ‘Comments College Road “Dykelands Village”, is my submission regarding this proposal.

I would like to elaborate that this submission arises from two personal reasons, as a resident of West Hants now for 30+ years.

The first is professional experience: I have held the appraisal designation CRA (Certified Residential Appraiser) and completed all the course work for AACI (Accredited Appraiser). I have also been one of the provincial assessors for Western region and developed a familiarity not only with the Town of Windsor but also most of the rest of the municipality in the course of 6 years. I have also worked with the former City of Halifax’s Development and Planning department in a supervisory position dealing with re-use and development of municipal properties. This experience, along with enabling several residential units in my own neighbourhood, has led me to a lot of consideration of local land use.

Secondly, I have been a member of a group that hoped to develop a cohousing project locally. I don’t want to go into ‘what is cohousing’ here, but simply to say that these lands were one place we considered. The most we could envision on this site was 20 to 30 units in one building and perhaps another 10-20 units of townhousing and/or ‘Tiny houses’. We felt this honoured the neighbourhood and the land. Hopefully the same consideration for the land and the neighbours might be applied to the current very dense proposal. In any case, a second access for College Road is VERY important.

Thanks you for your consideration.

Yours truly,

Carol Bradley

COMMENTS ON COLLEGE ROAD PROPOSAL (DYKELANDS VILLAGE)

(January 24, 2022)

The proposed development is enormously out of scale for a 20-acre parcel in a rural location. As I read it, there would be 174 housing units PLUS the 128-bed nursing home, PLUS community and commercial space PLUS parking. The neighbours are farms and single family homes. The neighbouring seniors facility is on a larger piece of land and more sympathetically located on its site (as is the only other recently-built Seniors facility, Windsor Elms Village in Falmouth).

There is a natural pond on the site, and the rear is hillside. Has an environmental assessment with regards to drainage been done?

There is a small electric power-line running to the rear of the houses on Kingsview Drive --- directly across the middle of the site. It comes from an unknown source on the far side of Windsor Back Road, behind properties on Dill Road, crosses the dykeland, and once through the subject site appears to continue across the Avon River to an unknown destination. This power line will require an easement. Has the proponent determined the purpose of this power line, ownership, age and made feasible arrangements for re-location?

Water and sewer requirements for a development of this density will be substantial. Have the proponents determined with the municipality whether upgrades to local services are necessary and who will pay?

Loss of farmland: has attention been paid to the loss of 20 acres of productive dykeland for farming?

ACCESS TO HIGHWAYS: This is far and away the most important point to be considered concerning development of this site, or any other site on College Road, including greater development on the Manning site. There is no safe year-round access for fire vehicles, other large-scale vehicles or large numbers of residents to be evacuated. College Road is not adequate. The cost to widen it to a modern standard road would be prohibitive: either properties would have to be bought on the south side or compensation would have to be paid to Kings-Edgehill on the north side. AND in both cases, property would need to be acquired at the intersection with Highway 1 (King Street), AND there would still only be ONE point of access to King Street, on a curve.

Another access through several private properties to Haliburton or Clifton Avenues will require not only complex property acquisition but also engineering design to suit the terrain. The only process that makes sense is to make a new road across the Kingsmeadow to Highway 14 to meet HWY 14 close to Dill Road. Engineering and property-wise, this is very simple. In fact a property with access to both College Road and Highway 14 is already listed for sale. I have heard the comment that marshlands or agricultural bodies may have a disinclination to a road

crossing the dykelands; however the road could be built as a connector, without allowing development to either side.

In conclusion, I believe there is no case for a very dense development on this site, but for one more in keeping with the neighbourhood. In any case, the issue of a second exit for folks on College Road including the current Manning residences should be dealt with forthwith.

Carol Bradley, Currys Corner.

From Greg and Lorie Dickie – January 25, 2022

Good morning Sara.

I am a long time resident of College Road, having bought our present property at #327 around 1974. When we took up residence here, the street was a small community of farms, Kings College school and a few residential properties. Traffic on the street was light to almost non-existent. Then came the developers for what has become the Gladys Manning retirement community. A public meeting was held with a large number of college road residents and the local community attending. The main thrust of the meeting at that time was rezoning the property for development from agricultural, to allow for the Manning development proposal to go forward. Many other issues were discussed. Foremost among them, traffic concerns. The then town council promised us a new and wider road should the proposal (for the Manning development) pass.

Needless to say we're still waiting for the road improvement promised years earlier. In that time the Gladys Manning has gone through three stages of development with a threefold increase in traffic. Many of these folks (myself included) often use the short-cut through the Kings-Edgehill school to access downtown services. This is because of the near impossibility of getting off College road by a left turn. I know that the school (Kings-Edgehill) has expressed concerns with a potential increase in traffic through the school, should the full proposed development for College Road take place. Their concern is valid and should be given it's due weight. Further, should the proposed development, in it's entirety take place, present owners of residential properties on the road will find it difficult to get out of their driveways.

You will read from this letter that our concerns regarding this development proposal are threefold: untenable traffic volumes on the street,(even if widened), overdevelopment in a relatively small space and a massive impact on current residents, many of whom bought their properties to enjoy a quiet semi-rural lifestyle for themselves and their families. Further, should the municipality/developer make the prime access through the Kingsview subdivision, there will be a significant loss of privacy and a massive negative impact on those living there.

Most of us (residents) would have little difficulty with a new Dykeland Lodge built within the site proposed. Our concerns center upon the proposed 80 units of affordable and senior's

housing ,a community center and strip mall (a commercial enterprise) on what is really a residential property. Pharmacies, corner stores, cafes etc. in the latter, is a massive overreach that will further increase traffic volumes.

I would like to know who the prime developer will be and presume this project will go to tender. To what extent is potential profit (for both developer and municipality) playing a part in this development plan and will such profit come at the expense of College road resident?

Sincerely: Greg and Lorie Dickie

From Phil Ellwood – January 27, 2022

Dear Madam and Sirs,

Even if it was permitted to zone the subject property CRCDD, which it isn't, the location is not appropriate for several reasons:

1. College Road is not adequate for the traffic that would be present during and after construction.
2. The property is environmentally sensitive.
3. The property may have First Nations archeological significance.
4. It is agricultural land, vital to food security.

From what I read in the news, it seems that West Hants is desperate for revenue and will sell out at the expense of future generations. Another example is the property around Fort Edwards that Council wants to sell. Desperate people do desperate things.

There is wide open space in the middle of (former) town by the hospital that would be much more appropriate. Put it there.

I expect Council to follow the spirit of the MPS and reverse the rezoning. Otherwise, I will pursue every remedy possible.

Thank you for your consideration.

--

Phil Ellwood, MBA, P.Eng.

Windsor, NS

Community Response

College Road, Windsor PID 45336203 - Development Agreement



Primary Contact

Kathryn Duffy, Kingsview Dr

crcrdl.info@gmail.com

Prepared / Edited by

Kathryn Duffy – Kingsview Dr

Tim Dove – Kingsview Dr

John Naugler – Kingsview Dr

Judy Grant – Kingsview Dr

Janet Aucoin – Kingsview Dr

Phil Ellwood, P.Eng. – King St & College Rd

Brian Gregory – College Rd

Crystal Gregory – College Rd

Rebecca Hatchard – Kingsview Dr

Community Response

This Community Response was prepared by a group of residents from Kingsview Drive and College Road, with the help and participation of residents in the affected area. The goal of this report was to collect and represent the feelings and concerns of the current residents of the affected area to provide evidence that a proper community consultation process is warranted.

It bears specific mention that the group has no intention to try to block the relocation of Dykeland Lodge to this property. Rather, we have important and valid concerns with regards to the extent of the additional elements of the proposed development and the necessary improvements to infrastructure needed to support it. **The proposed development in its entirety promises to be one of the most densely packed properties in the Town of Windsor.** In its entirety, the proposed development is not in line with the Windsor Municipal Planning Strategy and the longstanding Future Intended Use Map for the area and will have dramatic negative impacts and changes to our community. We wish to be a cooperative member of the planning process. Our group's goal is to work with Dykeland Lodge and the Municipality of West Hants to revise the proposal so that it helps to preserve the essence which makes ours a great community and makes Windsor one of the best places to live in Nova Scotia.

Introduction

The subject property has been used by the Dill family as farmland for over 40 years. The community was under the impression that there was an informal 50 year "handshake" agreement between the Province and the Dill family that they could use the land as pasture and farmland. The Town of Windsor [Municipal Planning Strategy](#) and its [MAP 1 - Generalized Future Land Use](#) have designated the subject property as Residential since 2005 and as recently as Sept 2021. Many residents purchased their home on College Road or Kingsview Drive because of the idyllic, country-like setting and the "promise" from the Municipal Planning Strategy that their community would remain a residential and agricultural community.

In the Fall of 2020, the land was seeded, as usual, for the following spring. In February 2021, the community was surprised at the announcement of the sale to Dykeland Lodge. While we were a bit upset at the lack of communication prior to the announcement (particularly the lack of even notification to the Dill family), we were not unduly concerned based on the information provided verbally by the Province and the assumption that local residents would be sufficiently engaged throughout any potential rezoning and development agreement process and that the Municipal Planning Strategy would protect and preserve our community.

A while back, I happened to be out walking when I noticed a group of people at a spot on College Road, beside the Gladys Manning property line, with some easels just finishing what seemed to be a press conference of sorts. They were just packing things up when I spoke to them and Chuck Porter told me this was to be the new site of Dykeland Lodge, with access off of College Road. I thought at the time that it was a wonderful idea and told them so, throwing my support behind it. I spread the word in the neighbourhood that Dykeland Lodge were going to be our new neighbours. Other than the odd person concerned about increased traffic on College Road, and the need for an upgrade of the road itself, before any construction was allowed, there were not any real concerns. Gladys Manning has been a good neighbour on this road and has added to the residential, institutional, and agricultural usage of our area. Dykeland Lodge was welcomed.

- Judy Grant, Kingsview Dr

Local residents had numerous conversations throughout this past summer as we gathered outside in small (properly distanced) groups, while kids biked and played basketball or street hockey on Kingsview Drive and College Road. While there were questions on the scope of development and traffic impacts, consensus was, as Judy said, the subject property would be a wonderful location for the new Dykeland Lodge. Consequently, the current and future residents of the area would live with dignity in an idyllic country-like setting. We were enthusiastic about the opportunity to reduce crowding for the current residents who lived in an aged building and where they could, like us, wake up and enjoy the sight of the mist slowly rising, the deer majestically grazing on the land, a sneaky fox hunting down and pouncing on its prey, and numerous flocks of birds. What a wonderful way to spend their remaining years. We imagined Dykeland Lodge residents, seniors, and their families enjoying the green space, with room for pickleball courts, mini golf, lawn bowling or croquet, community gardens with raised beds, several outdoor gazebos and many benches and bistro style seating, to encourage getting outside with fresh air and the peace that comes from this beautiful location.

We assumed we would be adequately notified (more than a paltry token advertisement in the Chronicle Herald and Facebook post) of the proposed rezoning and there would be careful deliberation in order to retain the intention of the Municipal Planning Strategy, balanced with the need for Long Term Care and senior housing.

As you will see from this community report and the feedback provided directly to the Municipality, our community was blindsided by the scope of the proposed development

presented at the Public Information Meeting on January 13. We were equally as blindsided to discover that the rezoning to W-CR-CDD had not been just initiated, but it had already been approved, perhaps not intentionally but effectively covertly, in the Fall with no actual participation from the local community. A lack of attendance and participation does not signify support. It signifies either ambivalence or an inadequate notification method. Based on the response to this proposed development agreement, we can concur it was the latter.

The proposed development agreement, as presented at the Public Information Meeting, is vague and disturbing in what it contains and particularly what it lacks. There is scant information available on any dimension of this proposal for the community to make an informed decision, formulate specific concerns, and questions. Concerns over traffic and social and environmental degradation need to be addressed. Recently it has come to light that the local First Nations People have their own concerns.

We do not understand why the public information meeting occurred while Dykeland Lodge was unable or unwilling to engage with the local residents. We understand from a conversation with Krista Beeler, Administrator of Dykeland Lodge, that they are under an effective gag order until the Province provides them with a Project Manager. Why was the Public Information Meeting not delayed until the Developer could directly speak with the public? The Proposal itself was launched *fait accompli* and the residents were given a mere two weeks to respond.

The way this entire process has unfolded has given the impression of a rushed, secretive plan, formulated with the hope of bypassing the input from the local community and entirely disregard the Municipal Planning Strategy for this area. It makes many of the residents in our community feel that our concerns are of no consequence to the Municipality or Dykeland Lodge. In fact, most of residents on College Road were not even notified of the Public Information Meeting, while all residents of Haliburton Avenue (well beyond the 300 ft mailing perimeter) were all notified. This further lends weight to the thought that the Municipality does not care for the concerns and opinions of our community. Again, our concerns are not merely a “not in my backyard” attitude. Rather, real problems with the development, as shown in this report, need to be addressed.

Without a doubt, Dykeland Lodge needs improved and expanded facilities. This property could be a wonderful idyllic location for them within a very supportive, wonderful community. However, the current proposal seems to be one-sided in its inception. There needs to be cooperation and serious consultation with the communities affected by the planned development for the project to go forward. This proposed development has completely tossed out the Municipal Planning Strategy for this area, sacrificing our community in order to meet

multiple housing needs on a property that was planned and intended to continue to be residential.

Due to fears that this would be our only real opportunity for the voices of our community to be heard, we did grassroots, resident-driven preliminary community consultation. This is NO substitute for a proper community consultation – we have never done this before! We spent ONE DAY distributing a one-page information pamphlet to any resident who either answered their door or had a mailbox. We learned (sort of!) how to use Facebook and set up a group page. In the matter of several days, we raised funds and engaged a lawyer, not to prepare for a legal fight, but simply to spend several hours to educate us on the basics of planning processes. We have now learned how the process flows from rezoning (if needed), development agreement, development permit, and building permit and that the development agreement process is the last point at which the public is consulted.

Please come talk to us, engage with us, and seek to understand our concerns. We are reasonable people, but we will stand up for our community. Until further assessment, planning, consultation, and deliberation has occurred, our community's collective stance is that **this proposal cannot be approved in its current entirety if our Municipal Councillors respect their own Municipal Planning Strategy and declared policies.**

We formally request a stay on this development agreement in order to permit time for the following to take place in an open, transparent, respectful and collaborative manner:

- Traffic impact assessment, infrastructure plan, and timeline
- Environmental impact assessment
- Runoff water assessment and plan
- Engagement with First Nations
- Detailed proposed development
- Community consultation – collaborative sessions with both Dykeland Lodge and the Municipality

The remainder of this community report contains:

- Facts about our community and why we are so passionate about preserving it
- Questions and concerns related to how this proposed development aligns with existing Municipal strategies and policies
- Our preliminary community consultation approach, findings, and survey responses received by EOD Wednesday, January 26, 2022.

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College Road Community

Imagine you are walking through Windsor for the first time. You know about King's-Edgehill School, Long Pond, and the Dill Farm but little else about Windsor. You see a street that will take you past both. Great history and scenery are observed. Without the constant hum of passing cars and trucks, you can hear all the glorious sounds of nature. People from within and outside the community are walking and biking on the road, stopping to chat with neighbours. Everyone is friendly and waves hello. You come to a cul-de-sac and see children playing safely, riding tricycles, and learning to ride bicycles. A small child says, "Hello" to you. You say, "Hello" back and feel invited to walk up the street. Adults smile welcoming at the interaction from their lawn as they relax with a coffee. You learn from the children that there is a community-wide Easter egg hunt this afternoon and then there will be a street party in the evening. At the end of the cul-de-sac, you see six deer in the field, a flock of pheasants, and a red fox. You notice rare birds at a neighbour's bird feeder.

There is so much camaraderie here, no, so much community here, good, harmonious vibe among the neighbours. How many places like this are there left in Nova Scotia? This community is an essential part of what makes Windsor the best place to live in Nova Scotia.

Our Community

We are a residential and agricultural community located outside of Windsor's Town Centre along College Road. The area affected by the proposed development for Dykeland Lodge is large and diverse. Along College Road and Kingsview Drive, the land use is mainly in single-family homes and farmland, apart from the Gladys Manning Institution and Kings-Edgehill School. On the "backside" of the proposed development, Clifton Avenue and Haliburton Avenue are populated completely by long-standing, single-family residences. Many of these residents walk through King's-Edgehill School to make use of the College Road community's calm streets, fields, and walking paths for daily walks/runs, biking, cross country skiing, and fields in which dogs can run free.

College Road meanders for about 2 Km from Kings Street to dead end in farmland. Along the road is a number of single-family dwellings, King's-Edgehill School, Dill Family Farm, Kingsview Drive (a small subdivision on a cul-de-sac), farmland, and the Gladys Manning Home. While this lends itself to an almost bucolic existence for many of the residents, one need only walk down College Road when students are in transit to King's-Edgehill, during October's pumpkin craze at Dill Family Farm, during soccer season, or as there are deliveries or shift changes at Gladys Manning to realize just how narrow the road is. It also painfully makes one aware of the rough nature of the road itself.

Current vs Proposed Population and Density

College Road Community is home to approximately 195 residents (105 residents in 35 single family houses and 90 residents in Gladys Manning Apartments).

	Units	Residents (approx ¹)
long term care facility	128	128
assisted living facility	42	42 – 84
housing for disabilities	10	10 – 25
independent living units	44	44 – 88
affordable and senior housing	80	80 - 240
TOTAL	304 units	304 - 565

Est Population Density (people per km ²)	Location / Scenario
399	Windsor
80 – 200	Current College Rd Community (higher estimate is when we don't count most of the agricultural land)
3004 – 5585	Proposed development density on the subject property

This proposed development would

- increase the College Road Community's population by an additional 150 – 290%
- be 38 to 70 TIMES more dense than its surrounding area.

¹ The proposed development includes 304 housing units, many of which may house more than one resident. Upon inquiry, neither the Municipality nor Dykeland Lodge disclosed information regarding the unit sizes and ratio of the 80 affordable and senior housing. The Long Term Care rooms are single occupancy. Many of the other units could reasonably house couples. The affordable housing and housing for disabilities could house families of four or more. These are our derived approximations for the realistic population of the entire proposed development.

Highlighted Resident Statements

The peacefulness, privacy, safety, and sense of community are what make the Kingsview Drive community special. From the first day I set foot in this community, it felt like home. I was able to relax and enjoy my surroundings without worrying about the safety of my child or pet.

The kids drove their bikes and scooters up and down the road without me having to be with them all the time, as I knew the traffic was low. If they had an accident at one end, I could hear them and come running. Often, a neighbour would be looking out for the kids too, even though they may not have kids themselves.

Neighbours were quick to introduce themselves, and we basically know everyone on the street. We support each other in the ways we can, and as you can see, band together when needed. If you accidentally leave your door open or a car trunk, someone will let you know, or will just quietly close it for you to help keep things safe. We shovel each other out of snowstorms, and mow lawns for vacationers. We have rotating play centers - neighbours open up their homes, pools, playsets and trampolines to each other and are open.

This is all a part of my fondest memories in this neighbourhood; watching the neighbourhood kids running from home to home; playing with their friends in a safe zone; adults chatting in the middle of a random yard or the road, chatting while helping shovel or mow, or just shooting the breeze; supporting each other through lose and celebration.

- Janet AuCoin, Kingsview Drive

This community is a mixture of open spaces, farming, commercial, residential and institutional areas that merge into a cohesive delightful area to live in. I have lived her for 20 years and enjoy a gorgeous view of both Ski Martock and Gladys Manning. Sunrises and Sunsets are gorgeous. I can walk down my street without fear, and I most of the time traffic is not an issue on College Road. Children play road hockey, sidewalk chalk, ride bikes, basketball, ride scooters, on my street. Because this street is so quiet children can play outside with a parent only watching them from inside their home. If this proposal goes through as planned that lifestyle will be gone forever. If it is pared back to include Dykeland Lodge only or also some Seniors housing as well, I feel we can still keep our sense of rural community living.

- Judy Grant, Kingsview Drive

I absolutely love our community! It's quiet, country-like setting is perfect. We are close to amenities, but don't have to be right in the middle of them. You can look out your windows, at any time, and enjoy watching an abundance of wildlife. My favourite is watching all of the deer run and play together and when the geese are here. Watching them all take flight together and circle the field in the thousands is quite a site to see (and sound to hear).

Our community is tight-knit. We look out for each other. It provides a safe, supportive place for our families and especially our children to thrive. I love that my children have a safe place to play and enjoy the outside. I rave about the perfect balance of our community often. We live in such a beautiful place surrounded by a wonderful community of people. ❤️

- Crystal Gregory, College Road

College Road, particularly the section from the community mailbox to the entrance of the trails on the section of dirt road, is an important, quaint part of the community of Windsor. This road is a place for residents from all over to escape town, walk safely and enjoy nature. Every day, I see people enjoying our street who do not live here. A lady told me the other day in passing "**College Road is the safest street to walk on in Windsor.**" She is right. This development could potentially change this entirely. This will affect not only the residence of Kingsview Drive and College Road, but citizens all over this town.

My questions are, what will be done to preserve this? How can we ensure we don't lose the quaintness, the safety and of course the nature? What guarantees do we get and what consequences will there be if these promises are not kept?

- Brian Gregory, College Road

The trails for walking and skiing adjacent to the Manning and College Road, the ponds, fox holes and other wild life that inhabit the area. There is no other area in Windsor like it.

- Barbara and Richard Redden, Haliburton Ave

Alignment with Municipal Plans, Strategies, and Policies

The tables below detail aspects of the proposed development which we believe do not align, there is not enough information to assess alignment, or for which we have questions concerning the alignment with Municipal strategies and policies.

We have also included Municipal Planning Strategy policies related to Residential and Institutional in our review, for the following reasons.

Institutional

- **Section 11.1:** clearly states that that homes for senior citizens is considered institutional
- **Policy 11.1.1:** requires that the Municipality rezone all such land being used for homes for senior citizens as Institutional (W-I).
- The current property of Dykeland Lodge has been zoned Institutional, according to policy 11.1.1.
- Why was the subject property not zoned as Institutional? Does not policy 11.1.1 require that it be rezoned as Institutional?

Residential

We have included some items pertaining to Residential zone due to the historical designation of the subject property as Residential and the longstanding intended future use of the land as residential. We understand that the Municipality has rezoned the subject property to W-CR-CDD, against the Municipal Planning Strategy and its policies:

- **Section 5.7:** clearly states Council's wish to limit the W-CR-CDD zone to the Gladys Manning property.

Notwithstanding our issue with the covert rezoning, we believe the residential intention must remain paramount in evaluating the current proposed development. Rezoning may likely have been required in order to permit a development agreement for Dykeland Lodge, but that should not mean that the Municipality gets to disregard all aspects of their longstanding plans for this area entirely.

Additionally, the subject property is not only adjacent to existing residential W-R2 land, but it effectively envelops the residential neighbourhood along Kingsview Drive. Under that lens, we further believe that there is value in considering the residential policies regarding development for this development proposal.

Municipal Climate Change Action Plan

Direct excerpts from link	Community Questions and Comments										
<p>► Goal 6: Be More Electric Vehicle and Active Transportation Friendly</p> <table border="1" data-bbox="241 386 1123 885"> <tr> <th colspan="2" data-bbox="241 386 1123 454">6.4 INTEGRATE ACTIVE TRANSPORTATION CONSIDERATIONS INTO LAND USE PLANNING DECISIONS</th> </tr> <tr> <td data-bbox="241 454 493 495">Cost</td> <td data-bbox="493 454 1123 495">Staff time</td> </tr> <tr> <td data-bbox="241 495 493 535">Dept. Responsible</td> <td data-bbox="493 495 1123 535">Planning and Development; Community Development</td> </tr> <tr> <td data-bbox="241 535 493 576">Timeline</td> <td data-bbox="493 535 1123 576">Short term</td> </tr> <tr> <td data-bbox="241 576 493 885">Details</td> <td data-bbox="493 576 1123 885">Land-use planning determines the type of transportation people need to use. Planning staff should incorporate active transportation related policies into the planning documents. For new large developments, discussions should include opportunities to promote active transportation in the planned community or building where relevant. Ensure planning documents reflect active transportation opportunities through closer communities, connecting paths, and sidewalks and bike lanes.</td> </tr> </table>	6.4 INTEGRATE ACTIVE TRANSPORTATION CONSIDERATIONS INTO LAND USE PLANNING DECISIONS		Cost	Staff time	Dept. Responsible	Planning and Development; Community Development	Timeline	Short term	Details	Land-use planning determines the type of transportation people need to use. Planning staff should incorporate active transportation related policies into the planning documents. For new large developments, discussions should include opportunities to promote active transportation in the planned community or building where relevant. Ensure planning documents reflect active transportation opportunities through closer communities, connecting paths, and sidewalks and bike lanes.	<p>How is Active Transportation being considered with this development?</p> <ul style="list-style-type: none"> • The significant increase in traffic on College Road will decrease the safety of cyclists on the road and discourage active transportation use. • Also, having such a dense development this far from downtown will increase car traffic into town and put greater strain on available parking.
6.4 INTEGRATE ACTIVE TRANSPORTATION CONSIDERATIONS INTO LAND USE PLANNING DECISIONS											
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Dept. Responsible	Planning and Development; Community Development										
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Direct excerpt from <i>2021-11-08 Recommend from Staff to PAC</i> regarding College Road, Windsor PID 45336203 link	Community Questions and Comments										
<p>The Municipal Climate Change Action Plan (MCCAP) for Windsor (2014) highlights two simulated flooding scenarios. The first scenario is based on a storm surge that occurred in 1997, which shows the expected damage is to occur along the coastline. The second scenario shows the simulated flooding extent for probable maximum flood due to climate change. Under this scenario most of the community of Windsor will experience extensive flooding. The subject property in this application does not appear to be affected under this scenario, however College Road itself may experience flooding.</p>	<p>As proposed, the only roadway into the subject property is vulnerable to flooding. Any roadway to Highway 14 would have the same vulnerability.</p> <p>It would be irresponsible to permit the development for a vulnerable population whose only roadway access has been identified by that same Municipality as being vulnerable to flooding.</p>										

Street Calming	
Map 2 - Transportation link Direct excerpt from link	Community Questions and Comments
<p>Appropriate Streets for Traffic Calming</p> <p>Local Roadways</p> <ul style="list-style-type: none"> The primary function of local roadways is to provide access to adjacent properties. Local streets are not intended for use as through routes or as important links to move traffic within an area's overall road network. The local roadways carry traffic volumes in the lower range of less than 2,000 vehicles per day. <p>Collector Roadways</p> <ul style="list-style-type: none"> Collector roadways balance access to adjacent properties with the need to collect and distribute residential traffic travelling into and out of a neighbourhood. Collector roadways carry traffic volumes in the range of 1,000-7,000 vehicles per day. Collectors help circulate traffic within individual neighbourhoods. 	<p>Please confirm that the proposed development will not be permitted to connect to Kingsview Drive, since it is classified as a local roadway per <i>Map 2 – Transportation</i>.</p>

MUNICIPAL PLANNING STRATEGY Map 1 – Generalized Future Land Use
Community Questions and Comments
<p><i>Map 1 – Generalized Future Land Use</i> (link) identifies the subject property's intended future land use as residential.</p> <ul style="list-style-type: none"> Why was it rezoned to W-CR-CDD? Putting Dykeland Lodge on the property is not a huge deviation from residential – given size of lot there is some argument to be made that it still falls into the spirit of the lot's designation. But there are many other provisions in the Municipal Planning Strategy to permit the development of a Dykeland Lodge without rezoning to W-CR-CDD. What is proposed is a huge deviation from residential and entirely disregards the subject property's intended future land use per the Municipal Planning Strategy.

MUNICIPAL PLANNING STRATEGY 2.3 – General Issues and Challenges	
Direct excerpts from <i>Municipal Planning Strategy</i> link	Community Questions and Comments
<p>The household survey, public meetings and research undertaken during the 2001 Plan Review identified the following general issues and challenges facing Windsor:</p> <ul style="list-style-type: none"> • Preserving the historical character and appearance of Windsor. 	<ul style="list-style-type: none"> • This dense, sprawling development is completely out of historical character and appearance for the area. • College Road Community contains KES, Long Pond, and Dill Farm – adopted symbols of Windsor and all with a long history. <p>Adopted symbols of Windsor which represent the historical character and appearance include King’s-Edgehill School, Long Pond, and Dill Farm – all located in the College Road community. Additional importance should be placed on preservice the historical character and appearance of this community.</p>
<ul style="list-style-type: none"> • Preserving and protecting active farmland within the Town. 	<ul style="list-style-type: none"> • The subject property, while not classified as agricultural, has been used as farmland for over 40 years. • Has there been any investigation on the possible impacts the construction could have on the neighbouring Dill Farm farmland? • For example, the prevailing winds often blow from the subject property over the Dill farmland. • What dust control measures should be required? • What possible impacts to the safety of the food grown next to a potential ten-year construction site

	with hazardous materials / materials not safe for consumption?
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MUNICIPAL PLANNING STRATEGY 3.1 – Overall Concept	
Direct excerpts from <i>Municipal Planning Strategy</i> link	Community Questions and Comments
<p>Emphasize and strengthen the role of Windsor as the best place to live in Nova Scotia and a thriving business and service centre for the region by protecting and enhancing the residential and commercial environments.</p>	<ul style="list-style-type: none"> • Windsor is one of the oldest communities in Canada. The historic character and appearance are not that of an urban center or suburb. • College Road Community contains King’s-Edgehill School, Long Pond, and Dill Farm – adopted symbols of Windsor and all with a long history. • How does this proposal, in its entirety, protect and/or enhance the residential environment? • How would this dense development in its entirety emphasize or strengthen the role of Windsor as the best place to live in Nova Scotia for our seniors? • Contrast that with our vision of a long term care facility and senior living with dignity, preserving our idyllic county-like community from this report’s introduction – wouldn’t this better live up to this objective?
3.1.1 Development Principles	
<ul style="list-style-type: none"> • Encourage compact residential and commercial growth similar to existing development in the older sections of Town which makes best use of municipal infrastructure including roads, sidewalks and water and sewer services. 	<p>Why then is this compact, dense residential and commercial growth outside of the Centre Town?</p>

<ul style="list-style-type: none"> • Maintain close control over the location, scale and design of new multiple unit residential development. 	<p>What close control will Council maintain for this development?</p>
<ul style="list-style-type: none"> • Protect active farms and agricultural dykeland from encroaching development. 	<ul style="list-style-type: none"> • What are the possible impacts to the dykeland below College Road? <p>Same questions/comments as in above, namely:</p> <ul style="list-style-type: none"> • The subject property, while not classified as agricultural, historically been used has been farmland for over 40 years. • Has there been any investigation on the possible impacts the construction could have on the neighbouring Dill Farm farmland? • For example, the prevailing winds often blow from the subject property over the Dill farmland. • What dust control measures should be required? • What is the flow of the water runoff? Does it flow from the subject property into the Dill farmland? • What possible impacts to the safety of the food grown next to a potential ten-year construction site with airborne or water soluble hazardous materials / materials not safe for consumption?
<p>3.1.2 Design Principle</p>	
<p>Adopt design and development initiatives which promote attractive streetscapes and facilitate both vehicular and pedestrian traffic movement.</p>	<p>In order to support this development, College Road needs to be widened and sidewalks added.</p> <p>What will be done to preserve the very attractive old-growth tree-lined streetscape on College Road?</p>

3.1.2.1 Design Initiatives	
<ul style="list-style-type: none"> Introduce architectural design guidelines which preserve existing buildings and ensure that new development in both the residential and commercial areas of the Town is reflective of and compatible with existing buildings and neighbourhoods. 	How do these guidelines apply to this project?
<ul style="list-style-type: none"> Promote the development of interconnected streets and other measures to address traffic issues. 	<p>Subject property is on a dead-end street with limited options for interconnections.</p> <p>Option 1: Connection to Highway 14 This is problematic as the traversal would be through dykelands and agricultural property. This connection has a larger risk of flooding than College Road itself.</p> <p>Option 2: Connection to Haliburton Avenue Haliburton Avenue is designated as a local roadway, so this designation would need to be changed to a collector roadway.</p> <p>Option 3: Connection to Clifton Avenue Most of Clifton Avenue is already designated as a collector roadway.</p>

MUNICIPAL PLANNING STRATEGY 4.18 – Housing	
Direct excerpts from <i>Municipal Planning Strategy</i> link	Community Questions and Comments
It shall be the policy of Council to require adequate recreational space for multiple unit residential development.	<p>We would like more details about this.</p> <ul style="list-style-type: none"> Is this just indoor space? What recreational opportunities will the community center provide? What about outdoor recreational space?

Policy 4.18.1	
encourage the provision of housing adequate to meet the needs of all residents of Windsor. Council will encourage affordable housing, special- needs housing and rental accommodation to develop in a manner that is sensitive to the needs of those being served and the entire community.	How is this proposed development, in its entirety, sensitive to the needs of the whole community?

MUNICIPAL PLANNING STRATEGY 5.4 – High Density Residential	
Direct excerpts from <i>Municipal Planning Strategy</i> link	Community Questions and Comments
Policy 5.4.4	
It shall be the policy of Council to restrict the number of rooms permitted in a boarding house and residential care facility located in a residential zone.	What limitations will Council put on the number of rooms / units / residents permitted on this subject property?
Policy 5.4.5	
It shall be the policy of Council to require adequate recreational space for multiple unit residential development.	<p>We would like more details about this.</p> <ul style="list-style-type: none"> • Is this just indoor space? • What recreational opportunities will the community center provide? • What about outdoor recreational space?
Policy 5.4.6	
It shall be the policy of Council to consider entering into a development agreement to allow, in the Residential designation, new multiple unit residential development consisting of three or more units, grouped dwellings, boarding houses and residential care facilities, as well as the	

<p>conversion of existing buildings to three or more units, subject to the following:</p>	
<p>(b) the height, bulk, lot coverage and appearance of any building is compatible with adjacent land uses;</p>	<p>No other adjacent land uses have even close to this extent of lot coverage. What does Council think are reasonable restrictions on the bulk and lot coverage to ensure this development agreement is compatible with adjacent land uses?</p>
<p>(c) the development is considered compatible with the residential character of the area with respect to traffic generation and population density;</p>	<p>The potential density of the entire development, as proposed, is way out of proportion and entirely incompatible with the surrounding areas.</p> <p>Our rough figures indicate that the population density could be 38 to 70 times more dense than the surrounding areas. We request that accurate population density of the current College Road community and area be shared by the Municipality to inform Council and the public.</p>
<p>(d) consideration is given to the provision of fences and/or landscaping as part of the residential development to minimize effects on adjacent land uses;</p>	<p>Municipality needs to consult with the local community regarding which measures they will require to minimize effects on the existing residential properties.</p> <p>The current proposal puts the commercial and community center directly in the backyards of the existing Kingsview properties with no buffer, setbacks, safety considerations. As proposed, this would result in a complete loss of privacy for some Kingsview properties.</p>

<p>(f) there is adequate on-site recreational open space suitable in extent and design to the nature of the development; for conversion of existing buildings, nearby public parks may be deemed sufficient;</p>	<ul style="list-style-type: none"> • Is open space meant to be outdoors? • How are the proposed renderings adequate? • The green space does not look nearly adequate for the number of units that are proposed.
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MUNICIPAL PLANNING STRATEGY 5.7 – College Road Comprehensive Development District	
Direct excerpts from <i>Municipal Planning Strategy</i> link	Community Questions and Comments
<p>Matters that Council shall consider prior to the approval of an agreement include compatibility of uses and structures, servicing requirements, vehicle and pedestrian traffic, environmental suitability of the site, financial capability of the Town to absorb any costs relating to the development, and timeliness of the development.</p>	<p>See questions and comments already covered.</p> <p>This proposal is talking about exposing a well-established residential community to a prolonged ten year development. We and the Municipality need further information from Dykeland Lodge regarding the phases and timelines for this development.</p>
Policy 5.7.4	
<p>It shall be the policy of Council that a development agreement for the development of the College Road CDD shall only be approved when the following conditions have been satisfied:</p>	
<p>(a) the proposed agreement is not considered premature or inappropriate in terms of the adequacy of existing and proposed roads and pedestrian routes within and adjacent to the College Road CDD;</p>	<p>How is this NOT premature and inappropriate at this time? Per our previous comments, a second roadway that is not vulnerable to flooding is required to be established. Otherwise, this proposed agreement is too premature.</p> <p>See also comments and questions from</p> <ul style="list-style-type: none"> • 3.1.2.1 Design Initiatives; • Municipal Climate Change Action Plan

(b) the development agreement is consistent with the intent of Policy 5.7.3 and other relevant policies of the Municipal Planning Strategy ;	There are appear to be many relevant policies of the Municipal Planning Strategy for which this proposed development agreement is either not consistent or not enough information is provided to assess consistency.
(f) the provisions of Policy 16.3.1 .	(see below on Policy 16.3.1)

MUNICIPAL PLANNING STRATEGY 9.1 – Mixed Use in the Residential Designation	
Direct excerpts from <i>Municipal Planning Strategy</i> link	Community Questions and Comments
It shall be the intention of Council to consider mixed use residential/commercial developments with two or more dwelling units by development agreement in areas designated Residential subject to the following:	
(a) the density, scale and architectural design of the development are compatible with the surrounding area ;	<p>The potential density and scale of the entire development, as proposed, is way out of proportion and entirely incompatible with the surrounding areas.</p> <p>Our rough figures indicate that the population density could be 38 to 70 times more dense than the surrounding areas. We request that accurate population density of the current College Road community and area be shared by the Municipality to inform Council and the public.</p>
(d) the proposed development does not compromise the residential integrity of the area;	The current proposed development in its entirety absolutely compromises the residential integrity of the area.

(f) the commercial use is located at the street level and does not exceed one-third of the total floor area of the development;	The commercial space in the proposal is two stories. Will Council follow the spirit of this policy and apply it to this proposal?
(g) adequate landscaping, open space and natural or artificial buffering is provided;	The Municipality must engage with existing residents to discuss and determine requirements for buffering.

MUNICIPAL PLANNING STRATEGY 11.1 – Institutional	
Direct excerpts from <i>Municipal Planning Strategy</i> link	Community Questions and Comments
As the regional service centre and the county seat for Hants County, Windsor has a considerable number of institutional land uses. Among these are educational facilities and homes for senior citizens . The Hants Community Hospital, churches and museums also fall into this category. Some of these institutional uses are relatively isolated while others are located in predominantly residential neighbourhoods. Because of the amount of traffic and noise that may be associated with them, some institutional uses have a significant impact on their surrounding neighbourhood. For this reason, new institutional uses will be permitted only by development agreement to allow Council more control over the development. The Land Use By-law will contain abutting zone requirements and will require a larger minimum lot size to help mitigate negative effects.	By rezoning to W-CR-CDD instead of Institutional (in line with the current Dykeland Lodge property and according to policy 11.1.1), the abutting zone requirements in Land Use By-law are avoided. The intention of the abutting zone requirements is to help mitigate negative effects to adjacent properties. Will Council uphold these abutting zone requirements for this development, per the intention of the Municipal Planning Strategy and Land Use By-Laws?
Policy 11.1.1	
It shall be the policy of Council to establish an Institutional (I) zone to be applied to existing institutional uses.	Will Council follow its policy and apply the Institutional zone to this property as its use is homes for senior citizens? <ul style="list-style-type: none"> Why wasn't the subject property re-zoned to Institutional instead of W-CR-CDD?

	<ul style="list-style-type: none"> The property for the current Dykeland Lodge is zoned Institutional per this policy.
Policy 11.1.2	
It shall be the policy of Council to encourage institutional activities to locate on relatively large lots that will minimize their potential effects upon adjacent areas as well as better accommodate the number of persons who use such facilities.	Agreed this is a large lot, but the density is not in alignment with the intention of this policy.
Policy 11.1.3	
It shall be the policy of Council to regulate setbacks in the Land Use By-law which encourage buffering of adjacent non-institutional uses.	<p>Similar comment as for 11.1.1, namely: By rezoning to W-CR-CDD instead of Institutional (in line with the current Dykeland Lodge property and according to policy 11.1.1), this policy isn't applicable.</p> <p>Will Council uphold the intention and the minimum setbacks for this development, as if it were Institutional?</p>
Policy 11.1.4	
It shall be the policy of Council to consider new institutional uses in any designation by development agreement subject to the following:	Per this policy, the following must be considered for this proposed development agreement.
(b) the noise and traffic generation of the proposed use is not excessive in relation to the existing development pattern of the area;	<p>How is this possibly NOT excessive?</p> <p>Currently there are 195 residents.</p> <p>Our estimates indicate there could be an additional</p> <ul style="list-style-type: none"> 304 – 565 residents 285 employees for the Long Term Care facility

	<p>In addition to the traffic from</p> <ul style="list-style-type: none"> • Visitors and family • Employees for the other housing facilities • Commercial space • Community center
<p>(e) any structure will be architecturally compatible with neighbouring structures and if the proposed development is located in an Architectural Design Control District, the architectural design of the development is reasonably consistent with the provisions of the Architectural Design Manual;</p>	<p>Architectural compatibility results from designing and building facilities in harmony with their natural and man-made surrounding and environment.</p> <p>The proposed structures, taken individually, would be architecturally compatible, however we dispute that the entire site plan will be architecturally compatible.</p>
<p>(f) adequate open space, landscaping, buffering and separation distances will be provided;</p>	<p>There is very little open space, minimal landscaping, no buffering and separation between buildings within the subject property and adjacent existing neighbourhood and properties.</p>
<p>(h) the provisions of Policy 16.3.1.</p>	<p>See below on Policy 16.3.1</p>

<p>MUNICIPAL PLANNING STRATEGY 16.3 – Land Use By-law Amendments and Development Agreements</p>	
<p>Direct excerpts from <i>Municipal Planning Strategy</i> link</p>	<p>Community Questions and Comments</p>
<p>Policy 16.3.1</p>	
<p>In considering development agreements and amendments to the Town of Windsor Land Use By-law, in addition to the criteria set out in various policies of this Strategy, Council shall consider:</p>	
<p>(a) whether the proposal is considered premature or inappropriate in terms of:</p>	

<p>(iii) the adequacy of fire protection;</p>	<p>College Road is the only access as current planned and identified as a flood risk. Property backs onto woods. Event of wildfire or building fire during flood?</p>
<p>(iv) the adequacy of road networks adjacent to, or leading to the development; and</p>	<p>We consider the development agreement to be premature given the current lack of adequacy of the road networks for the potential magnitude of traffic. A traffic infrastructure plan that includes an alternate access point not subject to flooding risks should be required prior to finishing consideration of this development agreement.</p>

Preliminary (Community-Driven) Community Consultation

Process and Limitations

The Community Response was formulated by a rapid, preliminary community consultation in the form of feedback using a paper and online survey, through a Facebook page, and by phone and in-person discussion conducted by going door-to-door. The depth of the survey was hindered by the short notice given to the group by the Municipality of Windsor West Hants; only seven days were available to receive community feedback for inclusion in this report.

A one-page pamphlet was distributed door-to-door on Kingsview Drive, College Road, Haliburton Ave, and parts of Clifton Ave.

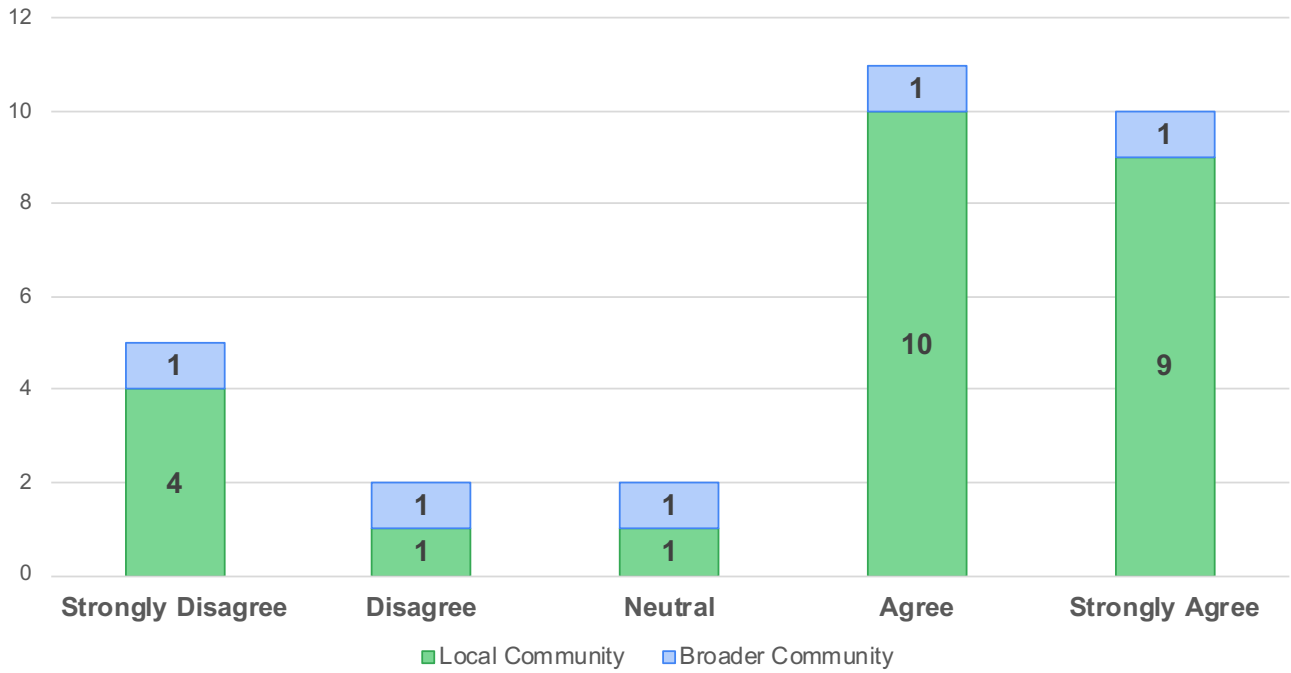
Limitations

- Very little time to prepare pamphlet and survey.
- Very little time to receive responses to include into this report.
- Lack of experience since this was community driven, not municipality driven – lots of lessons learned (see next point!)
- An earlier version of the survey was submitted to Gladys Manning residents, which did not have the quantitative questions.
- The first couple submissions of the online survey did not have the quantitative questions nor were names required as we were unaware of the Municipality's policy against Anonymous feedback at that time.
- COVID gathering restrictions meant we were unable to host information sessions.

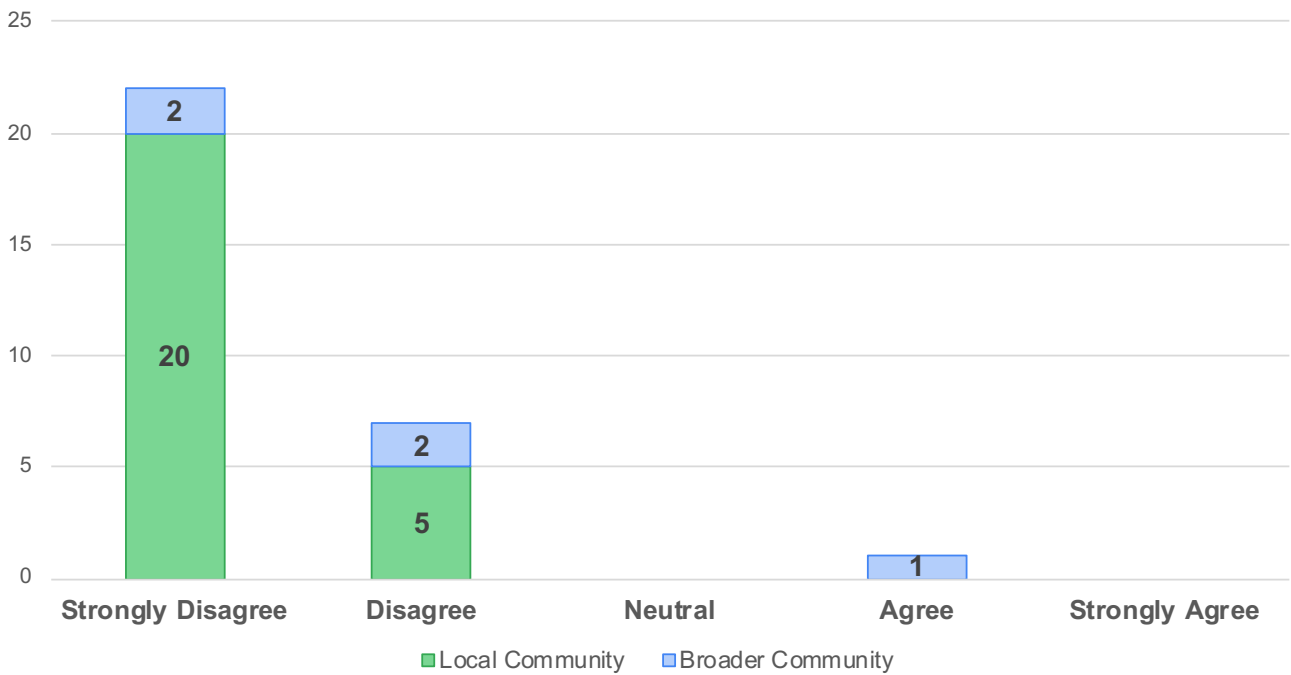
Numeric Survey Results

Please note, only 30 of the 56 survey responses received had a the numeric strongly disagree to strongly agree questions. The remaining 26 surveys were from an earlier version which did not include these questions, due to the rushed nature of our efforts.

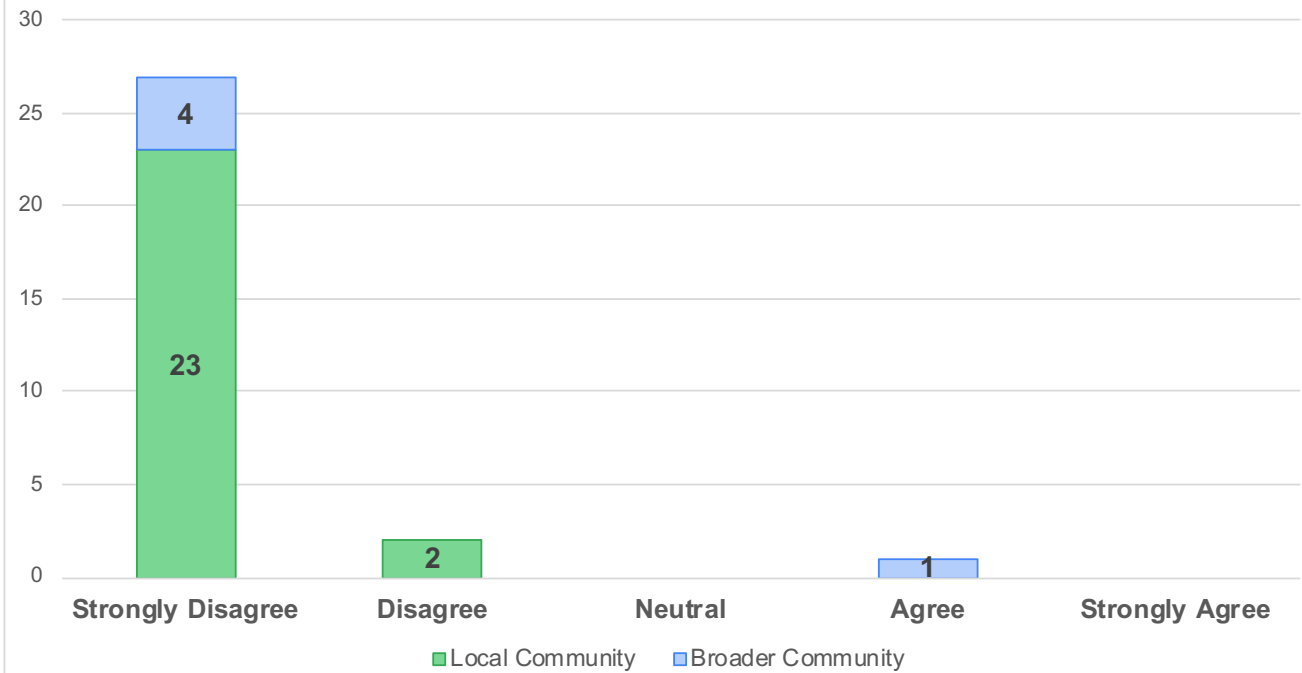
I support Dykeland Lodge relocating their Long Term Care facility to this property



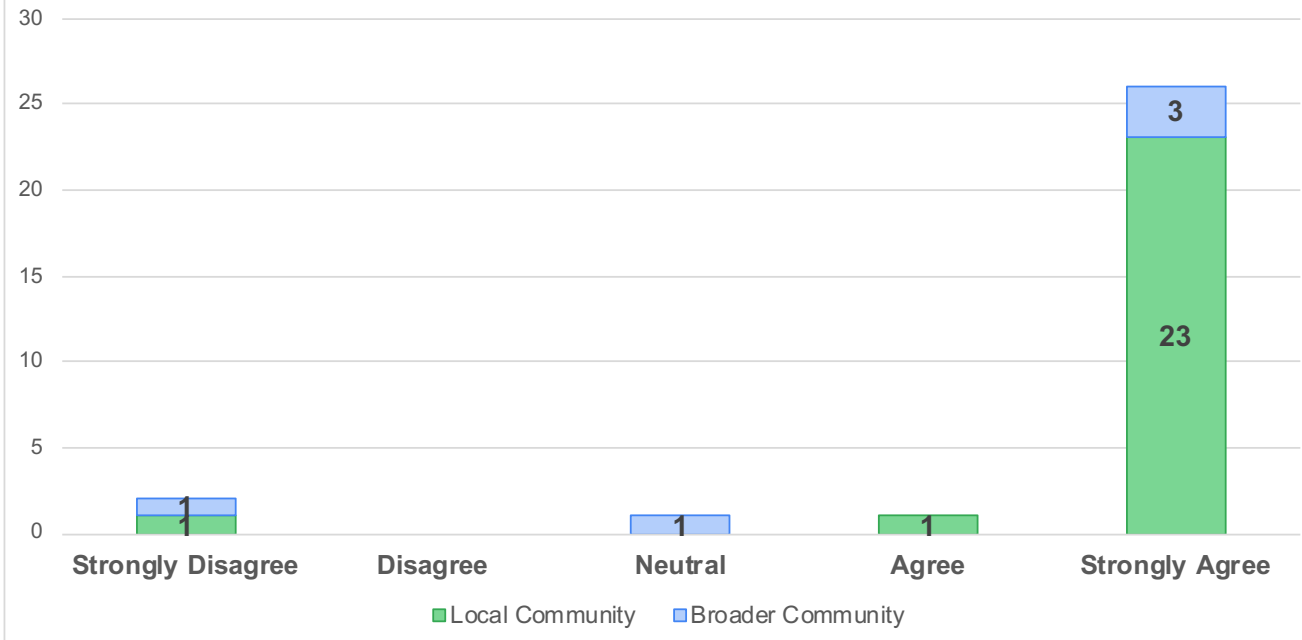
I support the entire development plan as currently proposed



I believe there has been adequate community engagement



I believe that further assessment is required before this development proceeds any further (e.g. traffic community environmental first nations)



Community Feedback Responses via Online Survey

Respondent #1

Please let us know what you think about this proposed development in our community. Answer as many or as few questions as you want. You can submit this form multiple times if you think of additional things later.

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

Your Street / Neighbourhood

College Rd

Your Name

Joe Thompson

What **questions** do you have? Could be questions regarding the village, the Municipal's development agreement process, or timeline for decision on this proposal, etc.

How do they plan to address future traffic issues during construction when they're already access and traffic issues as is and how will this be addressed when construction is done.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

Traffic is already an issue and three times the traffic is not going to help with that and will be much harder on the road. A one hundred year old road will not support the vehicles needed for construction.

What do you **like** about the proposed village? What **benefit** do you think it may have to our community and/or to the broader Windsor community?

I have no issue with the development but proper infrastructure must be established first. Benefit is unclear.

What makes **our community** so special? What are some of your **fonddest memories** of living in our community?

A nice quiet little street. Sledding at kings hill.

Respondent #2

Please let us know what you think about this proposed development in our community. Answer as many or as few questions as you want. You can submit this form multiple times if you think of additional things later.

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

Your Street / Neighbourhood*

Corner of College Rd and Kingsview Dr.

Your Name*

Brian Gregory

** Required as the municipality will not accept feedback from Anonymous sources.*

Please answer how strongly you agree or disagree with the following four statements.

Online options provided were as follows:

Strongly
Disagree

Disagree

Neutral

Agree

Strongly
Agree

I support Dykeland Lodge relocating their Long-Term Care facility to this property. **Disagree**

I support the entire development plan as currently proposed. **Disagree**

I believe there has been adequate community engagement. **Strongly Disagree**

I believe that further assessment (e.g. Traffic, Community, Environmental, First Nations) is required before this development proceeds any further. **Strongly Agree**

What **questions** do you have? Could be questions regarding the village, the Municipal's development agreement process, or timeline for decision on this proposal, etc.

College Rd, particularly the section from the community mailbox to the entrance of the trails on the section of dirt road, is an important, quaint part of the community of Windsor. This road is a place for residents from all over to escape town, walk safely and enjoy nature. Everyday I see people enjoying our street who do not live here. A lady told me the other day in passing "College Rd is the safest street to walk on in Windsor." She is

right. This development could potentially change this entirely. This will affect not only the residence of Kingsview Dr and College Rd, but citizens all over this town.

My questions are, what will be done to preserve this? How can we ensure we don't lose the quaintness, the safety and of course the nature? What gaurentees do we get and what consequences will there be if these promises are not kept?

Another question I have is for the planning committee. Why did you not think to advise and request feedback from the entire community? There are people who this would literally be happening in their backyards and they were not consulted. This is unacceptable and extremely disappointing!

One final question is, how do we benifit from this? Will we have access to the community center as it is currently planned? Will there be any potential recreation spots we may have access to? Is there anyway that this development will improve or add to our quality life once completed?

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

My personal concerns during the construction is primarily surrounding the length of construction. Obviously, the quality of life enjoyed by the surrounding residences will be greatly affected and deminshed. One, even two years of construction and heavy equipment would be unenjoyable, but ten years would be better described as unbearable. Every day there will be heavy equipment driving up and down our road, loud construction noises, starting early in the morning and likely going into the late evening and of course construction crews. I've experienced these types projects and I would not want to live next to one. Not to mention the mess of mud that will be a permanent fixture all over our roads for at least a portion of the ten years.

My concerns once the project is complete is mainly concerning the increased traffic on our street. How will this be handled? Will there be an upgrade to our street? How will this impact residences? Will there be side walks installed? Will there be intersection or new roads added or connected and how would that look? Will the nature trails be affected? In regards to the low income side of housing; will this only be offered to seniors? Or will we start to see low income families moving in? With the increase of parked cars, is there a plan to increase police presence on our street?

What do you **like** about the proposed village? What **benefit** do you think it may have to our community and/or to the broader Windsor community?

I personally think the community of Windsor has more to lose than gain from this development at this location. I fully support the need for long term care and affordable housing, but I think putting it at this location will ultimately be an irreversible mistake. The only gain I can currently see is, potentially, housing values may increase, but the only person who will benefit from this is someone planning to sell their home. Because obviously as values increase so will property taxes, which are already too high, but acceptable because of our current quality of life.

What makes **our community** so special? What are some of your **fonddest memories** of living in our community?

This particular part of the community is so unique! You will not find another like it. As mentioned above, everyday I see so many people walking, biking, running or just thoroughly enjoying our neighborhood. It is really an essential part of town where people can get away from town and just unwind. I personally love living here. I can walk out of my door yard in a matter of 5 minutes be enjoying the scenery and peacefulness of farm land. In 10 minutes, I can be on trails engulfed by nature, watching deer, fox and of course geese. In 15 minutes, I can be walking along a beach listening to the water currents flow through the river and in 25 minutes I can be down town. My point is, this is a much needed utopia. The best of all worlds and I'm afraid we will lose something we will never be able to get back with this development.

Respondent #3

Please let us know what you think about this proposed development in our community. Answer as many or as few questions as you want. You can submit this form multiple times if you think of additional things later.

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

Your Street / Neighbourhood*

Collage Rd

Your Name*

Cheryl Barker

** Required as the municipality will not accept feedback from Anonymous sources.*

Please answer how strongly you agree or disagree with the following four statements.

Online options provided were as follows:

Strongly
Disagree

Disagree

Neutral

Agree

Strongly
Agree

I support Dykeland Lodge relocating their Long-Term Care facility to this property. **Strongly Agree**

I support the entire development plan as currently proposed. **Strongly Disagree**

I believe there has been adequate community engagement. **Strongly Disagree**

I believe that further assessment (e.g. Traffic, Community, Environmental, First Nations) is required before this development proceeds any further. **Agree**

What **questions** do you have? Could be questions regarding the village, the Municipal's development agreement process, or timeline for decision on this proposal, etc.

Will our elected officials allow the taxpayers to participate in the decision making, by listening and considering ways that would make this project a success for all.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

Traffic on a residential street! There should be a second access road that is not from Collage Road .Imagine a forest fire or some other disaster with both roads within a

stones throw apart emptying on a small street(Collage Road).Firetrucks ,ambulances ,residents all in a great bottleneck .

What do you **like** about the proposed village? What **benefit** do you think it may have to our community and/or to the broader Windsor community?

Dykeland has been in need of a better facility for some time. I have no problem with that happening. I do have a problem with the magnitude of the proposal.

What makes **our community** so special? What are some of your **fonddest memories** of living in our community?

Quiet street, wild life ,birds, beauty of the seasons seen in the fall with the trees ,snow fall in the fields and gardening.

Respondent #4

Please let us know what you think about this proposed development in our community. Answer as many or as few questions as you want. You can submit this form multiple times if you think of additional things later.

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

Your Street / Neighbourhood*

College rd

Your Name*

Michelle Magee

** Required as the municipality will not accept feedback from Anonymous sources.*

Please answer how strongly you agree or disagree with the following four statements.

Online options provided were as follows:

Strongly
Disagree

Disagree

Neutral

Agree

Strongly
Agree

I support Dykeland Lodge relocating their Long-Term Care facility to this property. **Strongly Disagree**

I support the entire development plan as currently proposed. **Strongly Disagree**

I believe there has been adequate community engagement. **Strongly Disagree**

I believe that further assessment (e.g. Traffic, Community, Environmental, First Nations) is required before this development proceeds any further. **Strongly Agree**

What **questions** do you have? Could be questions regarding the village, the Municipal's development agreement process, or timeline for decision on this proposal, etc.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

We purchased our house 11 years ago and chose this property because of the quiet surroundings. Having this development in our back yard will increase noise and traffic

significantly. College rd will need to be widened and we would loose property. All of these are reasons we would vote a hard no on having this proposal go through!

What do you **like** about the proposed village? What **benefit** do you think it may have to our community and/or to the broader Windsor community?

What makes **our community** so special? What are some of your **fonddest memories** of living in our community?

Respondent #5

Please let us know what you think about this proposed development in our community. Answer as many or as few questions as you want. You can submit this form multiple times if you think of additional things later.

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

Your Street / Neighbourhood*

College Rd

Your Name*

Crystal Gregory

** Required as the municipality will not accept feedback from Anonymous sources.*

Please answer how strongly you agree or disagree with the following four statements.

Online options provided were as follows:

Strongly
Disagree

Disagree

Neutral

Agree

Strongly
Agree

I support Dykeland Lodge relocating their Long-Term Care facility to this property. **Neutral**

I support the entire development plan as currently proposed. **Strongly Disagree**

I believe there has been adequate community engagement. **Strongly Disagree**

I believe that further assessment (e.g. Traffic, Community, Environmental, First Nations) is required before this development proceeds any further. **Strongly Agree**

What **questions** do you have? Could be questions regarding the village, the Municipal's development agreement process, or timeline for decision on this proposal, etc.

Why didn't the developers inform all of the surrounding area, and the rest of town, of this proposed development? It will have an impact on more than, just, Kingsview Drive.

This seems like a "let's do the bare minimum to inform people about this project, so we can get it started before anyone can make a fuss." kind of tactic. A, total, disregard of the

impact that this development will have on the lifestyle and well being of the current residents.

Is this, really, the best location for this? Perhaps there is another area in town that is more suitable and will have less impact.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

1. I'm concerned that this development will take our neighborhood from a relaxed, quiet, country-like setting to a busy town-like setting.

If I wanted to live in a busy town area, then I would have purchased one of the many houses, in town, that we looked at before purchasing this one. We were drawn to quiet area full of wildlife.

2. Kingsview Drive provides a safe and convenient area for the children of this neighborhood to play. They use the cul-de-sac for basketball, hockey, biking, scootering, nerf gun games, side walk chalk, tennis, etc... It provides an area that can be seen from our houses so we can monitor and supervise them and be confident that they are safe while they play. This development will eliminate this. This strongly effects the youth and parents of this neighborhood. This road is a safe haven for our children to continue to be happy, healthy kids (both physically and mentally). This is an extension of our homes. Even more so when activities and events are limited within communities due to uncontrollable events, such as pandemics.

3. Increased traffic flow. This scale of development will bring an increase in traffic flow to, both, College Rd and Kingsview Dr. These roads are prime areas for walkers, joggers, bikers and dog owners to walk their dogs. The increase in traffic will severely hinder the safety and enjoyment of these well loved activities of these roads. This doesn't just impact the residents of College Rd and Kingsview Dr, but the entire community of Windsor that uses these roads for recreational purposes.

4. Effects on wildlife. Though, we may be close to town, our area is abundant in wildlife. We are home to dozens of deer, pheasants, hawks, red fox, grey fox, ducks, and tens of thousands of geese that visit here between August and January every year. What impact will this development have on these animals and their desire to be/thrive in this area?

5. Inconveniences from construction. Having to deal with the construction of this development will be bad enough with the noise and trucks driving by constantly, but the thought of that over a prolonged period of time (10 years) is dreadful. My young boys will be old enough to move out by then. That means that our last years to enjoy our forever home, with them, will be spent listening to construction and development of that property. That's disheartening.

5. Unnecessary commercial development. The proposed commercial area and community center will attract, even more unwelcomed traffic to our quiet neighborhood. It is unnecessary. There are other pharmacy, shops, food establishments, shops, etc... located just minutes from here. A second community center is not needed. The community center, in town, is already underutilized. If the purpose of this is for the seniors, then a multipurpose room within the main building would provide the same benefits and wouldn't require the residents to leave the comfort of their building. That would provide a safer and more convenient alternative.

What do you **like** about the proposed village? What **benefit** do you think it may have to our community and/or to the broader Windsor community?

I acknowledge that Dykeland Lodge is in need of another housing facility. I respect that the development is intended to provide much needed housing for seniors. However, the scale of this development, for this area, is too excessive. I feel another location should be sought after or a single building to provide seniors housing with an entry/exit access on Clifton Ave. or College Rd. Should be settled on.

What makes **our community** so special? What are some of your **fonddest memories** of living in our community?

I, absolutely, love our community! It's quiet, country-like setting is perfect. We are close to amenities, but don't have to be right in the middle of them. You can look out your windows, at any time, and enjoy watching an abundance of wildlife. My favourite is watching all of the deer run and play together and when the geese are here. Watching them all take flight together and circle the field in the thousands is quite a site to see (and sound to hear). Our community is tight knit. We look out for each other. It provides a safe, supportive place for our families and especially our children to thrive. I love that my children have a safe place to play and enjoy the outside. I rave about the perfect balance of our community often. We live in such a beautiful place surrounded by a wonderful community of people. ❤️

Respondent #6

Please let us know what you think about this proposed development in our community. Answer as many or as few questions as you want. You can submit this form multiple times if you think of additional things later.

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

Your Street / Neighbourhood*

College Road

Your Name*

Sally Fergusson

** Required as the municipality will not accept feedback from Anonymous sources.*

Please answer how strongly you agree or disagree with the following four statements.

Online options provided were as follows:

Strongly
Disagree

Disagree

Neutral

Agree

Strongly
Agree

I support Dykeland Lodge relocating their Long-Term Care facility to this property. **Agree**

I support the entire development plan as currently proposed. **Strongly Disagree**

I believe there has been adequate community engagement. **Strongly Disagree**

I believe that further assessment (e.g. Traffic, Community, Environmental, First Nations) is required before this development proceeds any further. **Strongly Agree**

What **questions** do you have? Could be questions regarding the village, the Municipal's development agreement process, or timeline for decision on this proposal, etc.

Who is the developer?

Why was not the public informed of the plans for a dense village until just recently?

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

1. Traffic congestion on College Rd and at the intersection on King St.
2. Loss of a unique ecosystem for various animals and birds.

What do you **like** about the proposed village? What **benefit** do you think it may have to our community and/or to the broader Windsor community?

My objection is to the location of the dense village and the lack of transparency regarding the nature of the development as opposed to the building of a long term care facility as proposed.

What makes **our community** so special? What are some of your **fonddest memories** of living in our community?

I used to enjoy the lake.

Respondent #7

Please let us know what you think about this proposed development in our community. Answer as many or as few questions as you want. You can submit this form multiple times if you think of additional things later.

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

Your Street / Neighbourhood*

College Road

Your Name*

Joan Austin

** Required as the municipality will not accept feedback from Anonymous sources.*

Please answer how strongly you agree or disagree with the following four statements.

Online options provided were as follows:

Strongly
Disagree

Disagree

Neutral

Agree

Strongly
Agree

I support Dykeland Lodge relocating their Long-Term Care facility to this property. **Agree**

I support the entire development plan as currently proposed. **Strongly Disagree**

I believe there has been adequate community engagement. **Strongly Disagree**

I believe that further assessment (e.g. Traffic, Community, Environmental, First Nations) is required before this development proceeds any further. **Strongly Agree**

What **questions** do you have? Could be questions regarding the village, the Municipal's development agreement process, or timeline for decision on this proposal, etc.

Will alternative access for construction vehicles be created to avoid College Road? Ten years is a long time to suffer that sort of traffic.

Why can't the existing Dykelands property be converted into low cost housing when it's vacated? It's a good sized building with plenty of parking.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

The increased traffic is a serious concern, particularly if there is to be ten years of construction traffic on this narrow road.

Decline in property prices.

Too much in too small a space!

I do not think we need a community center or strip mall. With the taxes Windsor charge, nobody is going to take up units for the likely return. I think most people would prefer to go into town and both buildings will be white elephants, The developers / planners are offering these as sweeteners to help push the plans through.

Is anybody actually going to listen to us, or is this already a done deal and they are just paying us lip service?

If the lake is not going to be reinstated, that would be a perfect location.

This is a semi rural area, this development looks more like inner city.

What do you **like** about the proposed village? What **benefit** do you think it may have to our community and/or to the broader Windsor community?

It could be a lovely development where it is a pleasure to live but what is being proposed is gross over development which would result in unhappiness all round, especially for those living adjacent to it. The whole thing needs downsizing.

I'm not sure about any benefits to our community, we seem pretty good as we are, thank you, but neither can I see any disadvantages. I do query the thinking behind creating developments for seniors in "out of the way" places and ending up with mini "geriatric cities" like The Crossing.

College Road and it's environs is a lovely little corner of Windsor which must not be spoiled by the greed of developers. I think everybody initially believed it was just going to be Dykelands relocated, how did it end up as this? (Or is that what we were meant to believe?)

What makes **our community** so special? What are some of your **fondest memories** of living in our community?

I've only lived here for five years so I'm new to the community, but I love it here and I'm very happy. Everybody is so friendly and helpful, I really feel as though I belong. If a community gets too big, it loses its cohesion. I've come from an urban area where there is no community spirit, so I really appreciate what we have here and would like it to continue.

Respondent #8

Please let us know what you think about this proposed development in our community. Answer as many or as few questions as you want. You can submit this form multiple times if you think of additional things later.

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

Your Street / Neighbourhood*

College Rd

Your Name*

Neil Kennedy

** Required as the municipality will not accept feedback from Anonymous sources.*

Please answer how strongly you agree or disagree with the following four statements.

Online options provided were as follows:

Strongly
Disagree

Disagree

Neutral

Agree

Strongly
Agree

I support Dykeland Lodge relocating their Long-Term Care facility to this property. **Agree**

I support the entire development plan as currently proposed. **Strongly Disagree**

I believe there has been adequate community engagement. **Disagree**

I believe that further assessment (e.g. Traffic, Community, Environmental, First Nations) is required before this development proceeds any further. **Strongly Agree**

What **questions** do you have? Could be questions regarding the village, the Municipal's development agreement process, or timeline for decision on this proposal, etc.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

This is very rural community on a dead end road that is not suitable for the increased traffic nor is the road in good condition. I fully support the relocation of Dykeland Long Term Care and possibly assisted living. I believe it is very poor planning to consider

building units so far out side of town where many individuals may not have their own transportation nor is there transportation.I have not used the community centre in a number of years but I believe the present location is best.A strip mall!

What do you **like** about the proposed village? What **benefit** do you think it may have to our community and/or to the broader Windsor community?

Long term care facility

What makes **our community** so special? What are some of your **fonddest memories** of living in our community?

Quiet rural area

Respondent #9

Please let us know what you think about this proposed development in our community. Answer as many or as few questions as you want. You can submit this form multiple times if you think of additional things later.

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

Your Street / Neighbourhood*

Corner of King Street and College Rd

Your Name*

Phil Ellwood

** Required as the municipality will not accept feedback from Anonymous sources.*

Please answer how strongly you agree or disagree with the following four statements.

Online options provided were as follows:

Strongly
Disagree

Disagree

Neutral

Agree

Strongly
Agree

I support Dykeland Lodge relocating their Long-Term Care facility to this property. **Strongly Disagree**

I support the entire development plan as currently proposed. **Strongly Disagree**

I believe there has been adequate community engagement. **Strongly Disagree**

I believe that further assessment (e.g. Traffic, Community, Environmental, First Nations) is required before this development proceeds any further. **Strongly Agree**

What **questions** do you have? Could be questions regarding the village, the Municipal's development agreement process, or timeline for decision on this proposal, etc.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

Too much traffic and noise.

The rezoning is in violation of the Municipal Planning Strategy which state: ...limit the CDD (College Road Comprehensive Development District) to the Gladys Manning Property.

Environmental impact in a sensitive dykeland area.

What do you **like** about the proposed village? What **benefit** do you think it may have to our community and/or to the broader Windsor community?

More senior and affordable housing is required. This is just the wrong location.

What makes **our community** so special? What are some of your **fonddest memories** of living in our community?

The fields, the low traffic due to the dead-end.

Respondent #10

Please let us know what you think about this proposed development in our community. Answer as many or as few questions as you want. You can submit this form multiple times if you think of additional things later.

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

Your Street / Neighbourhood*

King and College

Your Name*

Angela Rubino

** Required as the municipality will not accept feedback from Anonymous sources.*

Please answer how strongly you agree or disagree with the following four statements.

Online options provided were as follows:

Strongly
Disagree

Disagree

Neutral

Agree

Strongly
Agree

I support Dykeland Lodge relocating their Long-Term Care facility to this property. **Strongly Disagree**

I support the entire development plan as currently proposed. **Strongly Disagree**

I believe there has been adequate community engagement. **Strongly Disagree**

I believe that further assessment (e.g. Traffic, Community, Environmental, First Nations) is required before this development proceeds any further. **Strongly Agree**

What **questions** do you have? Could be questions regarding the village, the Municipal's development agreement process, or timeline for decision on this proposal, etc.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

What do you **like** about the proposed village? What **benefit** do you think it may have to our community and/or to the broader Windsor community?

What makes **our community** so special? What are some of your **fonddest memories** of living in our community?

Respondent #11

Please let us know what you think about this proposed development in our community. Answer as many or as few questions as you want. You can submit this form multiple times if you think of additional things later.

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

Your Street / Neighbourhood

Kingsview Drive

Your Name

What **questions** do you have? Could be questions regarding the village, the Municipal's development agreement process, or timeline for decision on this proposal, etc.

Construction timeframe, use of Kingsview drive.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

Traffic, environmental impact, wildlife, noise pollution

What do you **like** about the proposed village? What **benefit** do you think it may have to our community and/or to the broader Windsor community?

LTC beds/dykeland. housing is needed

What makes **our community** so special? What are some of your **fonddest memories** of living in our community?

people, wildlife, peaceful walks

Respondent #12

Please let us know what you think about this proposed development in our community. Answer as many or as few questions as you want. You can submit this form multiple times if you think of additional things later.

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

Your Street / Neighbourhood

Your Name

Kingsview

Please answer how strongly you agree or disagree with the following four statements. Online options provided were as follows:

Strongly
Disagree

Disagree

Neutral

Agree

Strongly
Agree

I support Dykeland Lodge relocating their Long-Term Care facility to this property. **Strongly Agree**

I support the entire development plan as currently proposed. **Strongly Disagree**

I believe there has been adequate community engagement. **Strongly Disagree**

I believe that further assessment (e.g. Traffic, Community, Environmental, First Nations) is required before this development proceeds any further. **Strongly Agree**

What **questions** do you have? Could be questions regarding the village, the Municipal's development agreement process, or timeline for decision on this proposal, etc.

How far into the planning process is this project and why has it been done with so little community engagement.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

Traffic, children's safety especially during the construction phase, surface water run off, property value impact, and the change in the nature of our community.

What do you **like** about the proposed village? What **benefit** do you think it may have to our community and/or to the broader Windsor community?

Our community and our province needs more long term care facilities. Our seniors also need to have affordable and assured living options in addition to long term care.

What makes **our community** so special? What are some of your **fondest memories** of living in our community?

Respondent #13

Please let us know what you think about this proposed development in our community. Answer as many or as few questions as you want. You can submit this form multiple times if you think of additional things later.

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

Your Street / Neighbourhood*

Kingsview Drive

Your Name*

Judy Grant

** Required as the municipality will not accept feedback from Anonymous sources.*

Please answer how strongly you agree or disagree with the following four statements.

Online options provided were as follows:

Strongly
Disagree

Disagree

Neutral

Agree

Strongly
Agree

I support Dykeland Lodge relocating their Long-Term Care facility to this property. **Strongly Agree**

I support the entire development plan as currently proposed. **Strongly Disagree**

I believe there has been adequate community engagement. **Strongly Disagree**

I believe that further assessment (e.g. Traffic, Community, Environmental, First Nations) is required before this development proceeds any further. **Strongly Agree**

What **questions** do you have? Could be questions regarding the village, the Municipal's development agreement process, or timeline for decision on this proposal, etc.

Notification of the Public meeting via letter was not sent to the residents of College Road yet it was sent to the residents of Halliburton Ave who are not within 300 feet of the proposed property. Why is that? Why was this restricted to 300 feet? Does the municipality feel that this development will not affect the residents of College road?

Rezoning was done with virtually no notification of the public except the Chronicle Herald which I do not subscribe to.

The existing community center in Windsor is underutilised now. We definitely do not need another one.

Water flow and flooding is a constant concern on Kingsview Drive. Two of the homeowners had flooded basements just this week with the rainstorm we had, and my home has flooded 3 times in the past. I have had to install 2 French drains in my backyard to accommodate the drainage and watershed off of the hill where this project is proposed. I am very worried what changing the topography of the land to build this village will do to impact us on Kingsview as it will change the flow of water.

I wanted to see the environmental impact study that should have been done for this project but we cannot find that. Has there been one done??

Traffic will be affected in a major way. There are times when I now sit at the end of College Road for 5 minutes waiting for an opportunity to pull out onto King Street. This proposal as it stands will make that wait unbearable and force people to cut through Kings Edgehill school more often. An alternate or secondary route will have to be found to accommodate the extra traffic.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

Construction Noise, Debris, Safety issues of children playing outdoors, dust, wildlife habitat lost, traffic congestion, widening of Kingsview Drive may be necessary

What do you **like** about the proposed village? What **benefit** do you think it may have to our community and/or to the broader Windsor community?

Dykeland Lodge need a new home as the present one has long ago reached its peak. I don't dispute that and welcome them to our area and our community. They could be and would be a wonderful addition to our quiet community of children playing and green spaces. Additional seniors housing supported by Dykeland tucked in around the LTC facility could also be added to increase housing that is desperately needed in this area, as in all of Nova Scotia. This added housing must fit the space to allow for recreational areas to exist, such as walking trails, pickle ball, lawn bowling, etc. There is no need to sandwich in housing so as to make people feel like sardines in a can. Expansive views can

be maintained and people can be treated with dignity and offered housing that is both beautiful and functional.

What makes **our community** so special? What are some of your **fondest memories** of living in our community?

This community is a mixture of open spaces, farming, commercial, residential and institutional areas that merge into a cohesive delightful area to live in. I have lived here for 20 years and enjoy a gorgeous view of both Ski Martock and Gladys Manning. Sunrises and Sunsets are gorgeous. I can walk down my street without fear, and most of the time traffic is not an issue on College Road. Children play road hockey, sidewalk chalk, ride bikes, basketball, ride scooters, on my street. Because this street is so quiet children can play outside with a parent only watching them from inside their home. If this proposal goes through as planned that lifestyle will be gone forever. If it is pared back to include Dykeland Lodge only or also some Seniors housing as well, I feel we can still keep our sense of rural community living.

Respondent #14

Please let us know what you think about this proposed development in our community. Answer as many or as few questions as you want. You can submit this form multiple times if you think of additional things later.

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

Your Street / Neighbourhood*

Kingsview Drive

Your Name*

Cheryl Bullock

** Required as the municipality will not accept feedback from Anonymous sources.*

Please answer how strongly you agree or disagree with the following four statements.

Online options provided were as follows:

Strongly
Disagree

Disagree

Neutral

Agree

Strongly
Agree

I support Dykeland Lodge relocating their Long-Term Care facility to this property. **Agree**

I support the entire development plan as currently proposed. **Strongly Disagree**

I believe there has been adequate community engagement. **Strongly Disagree**

I believe that further assessment (e.g. Traffic, Community, Environmental, First Nations) is required before this development proceeds any further. **Strongly Disagree**

What **questions** do you have? Could be questions regarding the village, the Municipal's development agreement process, or timeline for decision on this proposal, etc.

Why is there a need to connect Kingsview Drive to this development?

Homes built on a cul-de-sac have a different value than properties on a thoroughfare for hundreds of residents, workers, visitors. No where else in Windsor has this residential to access route been allowed. Quite the opposite, developers have had to create their own infrastructure to remedy residential areas.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

Beyond construction noise, I'm concerned about all phases of the development.

College Road is currently little more than a path to our Seniors living at the Maning. There is no sidewalk, or even shoulder. Often oncoming vehicles have to crowd the ditch to pass each other. Add in the KES bus traffic, Dill Farm seasonal parking problems, roaming deer & foxes, a new food truck, Manning events or winter snow and you've got a recipe for disaster.

What do you **like** about the proposed village? What **benefit** do you think it may have to our community and/or to the broader Windsor community?

Obviously, Senior's housing is import to our aging population. I hope that the residential situation is affordable enough for those needing housing to receive it. I also hope that local companies will be selected for construction, infrastructure and jobs at each level over the next 10 years.

What makes **our community** so special? What are some of your **fondest memories** of living in our community?

I've lived and worked in Hants County all of my 48 years. It's pretty hard to pick a memory of my home where I grew up and chose to raise my family while volunteering in the community and owning/managing several successful businesses. I have traveled the globe and will always live in Hants County - Kingsview Drive for the last 16 years.

Respondent #15

Please let us know what you think about this proposed development in our community. Answer as many or as few questions as you want. You can submit this form multiple times if you think of additional things later.

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

Your Street / Neighbourhood*

[Kingsview Drive](#)

Your Name*

[Kathryn Duffy](#)

** Required as the municipality will not accept feedback from Anonymous sources.*

Please answer how strongly you agree or disagree with the following four statements.

Online options provided were as follows:

Strongly
Disagree

Disagree

Neutral

Agree

Strongly
Agree

I support Dykeland Lodge relocating their Long-Term Care facility to this property. [Agree](#)

I support the entire development plan as currently proposed. [Strongly Disagree](#)

I believe there has been adequate community engagement. [Strongly Disagree](#)

I believe that further assessment (e.g. Traffic, Community, Environmental, First Nations) is required before this development proceeds any further. [Strongly Agree](#)

What **questions** do you have? Could be questions regarding the village, the Municipal's development agreement process, or timeline for decision on this proposal, etc.

[See entire community response as I am a main contributor](#)

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

[See entire community response as I am a main contributor](#)

What do you **like** about the proposed village? What **benefit** do you think it may have to our community and/or to the broader Windsor community?

[See entire community response as I am a main contributor](#)

What makes **our community** so special? What are some of your **fonddest memories** of living in our community?

[See entire community response as I am a main contributor](#)

Respondent #16

Please let us know what you think about this proposed development in our community. Answer as many or as few questions as you want. You can submit this form multiple times if you think of additional things later.

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

Your Street / Neighbourhood*

Kingsview

Your Name*

Scott Shanks

** Required as the municipality will not accept feedback from Anonymous sources.*

Please answer how strongly you agree or disagree with the following four statements.

Online options provided were as follows:

Strongly
Disagree

Disagree

Neutral

Agree

Strongly
Agree

I support Dykeland Lodge relocating their Long-Term Care facility to this property. **Agree**

I support the entire development plan as currently proposed. **Strongly Disagree**

I believe there has been adequate community engagement. **Strongly Disagree**

I believe that further assessment (e.g. Traffic, Community, Environmental, First Nations) is required before this development proceeds any further. **Strongly Agree**

What **questions** do you have? Could be questions regarding the village, the Municipal's development agreement process, or timeline for decision on this proposal, etc.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

What do you **like** about the proposed village? What **benefit** do you think it may have to our community and/or to the broader Windsor community?

What makes **our community** so special? What are some of your **fonddest memories** of living in our community?

Respondent #17

Please let us know what you think about this proposed development in our community. Answer as many or as few questions as you want. You can submit this form multiple times if you think of additional things later.

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

Your Street / Neighbourhood*

Kingsview Drive

Your Name*

Janet Naugler

** Required as the municipality will not accept feedback from Anonymous sources.*

Please answer how strongly you agree or disagree with the following four statements.

Online options provided were as follows:

Strongly
Disagree

Disagree

Neutral

Agree

Strongly
Agree

I support Dykeland Lodge relocating their Long-Term Care facility to this property. **Agree**

I support the entire development plan as currently proposed. **Strongly Disagree**

I believe there has been adequate community engagement. **Strongly Disagree**

I believe that further assessment (e.g. Traffic, Community, Environmental, First Nations) is required before this development proceeds any further. **Strongly Agree**

What **questions** do you have? Could be questions regarding the village, the Municipal's development agreement process, or timeline for decision on this proposal, etc.

I would like to know why the municipality has been so secretive about this. Why put such a large development on a dead end road? Is there a need for a community center and retail space?

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

I am concerned about the traffic on our street and on college road. I am extremely concerned about the environmental impact on the area. We have a peaceful neighborhood with a lot of wildlife. I am concerned about water flow. There are already issues with water coming down from that hill, I believe with all the pavement in the development there will be more issues. I don't like the idea of living in a construction zone. I am looking forward to retiring soon and I know that work on construction sites begin early.

What do you **like** about the proposed village? What **benefit** do you think it may have to our community and/or to the broader Windsor community?

I realize that long term care, senior and low income housing are needed and important in Windsor and I was fine with Dykeland Lodge building their new site here. I feel this is too large a development for this space.

What makes **our community** so special? What are some of your **fonddest memories** of living in our community?

My husband and I have lived on this street longer than anyone else. Ours was the third house to be built on the street. We like the location because it was rural but within the town. We have had neighbours come and go but it has always been a great neighborhood with friendly and helpful neighbours. We watch out for each other's children, pets and properties. It was a wonderful place to raise our daughter.

The Gladys Manning was built after we moved here and we have enjoyed meeting and chatting with the residents from there while out walking.

When my husband was waiting for and recovering from knee replacement our neighbours mowed the lawn and cleared snow for us. After any snowfall, there is always someone to help with snow removal especially for older or single people or if someone is working a last shift.

We enjoy feeding birds and watching the wildlife, there are pheasant, deer, foxes, numerous varieties of birds. Before covid there were Christmas parties, or summer barbeques for the neighborhood, or just a chat when seeing each other outside. I know that if there is anything I need help with, I can call anyone on the street and they will not hesitate to offer a hand.

One year when we returned from a March break vacation there was a series of snowstorms. I remember our drive back from the airport very late at night thinking that we would have hours of shoveling to get our car in the driveway. We were delighted to drive up to our house and find that not only had our driveway been plowed, but the path to the door had been shoveled.

This is a wonderful community of friendly and welcoming people.

Respondent #18

Please let us know what you think about this proposed development in our community. Answer as many or as few questions as you want. You can submit this form multiple times if you think of additional things later.

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

Your Street / Neighbourhood*

Kingsview Drive

Your Name*

John Naugler

** Required as the municipality will not accept feedback from Anonymous sources.*

Please answer how strongly you agree or disagree with the following four statements.

Online options provided were as follows:

Strongly
Disagree

Disagree

Neutral

Agree

Strongly
Agree

I support Dykeland Lodge relocating their Long-Term Care facility to this property. **Agree**

I support the entire development plan as currently proposed. **Strongly Disagree**

I believe there has been adequate community engagement. **Strongly Disagree**

I believe that further assessment (e.g. Traffic, Community, Environmental, First Nations) is required before this development proceeds any further. **Strongly Agree**

What **questions** do you have? Could be questions regarding the village, the Municipal's development agreement process, or timeline for decision on this proposal, etc.

Why were we given so little notice and so little information about the development?

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

I am concerned about increased traffic on a rough, narrow, rural road. I am also concerned about disruption to my daily life and the increased risk of flooding due to water flow over the large paved areas.

What do you **like** about the proposed village? What **benefit** do you think it may have to our community and/or to the broader Windsor community?

Improved housing and long term care facility will be a boon to the community.

What makes **our community** so special? What are some of your **fondest memories** of living in our community?

Kingsview Drive is a close-knit community which will lose its appeal when we aren't able to socialize as freely because of traffic and construction noise.

Respondent #19

Please let us know what you think about this proposed development in our community. Answer as many or as few questions as you want. You can submit this form multiple times if you think of additional things later.

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

Your Street / Neighbourhood*

Kingsview

Your Name*

Tim Dove

** Required as the municipality will not accept feedback from Anonymous sources.*

Please answer how strongly you agree or disagree with the following four statements.

Online options provided were as follows:

Strongly
Disagree

Disagree

Neutral

Agree

Strongly
Agree

I support Dykeland Lodge relocating their Long-Term Care facility to this property. **Agree**

I support the entire development plan as currently proposed. **Strongly Disagree**

I believe there has been adequate community engagement. **Strongly Disagree**

I believe that further assessment (e.g. Traffic, Community, Environmental, First Nations) is required before this development proceeds any further. **Strongly Agree**

What **questions** do you have? Could be questions regarding the village, the Municipal's development agreement process, or timeline for decision on this proposal, etc.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

I support new developments as they are needed to sustain a community. That said, when a new development does not respect the existing community and established way of life then it should not be allowed to proceed.

This development as proposed will have severe negative impacts to our neighbourhood, significantly increasing the traffic, exposing us to a decade or more of noise and dust pollution, pushing out the wildlife in the area, etc.

What do you **like** about the proposed village? What **benefit** do you think it may have to our community and/or to the broader Windsor community?

Windsor has a need for long term care facilities.

What makes **our community** so special? What are some of your **fonddest memories** of living in our community?

We moved to Windsor from Halifax just over a year ago and fell in love with the rural-feeling neighbourhood. We have never regretted our decision to move here, but if this development proceeds as planned then we will have to give serious consideration as to whether or not this is still a place we want to raise our 3 girls (next to a construction site and beside a strip-mall).

Respondent #20

Please let us know what you think about this proposed development in our community. Answer as many or as few questions as you want. You can submit this form multiple times if you think of additional things later.

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

Your Street / Neighbourhood*

Kingsview Drive

Your Name*

Noah LeBlanc

** Required as the municipality will not accept feedback from Anonymous sources.*

Please answer how strongly you agree or disagree with the following four statements.

Online options provided were as follows:

Strongly
Disagree

Disagree

Neutral

Agree

Strongly
Agree

I support Dykeland Lodge relocating their Long-Term Care facility to this property. **Strongly Agree**

I support the entire development plan as currently proposed. **Strongly Disagree**

I believe there has been adequate community engagement. **Disagree**

I believe that further assessment (e.g. Traffic, Community, Environmental, First Nations) is required before this development proceeds any further. **Strongly Agree**

What **questions** do you have? Could be questions regarding the village, the Municipal's development agreement process, or timeline for decision on this proposal, etc.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

I am concerned that our roads will be blocked and we won't be able to get out. (traffic flow will be reduced and Kingsview Drive residents will not be able to get out of their driveways)

We kids like to go biking safely and scootering, and playing basketball at the end of the street. The construction vehicles, increased traffic, and road damage will make it unsafe for us to play. It will also make it unsafe to let our pets into their yards as they will get spooked by all of the trucks and noise. Future traffic will also make it unsafe for us kids and our pets to play as we have.

If construction goes into the evenings we won't be able to sleep.

The proposed community center is taking up nice green space for the animals in this area and is peeking in our neighbour's backyards.

What do you **like** about the proposed village? What **benefit** do you think it may have to our community and/or to the broader Windsor community?

I support and like the relocation of the Dykeland Lodge residence, but nothing else in the current proposal.

What makes **our community** so special? What are some of your **fonddest memories** of living in our community?

It is nice and peaceful full of many birds, raccoons, deer, all kinds of wildlife. It is quiet so we can relax and listen to the birds. It is safe to let our pets into our yards to play. I can bike up and down the road with my friends and not worry about too many cars. We can walk down the side of the road to go sledding and not worry about too many cars.

Respondent #21

Please let us know what you think about this proposed development in our community. Answer as many or as few questions as you want. You can submit this form multiple times if you think of additional things later.

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

Your Street / Neighbourhood*

Kingsview Drive

Your Name*

Janet AuCoin

** Required as the municipality will not accept feedback from Anonymous sources.*

Please answer how strongly you agree or disagree with the following four statements.

Online options provided were as follows:

Strongly
Disagree

Disagree

Neutral

Agree

Strongly
Agree

I support Dykeland Lodge relocating their Long-Term Care facility to this property. **Strongly Agree**

I support the entire development plan as currently proposed. **Disagree**

I believe there has been adequate community engagement. **Strongly Disagree**

I believe that further assessment (e.g. Traffic, Community, Environmental, First Nations) is required before this development proceeds any further. **Strongly Agree**

What **questions** do you have? Could be questions regarding the village, the Municipal's development agreement process, or timeline for decision on this proposal, etc.

Starting on Thursday, January 13th, I first questioned why the homeowners of both Kingsview Drive and College Road had not been directly notified of west hant/public/development meetings? Posting a notice in a newspaper (which many people do not receive), or putting up a single sign in a location that most people do not pass, does not constitute reaching out to the public. And while I realize that society is very much technologically engaged, it is naive to assume that all residents have access to

Facebook in order to take part in these meetings. I am concerned that any future decisions made to this proposal will again exclude the affected residents in this underhanded manner, and blindside us as the magnitude of the current proposed development did on January 13th. In the future, will all residents have adequate notification and equal opportunity to be able take part in future meetings and have opportunities to express our concerns over changes/approvals/rejections to the development proposal?

I would also like to know why the development feels any need to connect Kingsview Drive to its community. Human nature is to take the most direct route to travel destinations. I strongly feel that residents and visitors to the "Dykeland Community" will thus take the first access street to that community (Kingsview Drive, if connected) and not the actual "Dykeland" access street. This will significantly increase the traffic on Kingsview Drive, and decrease the safety for our children and residents.

Next, what impact will this proposed construction will have on the environment. This area is full of wildlife that is very much a part of our community. We have pheasants, deer, raccoons, geese, and various other species of birds (and I think Coyotes) that peacefully co-exist in our backyards and fields. What about water flow to and around the residences? Flora?

What about the traffic flow and impact to the roads themselves? Kingsview Drive and College road are already in need of repairs (College Rd big time!), what impact will all of the construction vehicles (the many proposed residents move into the proposed buildings) going to have on them? Who's going to fix the damage? And when? What plans are in place to improve the flow of traffic off of College Rd onto King Street? It is already a challenge now! Increased population and traffic will make it worse.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

I am very much concerned about the safety of my child, his friends, and the impact this development will have on the peacefulness and privacy of our community. I moved out to this community so that I could sit on my patio without being watched by my backyard neighbour, so my child would have a quiet, safe environment to grow and play with his peers, and where our cat could safely roam her own yard... and venture out to a neighbours if she were so brave to do so (she's a chicken). I am concerned that

throughout the construction phase, the construction traffic (especially if it is on our street) will make it more dangerous for my child and his friends to ride their bikes, scooter around the neighbourhood, and explore the wilderness (our pets too). Once construction is complete, the number of new residents increases traffic flow, and the traffic safety issue remains for our community's children and pets. A strip mall and a community center increase the traffic as well. This safety issue is directly related to the children, pets and wildlife of Kingsview Drive (for me), but it also impacts the grown residents as well of the whole area. Many people walk daily on the streets and on the walking trails. They walk with their pets and many will no longer feel safe to do so.

I am also concerned with the impact all these new buildings will have on the flow of ground water in the area. There are many homes who get impacted already on our street by heavy rains. What will the new construction do to that flow? How will the new buildings be impacted by the land as it is?

The noise will also impact me - during and after construction. Like I said, I moved to this area for a peaceful, safe, private place to live. An increase in population, increase neighbourhood noise. Being able to sit out on my patio without hearing constant car noise, everyone else's conversations and music was exactly what I was looking for. Construction vehicles rumbling, beeping, clanging and banging for the next 10 years? Nope, not what I moved here for. A dense community jammed tight into the backyards of my neighbours (almost into my own, and close enough as is), DEFINATELY not what I came here for. The privacy of others on Kingsview Drive will be seriously impacted by some of the proposed developments (community center, strip mall). I am concerned about the safety of my home, and the homes of others in the Kingsview Road community as well. We look out for one another here - I am often not worried at all about anyone breaking into my home, or my shed, or stealing things from my car or yard - or any of the children being taken (god forbid!). An increased flow of traffic, especially through Kingsview Drive, whether it is from construction crews, new residents, or visitors to the new residents /community center/strip mall will increase the possibility of these things occurring (not sure I phrased that correctly, so I hope you understand what I'm trying to convey).

What do you **like** about the proposed village? What **benefit** do you think it may have to our community and/or to the broader Windsor community?

I like that the proposed village is trying to meet a community need - the need for affordable and seniors housing, but the magnitude of the project within such a confined space is alarming. I am in support of the long-term care facility as it is a much needed structure to replace the current Dykeland Lodge.

What makes **our community** so special? What are some of your **fonddest memories** of living in our community?

The peacefulness, privacy, safety, and sense of community are what make the Kingsview Drive community special. From the first day I set foot in this community it felt like home. I was able to relax and enjoy my surroundings without worrying about the safety of my child or pet. The kids drove their bikes and scooters up and down the road without me having to be with them all the time, as I knew the traffic was low. If they had an accident at one end, I could hear them and come running. Often, a neighbour would be looking out for the kids too, even though they may not have kids themselves. Neighbours were quick to introduce themselves, and we basically know everyone on the street. We support each other in the ways we can, and as you can see, band together when needed. If you accidentally leave your door open or a car trunk, someone will let you know, or will just quietly close it for you to help keep things safe. We shovel each other out of snowstorms, and mow lawns for vacationers. We have rotating play centers - neighbours open up their homes, pools, playsets and trampolines to each other and are open. This is all a part of my fondest memories in this neighbourhood; watching the neighbourhood kids running from home to home; playing with their friends in a safe zone; adults chatting in the middle of a random yard or the road, chatting while helping shovel or mow, or just shooting the breeze; supporting each other through lose and celebration.

Respondent #22

Please let us know what you think about this proposed development in our community. Answer as many or as few questions as you want. You can submit this form multiple times if you think of additional things later.

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

Your Street / Neighbourhood*

[Kingsview Drive](#)

Your Name*

[Rebecca Hatchard](#)

** Required as the municipality will not accept feedback from Anonymous sources.*

Please answer how strongly you agree or disagree with the following four statements.

Online options provided were as follows:

Strongly
Disagree

Disagree

Neutral

Agree

Strongly
Agree

I support Dykeland Lodge relocating their Long-Term Care facility to this property. [Agree](#)

I support the entire development plan as currently proposed. [Strongly Disagree](#)

I believe there has been adequate community engagement. [Strongly Disagree](#)

I believe that further assessment (e.g. Traffic, Community, Environmental, First Nations) is required before this development proceeds any further. [Strongly Agree](#)

What **questions** do you have? Could be questions regarding the village, the Municipal's development agreement process, or timeline for decision on this proposal, etc.

[to send comments & concerns for you to compile.](#)

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

[to send comments & concerns for you to compile.](#)

What do you **like** about the proposed village? What **benefit** do you think it may have to our community and/or to the broader Windsor community?

to send comments & concerns separately for you to compile.

What makes **our community** so special? What are some of your **fonddest memories** of living in our community?

to send comments & concerns separately for you to compile.

Comments and concerns received from Rebecca Hatchard via email:

Like my grandfather & mom, I was born & grew up in Windsor... a community filled with small town values & memories I carry with me that are both heartfelt & comforting. Years later, I knew without a doubt that I wanted to raise my own daughter in the same area... to find a quiet peaceful location, surrounded by fresh air, sunshine & open spaces where she too could experience the love of the outdoors & the intricacies that nature provides. I wanted get away from the city... the crowds of noise & air pollution, where consumerism & the world of materialism infuses so many.

When the time was right we happened upon the most wonderful spot... to begin anew... to make a fresh start & a place we could call our own. When my daughter was four years old we moved to Kingsview Drive. Although extended family had all passed, it still felt like home... a home in a community where we felt safe enough to leave the house & car unlocked at all times with not a worry in the world day or night. A place to nurture my daughter's uniqueness & to create a space for her to bloom into herself thus allowing her early years of separation anxiety & shyness to fall away.

Over the past 18 years, we have taken full advantage of the area around us & spent all our time immersed in the outdoors enjoying every season. My daughter learned to skate on a little patch of pastureland adjacent to the Dill Farm. We lived close enough to venture to the nearby ski hill & savored long peaceful walks meandering through cornfields & walking paths tucked off of College Road... exploring untouched areas... abundant sanctuaries filled with biodiversity where wildlife could thrive. We love animals & this was a place where our cats could roam free & be safe from harm. A perfect location where we as neighbors raised our children... toddlers able to run up & down the street, little ones learning to ride their first bike & playing hop-scotch on the road uninterrupted by strangers or traffic.

As a Nova Scotian, I am well aware that our seniors are in dire need of new up-to-date longterm care facilities & am in favor of the proposed site for Dykeland Lodge. Our seniors deserve a beautiful & serene location in which to live their final years.... a stage my own mom is nearing & may have to soon consider. We would be thrilled if she were to relocate to the new site of Dykeland Lodge & especially

so with just a skip from my front door. If however, the additional proposal of a dense village including independent & affordable housing, a community centre & strip mall that is squashed together like those found in cities then our decision is already solidified as a definite 100% no. If Dykeland Lodge were to provide quality care that benefits it's seniors by promoting & preserving the natural landscape keeping in mind the health benefits of living in a community that maintains peace & tranquility then I welcome them with open arms.

The entire town of Windsor & external community will be greatly impacted by this development. Developers & politicians most often cater to their own & disregard those who would most benefit from valuable services like a community center & affordable housing. This location further prevents access to those who are marginalized & without transportation. Summer programs for families who live in town & rely on accessibility within walking distance... this location certainly doesn't take them into account & would only further segregate from the privileged. A strip mall that may include a pharmacy, corner store, cafe & medical center... this location away from downtown further excludes those also who rely on such services.

The fact that re-zoning had taken place with the obvious intent of not disclosing the fact... without the input or knowledge of those in our community is not only deceitful, it is disrespectful & insulting to us all. I came here because of the natural beauty. The blatancy... all for financial benefit of a select few is disheartening to say the least. To then propose that the cul-de-sac be turned into a thoroughfare in a residential area entering into a dense village is obnoxious with complete disregard for those it directly impacts.

I would also like to note, that when council members including those in planning & development positions are asked their thoughts about this new proposal & the response delivered is "I think it's a great idea" comes easily when it's not taking place in your backyard. An arrogant & dismissive statement that to me is both offensive & unwelcome.

We as humans have desecrated the land far too long and have an opportunity to promote its healing so that it can breathe. Instead of scouring every square inch of its surface with more concrete & development, perhaps we could become mindful & responsible for its preservation.

Like those in my neighborhood, I look forward to working with Dykeland Lodge and revising their proposal.

Rebecca Hatchard

Respondent #23

Please let us know what you think about this proposed development in our community. Answer as many or as few questions as you want. You can submit this form multiple times if you think of additional things later.

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

Your Street / Neighbourhood*

Kingsview Drive

Your Name*

Marnie Metke

** Required as the municipality will not accept feedback from Anonymous sources.*

Please answer how strongly you agree or disagree with the following four statements.

Online options provided were as follows:

Strongly
Disagree

Disagree

Neutral

Agree

Strongly
Agree

I support Dykeland Lodge relocating their Long-Term Care facility to this property. **Strongly Agree**

I support the entire development plan as currently proposed. **Strongly Disagree**

I believe there has been adequate community engagement. **Strongly Disagree**

I believe that further assessment (e.g. Traffic, Community, Environmental, First Nations) is required before this development proceeds any further. **Strongly Agree**

What **questions** do you have? Could be questions regarding the village, the Municipal's development agreement process, or timeline for decision on this proposal, etc.

How much space is planned between housing lots and parking and or leisure centre

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

My main concerns are the increase in traffic and Kingsview Drive and the increase in people to this area

What do you **like** about the proposed village? What **benefit** do you think it may have to our community and/or to the broader Windsor community?

I dislike it all. There is no benefit.

What makes **our community** so special? What are some of your **fondest memories** of living in our community?

Our Community is quiet and well cared for.

Respondent #24 & 25

Please let us know what you think about this proposed development in our community. Answer as many or as few questions as you want. You can submit this form multiple times if you think of additional things later.

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

Your Street / Neighbourhood*

Haliburton Avenue

Your Name*

Barbara and Richard Redden

** Required as the municipality will not accept feedback from Anonymous sources.*

Please answer how strongly you agree or disagree with the following four statements.

Online options provided were as follows:

Strongly
Disagree

Disagree

Neutral

Agree

Strongly
Agree

I support Dykeland Lodge relocating their Long-Term Care facility to this property. **Strongly Agree**

I support the entire development plan as currently proposed. **Disagree**

I believe there has been adequate community engagement. **Strongly Disagree**

I believe that further assessment (e.g. Traffic, Community, Environmental, First Nations) is required before this development proceeds any further. **Strongly Agree**

What **questions** do you have? Could be questions regarding the village, the Municipal's development agreement process, or timeline for decision on this proposal, etc.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

environmental concerns

What do you **like** about the proposed village? What **benefit** do you think it may have to our community and/or to the broader Windsor community?

It satisfies the need for Senior's assisted living and long term care.

What makes **our community** so special? What are some of your **fondest memories** of living in our community?

The trails for walking and skiing adjacent to the Manning and College Road, the ponds, fox holes and other wild life that inhabit the area. There is no other area in Windsor like it.

Respondent #26

Please let us know what you think about this proposed development in our community. Answer as many or as few questions as you want. You can submit this form multiple times if you think of additional things later.

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

Your Street / Neighbourhood*

Alexander street

Your Name*

Kensey Konings

** Required as the municipality will not accept feedback from Anonymous sources.*

Please answer how strongly you agree or disagree with the following four statements.

Online options provided were as follows:

Strongly
Disagree

Disagree

Neutral

Agree

Strongly
Agree

I support Dykeland Lodge relocating their Long-Term Care facility to this property. **Strongly Disagree**

I support the entire development plan as currently proposed. **Strongly Disagree**

I believe there has been adequate community engagement. **Strongly Disagree**

I believe that further assessment (e.g. Traffic, Community, Environmental, First Nations) is required before this development proceeds any further. **Strongly Agree**

What **questions** do you have? Could be questions regarding the village, the Municipal's development agreement process, or timeline for decision on this proposal, etc.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

I think that this will greatly impact the community surrounding this build over the next 10 years. Children and families live on these streets and in this quiet quaint close knit

neighborhood. This build will also cause more traffic on the streets where children play and bike.

What do you **like** about the proposed village? What **benefit** do you think it may have to our community and/or to the broader Windsor community?

The idea of having a new living place and housing for elderly people .

What makes **our community** so special? What are some of your **fonddest memories** of living in our community?

The special connections you make and are able to make having these small neighborhoods. The ability to have safe streets and less traffic for children to play on. In my neighborhood I remember walking to our cousins house and my mom feeling safe knowing that she knew everyone around us.

Respondent #27

Please let us know what you think about this proposed development in our community. Answer as many or as few questions as you want. You can submit this form multiple times if you think of additional things later.

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

Your Street / Neighbourhood*

Kendall Lane

Your Name*

Natalie Shearer

** Required as the municipality will not accept feedback from Anonymous sources.*

Please answer how strongly you agree or disagree with the following four statements.

Online options provided were as follows:

Strongly
Disagree

Disagree

Neutral

Agree

Strongly
Agree

I support Dykeland Lodge relocating their Long-Term Care facility to this property. **Agree**

I support the entire development plan as currently proposed. **Strongly Disagree**

I believe there has been adequate community engagement. **Strongly Disagree**

I believe that further assessment (e.g. Traffic, Community, Environmental, First Nations) is required before this development proceeds any further. **Strongly Agree**

What **questions** do you have? Could be questions regarding the village, the Municipal's development agreement process, or timeline for decision on this proposal, etc.

This is a no exit street with a very narrow road which currently can't support the residential traffic . The stop at the end of college rd is always backed up. The current infrastructure isn't adequate and cannot take on more.

The noise and pollution this 10 year project would take isn't fair to the home owners and Gladys manning residents.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

I feel the community is unaware of the current proposal. One night of a zoom input from community that was not widely publicized is not enough. It feels as if it is being pushed. This is not the original plan of a new Dykeland. This is now about commercial space as well.

There are other better alternate sights within walking distance to amenities and the hospital. Windsor does not have public transport . This street does not even have side walks. I'm guessing the majority of whom this project would be encompassing so not own vehicles.

Is there a limit regarding population within an area of one way in and one way out in regards to emergency services ?

What do you **like** about the proposed village? What **benefit** do you think it may have to our community and/or to the broader Windsor community?

We need more senior care beds in our community. I feel this is now more about money and not the appropriate location

What makes **our community** so special? What are some of your **fonddest memories** of living in our community?

This area of our community has nature trails, long pond the birthplace of hockey, the oldest private school in North America, fields of wildlife and one senior care facility already. The traffic is already a problem with a school , buses and the biggest employee in Windsor (KES) traveling this road. People already drive through KES to avoid the end of college rd creating safety concerns at the school.

Respondent #28

Please let us know what you think about this proposed development in our community. Answer as many or as few questions as you want. You can submit this form multiple times if you think of additional things later.

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

Your Street / Neighbourhood*

Mountain View Drive, Falmouth

Your Name*

Kellie Fletcher

** Required as the municipality will not accept feedback from Anonymous sources.*

Please answer how strongly you agree or disagree with the following four statements.

Online options provided were as follows:

Strongly
Disagree

Disagree

Neutral

Agree

Strongly
Agree

I support Dykeland Lodge relocating their Long-Term Care facility to this property. **Disagree**

I support the entire development plan as currently proposed. **Disagree**

I believe there has been adequate community engagement. **Strongly Disagree**

I believe that further assessment (e.g. Traffic, Community, Environmental, First Nations) is required before this development proceeds any further. **Strongly Agree**

What **questions** do you have? Could be questions regarding the village, the Municipal's development agreement process, or timeline for decision on this proposal, etc.

Has the Board considered the residential impact building a facility of this magnitude will have on the quiet residential community?

Has the Board taken in to consideration the damage that will be caused by heavy machinery during the construction?

This community is full of children and elderly members... how will the construction guarantee their safety and ability to use their community safely?

Has the Board considered an ALTERNATE access point? Perhaps from the Chester Road where the impact to residential community wouldn't be disrupted?

Why is a Strip Mall included in the mock up (or maybe I mis-read that image)?

Did they consider utilizing the land that currently surrounds them?

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

I have family and friends who live on College Road and I am gravely concerned about their safety and privacy. Huge machinery traveling back and forth, carrying loads of construction materials, the road itself will be destroyed by the sheer weight and volume of the heavy equipment. Not to mention to unavoidable debris that will fall off the trucks potentially damaging community yards, vehicles, and taking away safe walking. There is a school that is on the road with sports fields which increases the amount of children, the tennis courts, private day cares, a farm at the end, and all of the homes are all quite close to the road. The noise levels will be unacceptable for a quiet residential area. Dykeland Lodge was an ancient building when I worked there (1999-2005) and most definitely needs to be replaced. I certainly did not expect this 'pie in the sky' model to be the replacement. Also, I wonder why the parcel of land surrounding the current facility couldn't have been expanded upon? And a strip mall? Who's idea was that?!

Truly, I think the exponential unavoidable increase in traffic and impact to safety and privacy is the biggest issue (in my opinion). If there were an alternative access point, I think the impact would be lessened greatly.

What do you **like** about the proposed village? What **benefit** do you think it may have to our community and/or to the broader Windsor community?

As an RN, I can 100% appreciate the benefit of opening more LTC beds and assisted living space.

What makes **our community** so special? What are some of your **fonddest memories** of living in our community?

I did not personally live in this community but my daughter basically grew up there. Her childcare provider is in this community and my child was able to grow up safely here... from her very first day of school and getting on and off the school bus daily to walking up to Dill's farm and back, riding her bike... and as she got older, participating in outdoor sport at Kings Edgehill school fields. This community is quiet, safe, surrounded by beautiful mature trees and farm land. Not to mention Long Pond historical site. College Road will forever be part of my fondest memories because it's part of my child's upbringing. I cannot imagine destroying the quaint, quiet community with 10 YEARS of construction and heavy machinery.

Respondent #29

Please let us know what you think about this proposed development in our community. Answer as many or as few questions as you want. You can submit this form multiple times if you think of additional things later.

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

Your Street / Neighbourhood*

Three Mile Plains Cross Road

Your Name*

Sandi Davidson

** Required as the municipality will not accept feedback from Anonymous sources.*

Please answer how strongly you agree or disagree with the following four statements.

Online options provided were as follows:

Strongly
Disagree

Disagree

Neutral

Agree

Strongly
Agree

I support Dykeland Lodge relocating their Long-Term Care facility to this property. **Neutral**

I support the entire development plan as currently proposed. **Disagree**

I believe there has been adequate community engagement. **Strongly Disagree**

I believe that further assessment (e.g. Traffic, Community, Environmental, First Nations) is required before this development proceeds any further. **Strongly Disagree**

What **questions** do you have? Could be questions regarding the village, the Municipal's development agreement process, or timeline for decision on this proposal, etc.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

Turning a low traffic residential road into a busy high traffic street it is already hard enough to get out at the end of the road it will be even harder with this plan

What do you **like** about the proposed village? What **benefit** do you think it may have to our community and/or to the broader Windsor community?

What makes **our community** so special? What are some of your **fonddest memories** of living in our community?

Respondent #30

Please let us know what you think about this proposed development in our community. Answer as many or as few questions as you want. You can submit this form multiple times if you think of additional things later.

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

Your Street / Neighbourhood*

Chandler Lane

Your Name*

Gary Morehouse

** Required as the municipality will not accept feedback from Anonymous sources.*

Please answer how strongly you agree or disagree with the following four statements.

Online options provided were as follows:

Strongly
Disagree

Disagree

Neutral

Agree

Strongly
Agree

I support Dykeland Lodge relocating their Long-Term Care facility to this property. **Strongly Agree**

I support the entire development plan as currently proposed. **Agree**

I believe there has been adequate community engagement. **Agree**

I believe that further assessment (e.g. Traffic, Community, Environmental, First Nations) is required before this development proceeds any further. **Neutral**

What **questions** do you have? Could be questions regarding the village, the Municipal's development agreement process, or timeline for decision on this proposal, etc.

No questions at this time

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

I would hope the 10 year time span will be a development completion Would there be units available periodically as the development expands

What do you **like** about the proposed village? What **benefit** do you think it may have to our community and/or to the broader Windsor community?

Like the Manning there will be suitable housing for seniors similar to the Manning

What makes **our community** so special? What are some of your **fonddest memories** of living in our community?

Both my wife and I had parents spent their final days at Dykeland

Respondent #31

Please let us know what you think about this proposed development in our community. Answer as many or as few questions as you want. You can submit this form multiple times if you think of additional things later.

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

Your Street / Neighbourhood*

College Rd

Your Name*

Joseph Magee

** Required as the municipality will not accept feedback from Anonymous sources.*

Please answer how strongly you agree or disagree with the following four statements.

Online options provided were as follows:

Strongly
Disagree

Disagree

Neutral

Agree

Strongly
Agree

I support Dykeland Lodge relocating their Long-Term Care facility to this property. **Strongly Disagree**

I support the entire development plan as currently proposed. **Strongly Disagree**

I believe there has been adequate community engagement. **Strongly Disagree**

I believe that further assessment (e.g. Traffic, Community, Environmental, First Nations) is required before this development proceeds any further. **Strongly Agree**

What **questions** do you have? Could be questions regarding the village, the Municipal's development agreement process, or timeline for decision on this proposal, etc.

Why here? There is space available all around windsor. Why do you feel the need to jam this development into the middle of the homes of an already established and tight knit community. I get you have to locate SOMEWHERE, but come on!

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

I am concerned about the road work that would have to take place to college road to accommodate the increased traffic flow and population. Not to mention the fact I moved my family to this area because of the quiet community and quiet street. That will all be gone if this development pushes through.

What do you **like** about the proposed village? What **benefit** do you think it may have to our community and/or to the broader Windsor community?

I can't say I like any of the proposed developments. Everything presented will change the quality of life for me and my family if we continue to live in this home. I respect that Dykeland requires new facilities, but build them somewhere that won't effect peoples homes directly. There MUST be vacant space somewhere near windsor that DOESN'T require jamming a large development into a quiet family community. This isn't downtown Toronto. We aren't exactly pressed for space.

What makes **our community** so special? What are some of your **fonddest memories** of living in our community?

The peace and quiet. We enjoy living in a town without living "in" a town. Neighbors are friendly and quiet and look out for one another. Kids can walk down the street and ride their bikes without worry.

Respondent #32

Please let us know what you think about this proposed development in our community. Answer as many or as few questions as you want. You can submit this form multiple times if you think of additional things later.

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

Your Street / Neighbourhood*

College Rd

Your Name*

DAN

** Required as the municipality will not accept feedback from Anonymous sources.*

Please answer how strongly you agree or disagree with the following four statements.

Online options provided were as follows:

Strongly
Disagree

Disagree

Neutral

Agree

Strongly
Agree

I support Dykeland Lodge relocating their Long-Term Care facility to this property. **Strongly Agree**

I support the entire development plan as currently proposed. **Disagree**

I believe there has been adequate community engagement. **Strongly Disagree**

I believe that further assessment (e.g. Traffic, Community, Environmental, First Nations) is required before this development proceeds any further. **Strongly Agree**

What **questions** do you have? Could be questions regarding the village, the Municipal's development agreement process, or timeline for decision on this proposal, etc.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

TRAFFIC ISSUES

PEDESTRIAN SAFETY

ACCESING KING STREET SAFELY

NOISE

What do you **like** about the proposed village? What **benefit** do you think it may have to our community and/or to the broader Windsor community?

What makes **our community** so special? What are some of your **fonddest memories** of living in our community?

Community Feedback Responses via Paper Survey

Respondent #33



A. Cunningham on College Rd

We need your input on this project

RETURN TO: Teresa's office by THIS Friday, Jan 21

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

What questions do you have? Could be questions regarding the village, process and timeline for approving/revising/rejecting this proposal, etc.

Has the municipality made the community aware of the size & magnitude of this project? The time line is huge 10 years. We were all made aware of the nursing home moving to the road but not affordable and senior housing units, independent living units, community centre and strip mall. Have they done a feasibility study on the effects on the agricultural area? What's the zoning on commercial property for a strip mall in an agricultural area? Water consumption and sewer lines should also be examined and discussed.

What are your concerns? How do you think this project will impact you during the 10-year construction and/or once completed?

My concerns would be centred on the road itself it's too narrow to accommodate a facility of that size & magnitude. They need to create another access road to the facility. How will this affect the existing homes and business on the road? Traffic will be a major issue for our road. I bought my home in a quiet residential area that is now going to be a commercial zone I didn't sign up for that.

What do you like about the proposed village? **What benefit** do you think it may have to our community and/or to the broader Windsor Community?

I am pleased that Dykeland is getting a revision I am not pleased that it comes at a cost to those living on College Rd.

What makes our community so special?

We are an agricultural community home to one of the oldest and longest-running fairs in the North America. Windsor is a small community home to approximately 4000 people this new proposal by Dykeland will have a major effect on such a small area. I've lived on College Rd for many years. College Rd is special because you can walk from a residential area to an agricultural area in minutes you have town amenities in a country setting. It's perfect. We have many people who enjoy walking their dogs in the area and strolling along the Gladys Manning walking trails. I enjoy the green space and county setting

What are some of your fondest memories of living in our community?

I grew up in Windsor it's a great family community. I enjoyed walking to school and to the corner store with my friends. A small town with a pool, soccer field and tennis court accessible to all and we knew all our neighbours. I liked driving my bike on the road not having to worry about bike lanes. I loved walking to the movie theatre on a Saturday afternoon with my sister.

Respondent #34

We need your input on this project

RETURN TO: Theresa's office by THIS Friday, Jan 21

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

What **questions** do you have? Could be questions regarding the village, process, and timeline for approving/revising/rejecting this proposal, etc.

Does this amount of land adequately accommodate the five levels of care as proposed?

Shouldn't 80 units of affordable and seniors housing (almost same size as the Manning) be built off by itself?

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

What assurances that upgrades will be made between Manning Dr. and King Street highway, with traffic lights and intersection, and sidewalk?

Would these upgrades be done prior to or after construction of facility?
Ten years is a long time to wait for these improvements...
This road should be made "safer" before construction begins.

What do you **like** about the proposed village? What benefit do you think it may have to our community and/or to the broader Windsor community?

Provides a higher degree of accommodation for residents and a more structured environment for staff. It will bring in more people and jobs to grow the community and local economy.

What makes our community so special?

The diversification of recreational activities supported by government and volunteers. Not far from Halifax and New Minas and airport. A movement to attract developers to the Town and to bring back ex-patriots to their roots.

What are some of your fondest memories of living in our community?

Private school and music program (Edgehill).
Playing tennis at Gordon Hughes Tennis Club.
Participating at Windsor United Church.
Summer camps at Mockinger Lake
Y-H at the Hants County Exhibition, showing my oxen in the "pull".

Respondent #35

We need your input on this project

RETURN TO: Theresa's office by THIS Friday, Jan 21

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

What **questions** do you have? Could be questions regarding the village, process, and timeline for approving/revising/rejecting this proposal, etc.

Hoping the view for residents of Gladys Manning will not be obstructed by this new project. Will this project affect living costs at the Gladys Manning.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

Concerned over traffic while under construction.

What do you **like** about the proposed village? What benefit do you think it may have to our community and/or to the broader Windsor community?

The proposed village is very beneficial to the Windsor area as there is a shortage of living facilities for the aging population. In addition, the project will generate employment opportunities + additional revenue for the area.

What makes our community so special?

1. It's quiet
2. Little traffic
3. Country setting, even though Gladys Manning is in town limits.

What are some of your fondest memories of living in our community?

1. Convenient
2. Staff + residents are friendly and helpful.
3. Nice, clean + quiet.
4. Love the entertainment.

Respondent #36

We need your input on this project

RETURN TO: Theresa's office by THIS Friday, Jan 21

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

What **questions** do you have? Could be questions regarding the village, process, and timeline for approving/revising/rejecting this proposal, etc.

Would it be safe for, potentially, triple the number of residents on a "dead end" street? Could a road be built between College & Chester Rd? Is it even possible to house that many people in the various types of accommodations in that small space?

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

*A lot of noise & confusion on our quiet street.
Too much going on in a small space. Maybe lead across the street could be added to the space or more in back.
Could another road join ours and Chester Rd?*

What do you **like** about the proposed village? What benefit do you think it may have to our community and/or to the broader Windsor community?

*I like the idea of providing all the housing, care and amenities of the proposal. All are most likely needed in the broader Windsor Area. In the case that Gladys Manning Complex does not include a "nursing" component, if & when I may need it, I would appreciate such a short move to Dykeland.
To have a cafe, corner store, medical centre pharmacy so ^{close} ~~close~~ would be wonderful!*

What makes our community so special?

Quiet beauty - peaceful - On the edge of town, avoiding business and traffic noise & activity

What are some of your fondest memories of living in our community?

Sitting on my deck, lounge or gazebo enjoying a visit with family/friends and watching the beautiful country - rides & changing seasons.

Respondent #37

1208
2/11/11

We need your input on this project

RETURN TO: Theresa's office by THIS Friday, Jan 21

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

What **questions** do you have? Could be questions regarding the village, process, and timeline for approving/revising/rejecting this proposal, etc.

my main concern is the traffic. Our roads are a mess now.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

Just hope we still have the Great Country living that we have now. I think it could change. I hope Not.

What do you **like** about the proposed village? What benefit do you think it may have to our community and/or to the broader Windsor community?

I think we need more housing for our seniors + affordable living.

What makes our community so special?

The View + the People who work & live here. We can see everything from here. Love the Deer that come up there. I like to look at the lake. Just you all know what happened to that. Just love it here.

What are some of your fondest memories of living in our community?

The beautiful dining Room & surrounding area. The food is delicious.

Respondent #38

1202

SWH

We need your input on this project

RETURN TO: Theresa's office by THIS Friday, Jan 21

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

What **questions** do you have? Could be questions regarding the village, process, and timeline for approving/revising/rejecting this proposal, etc.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

#1 The access to this new development is not sufficient to handle any more traffic on the terrible condition of the highway leading to part of Wallace Rd.

What do you **like** about the proposed village? What benefit do you think it may have to our community and/or to the broader Windsor community?

The proposed ^{Dykeland} village is needed!

What makes our **community** so special?

What are some of your **fondest memories** of living in our community?

Respondent #39

7/16
JN16

We need your input on this project

RETURN TO: Theresa's office by **THIS Friday, Jan 21**

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

What **questions** do you have? Could be questions regarding the village, process, and timeline for approving/revising/rejecting this proposal, etc.

What infrastructure are they planning to handle the extra traffic?

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

There will be noise & dust ect. during the process.

What do you **like** about the proposed village? What benefit do you think it may have to our community and/or to the broader Windsor community?

Good for local economy. Help for senior housing.

What makes our community so special?

We have a nice rural setting five minutes from downtown Windsor.

What are some of your fondest memories of living in our community?

The rent is reasonable and the staff is great. We enjoy the friendships.

Respondent #40

We need your input on this project

RETURN TO: Theresa's office by **THIS Friday, Jan 21**

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

What **questions** do you have? Could be questions regarding the village, process, and timeline for approving/revising/rejecting this proposal, etc.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

Too much traffic for such a narrow road
(very light pencil - did not scan well)

What do you **like** about the proposed village? What benefit do you think it may have to our community and/or to the broader Windsor community?

What makes our **community so special**?

What are some of your **fonddest memories** of living in our community?

Respondent #41

We need your input on this project

RETURN TO: Theresa's office by THIS Friday, Jan 21

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

What **questions** do you have? Could be questions regarding the village, process, and timeline for approving/revising/rejecting this proposal, etc.

I had about the road?

Hazardous now to get on the highway.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

Waste?

loss of privacy.

What do you **like** about the proposed village? What benefit do you think it may have to our community and/or to the broader Windsor community?

We do need services housing.

We need for shops mall.

What makes our community so special?

Comradery.

What are some of your fondest memories of living in our community?

Games, concerts, church service.

Respondent #42

We need your input on this project

RETURN TO: Theresa's office by THIS Friday, Jan 21

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

What **questions** do you have? Could be questions regarding the village, process, and timeline for approving/revising/rejecting this proposal, etc.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

This project is devastating to our complex. The street is too narrow now for safe driving. We do not need extra traffic. Also, our street is in deplorable condition and needs repairing badly. How can that happen if this 10 year project takes place? The whole idea is from non-thinking people.

What do you **like** about the proposed village? What benefit do you think it may have to our community and/or to the broader Windsor community?

It seems a very nice idea, just not here. We desperately need more nursing home beds and senior housing.

What makes our **community** so special?

The uniqueness of the area, namely the Dill farm and Kings Edgehill, as well as the Gladys Manning complex.

What are some of your **fondest memories** of living in our community?

I have only been here a few years. It is perfect for me and very pretty, especially in the Fall.

Respondent #43

We need your input on this project

RETURN TO: Theresa's office by THIS Friday, Jan 21

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

What **questions** do you have? Could be questions regarding the village, process, and timeline for approving/revising/rejecting this proposal, etc.

Seems like a lot of "Real Estate" on
a small piece of land.
What about the road?

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

Something will have to be done to
road to accommodate construction.

What do you **like** about the proposed village? What benefit do you think it may have to our community and/or to the broader Windsor community?

Too much planned for small space

What makes our **community** so special?

Small, friendly

What are some of your **fondest memories** of living in our community?

7

2

Respondent #44

1704 /
JN13

We need your input on this project

RETURN TO: Theresa's office by THIS Friday, Jan 21

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

What **questions** do you have? Could be questions regarding the village, process, and timeline for approving/revising/rejecting this proposal, etc.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

1. Traffic Traffic Traffic

2. Terrible road now & has been for many years. (17)

What do you **like** about the proposed village? What benefit do you think it may have to our community and/or to the broader Windsor community?

Nothing about where it's going to be unless something done about College Rd. (exit) new.

What makes our **community so special**?

What are some of your **fonddest memories** of living in our community?

Respondent #45

TD05
SN12

We need your input on this project

RETURN TO: Theresa's office by THIS Friday, Jan 21

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

What **questions** do you have? Could be questions regarding the village, process, and timeline for approving/revising/rejecting this proposal, etc.

*Will it take 10 years?? I'll never live that long!
I've been living at the manning for 10 years. Each year I'd call the Town to find out when College Rd. would be repaired. Each year they assured me it would be done the next year. It never was done so after 4 or 5 years I stopped calling. & gave up my car.*

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed? *My concern is traffic.*

College Rd. is not wide enough to handle more traffic - I feel. More people will be coming, going to visit relatives - friends who live in the Dykeland Lodge village. When R.F. is playing sports the road is congested with parents cars, the other teams cars parked on the right hand side of the road coming in, also during Pumpkin Festival days, Halloween in fall when the farm is selling pumpkins, apples, etc. Brings a lot of traffic. Imagine ambulance & fire trucks in an emergency - It's a dead end road.

What do you **like** about the proposed village? What benefit do you think it may have to our community and/or to the broader Windsor community?

*The proposed village sounds great, badly needed - but not jammed in here on College Rd., perhaps across the field on opposite side coming out on Chester Road.
Surely there's a piece of property in the area that's more accessible and spacious enough to be safer.*

What makes our community so special?

It's quiet, peaceful, beautiful pastoral views.
Enough wild life to make it interesting as deer, and
foxes, wild geese, birds, eagles, etc

It's close to the town of Winchester, hospital, library,
Pharmacy, Grocery stores, Shops - but we could have
more of those

What are some of your fondest memories of living in our community?

Walking the College Road to its pit falls - I wish ^{behind the} ~~it~~ ^{morning}
it could be fixed - Wonderful walking trails which
I really enjoyed until the ticks got too plentiful
so I walk on College Road

Respondent #46

1206
5/21/11

We need your input on this project

RETURN TO: Theresa's office by THIS Friday, Jan 21

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

What **questions** do you have? Could be questions regarding the village, process, and timeline for approving/revising/rejecting this proposal, etc.

The residents of Gladys Manning now live in a relatively quiet & peaceful area. It would be too bad if that changed.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

The marketing to work on the project will have to get to the area - I am concerned that we will lose our quiet & peaceful area - especially if they use our drive ways (front + back) to get to the area

What do you **like** about the proposed village? What benefit do you think it may have to our community and/or to the broader Windsor community?

The proposed village looks very large + it includes a shopping area & community hall. Is there really any need for this? You will be causing a lot of activity in our small quiet community

What makes our community so special?

I am not from this area but I grew up
& lived in other small towns and I grew to
love Windsor - I have a beautiful view
which I enjoy.

What are some of your fondest memories of living in our community?

peaceful, quiet, friendly

If a complex this large is built I will
appreciate this

Respondent #47

1207
JN10

We need your input on this project

RETURN TO: Theresa's office by THIS Friday, Jan 21

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

What **questions** do you have? Could be questions regarding the village, process, and timeline for approving/revising/rejecting this proposal, etc.

Collage Rd. What are they going to do about traffic on this road all the time - Road in is terrible and as of now we have no other exit
The increase of traffic on this road will be intolerable.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

This may sound silly but we chose this place for the view the quietness and wild life
Also there is always something going on here as you sit and watch - The farmers working cattle out and change of seasons it is so calming and a reason to get up and see

What do you **like** about the proposed village? What benefit do you think it may have to our community and/or to the broader Windsor community?

What the new day will bring to each of us something to have in common with each other talking about weather, wildlife etc.

Please do not destroy it all for us

What makes our community so special?

See above

The staff here are excellent they are patient and go that is the rule for us and we can count on each and everyone of them. I am very thankful to them all

What are some of your fondest memories of living in our community?

Friendship - and that we all look out for each other and if there was something to happen to one of us - We all help each other to get through the hard times.

It is like here, we know everyone and enjoy the companionship here

Respondent #48

SNM

We need your input on this project

RETURN TO: Theresa's office by THIS Friday, Jan 21

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

What **questions** do you have? Could be questions regarding the village, process, and timeline for approving/revising/rejecting this proposal, etc.

Given that College Rd. has been in the planning for repaving going back 4 or more years, how could this be feasible whilst the development is in process? Also would this include the widening at the same time?

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

Given that this development will conservatively last for 10 years, how could it not disrupt our coming & going if for nothing else? This puts me in mind of the New Rink proposal of a couple yrs ago. A logistic mess!

What do you **like** about the proposed village? What benefit do you think it may have to our community and/or to the broader Windsor community?

- I find it hard to believe that another strip mall, however large it is will draw folks in off of King St. Also, the amount of traffic will offset any wishful benefits!
- One non benefit will be a rise in Taxes here & where is continual money going to come from over 10 years & more?

What makes our community so special?

We feel what makes it so special is the tranquility as once your turn off Kings St. you do in fact feel like you've entered an exclusive community & all of that will be at bare least in danger of collapse once this commences!

What are some of your fondest memories of living in our community?

"The Quiet, the lack of heavy & continual traffic noise! It's like an oasis here & we feel in love with it immediately!"
I love seeing the wildlife & cattle grazing!

Respondent #49

INQ:

We need your input on this project

RETURN TO: Theresa's office by THIS Friday, Jan 21

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

What **questions** do you have? Could be questions regarding the village, process, and timeline for approving/revising/rejecting this proposal, etc.

IS THERE NO LAND IN THE AREA
AWAY FROM LIVING RESIDENTS TO
BUILD THIS MUCH NEEDED COMPLEX?

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

I FEEL SORRY FOR OUR RESIDENTS THAT
WILL HAVE ALL THE ACTIVITY FOR 10 YEARS

What do you **like** about the proposed village? What benefit do you think it may have to our community and/or to the broader Windsor community?

THE VILLAGE WOULD BE GREAT OUT IN THE
COUNTY BY ITSELF.

IT WOULD GIVE EMPLOYMENT TO MANY

What makes our community so special?

THE LOCATION, SMALL TOWN FRIENDLY

What are some of your fondest memories of living in our community?

THE SCENERY & WILD LIFE (BIRDS & DEER ETC.)

ENTERTAINERS

Respondent #50

True

We need your input on this project

RETURN TO: Theresa's office by THIS Friday, Jan 21

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

What **questions** do you have? Could be questions regarding the village, process, and timeline for approving/revising/rejecting this proposal, etc.

How will this affect traffic on the street?

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

I think it will cause a lot of noise pollution also traffic problems.

What do you **like** about the proposed village? What benefit do you think it may have to our community and/or to the broader Windsor community?

Personally I think it will be of no benefit.

What makes our community so special?

It's so quiet and the scenery
is beautiful.

What are some of your fondest memories of living in our community?

I haven't been here very long but
the residents are friendly and the
staff are wonderful.

Respondent #51

5/20/21

We need your input on this project

RETURN TO: Theresa's office by THIS Friday, Jan 21

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

What **questions** do you have? Could be questions regarding the village, process, and timeline for approving/revising/rejecting this proposal, etc.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

College Road is in bad shape now and has had no upgrade for years, what will all this traffic do to this narrow road? We only have one way out of here and with all this construction where will traffic go?

What do you **like** about the proposed village? What benefit do you think it may have to our community and/or to the broader Windsor community?

Something like this is needed in Windsor Senior apartments.

What makes our community so special?

It has been home for many, many years.

What are some of your fondest memories of living in our community?

Going to the old Academy, skating in the old rink and all the shops downtown, it was a great little town to grow up in.

Respondent #52

TNS

We need your input on this project

RETURN TO: Theresa's office by THIS Friday, Jan 21

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

What **questions** do you have? Could be questions regarding the village, process, and timeline for approving/revising/rejecting this proposal, etc.

While I agree we need more openings available in long term care homes I feel this project including a community center will completely change College Rd. with increased traffic. Ten years of construction is a long time for neighbors to endure. A community center and a strip mall should not be built in this rural area.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

- Heavy equipment causing more potholes and road damage.
- noise
- excessive dust
- road traffic and tie-ups.

What do you **like** about the proposed village? What benefit do you think it may have to our community and/or to the broader Windsor community?

- Medical clinic is needed
- housing for disabled persons is needed.
- affordable housing will be beneficial to the community.

What makes our community so special?

It is quiet and tranquil, also has beautiful views looking over the fields and meadows.

Plenty of wildlife and not much traffic.

What are some of your fondest memories of living in our community?

It was always a quiet road without much traffic, great for taking a stroll or also children riding their bikes. Close to downtown but had the peacefulness of the country.

Respondent #53

We need your input on this project

RETURN TO: Theresa's office by THIS Friday, Jan 21

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

What **questions** do you have? Could be questions regarding the village, process, and timeline for approving/revising/rejecting this proposal, etc.

*Would a road be built connecting to the Chester Rd?
Would Dykeland be the first facility built?*

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

College Road itself is the biggest concern. Would the road issues be resolved before construction?

What do you **like** about the proposed village? What benefit do you think it may have to our community and/or to the broader Windsor community?

*Great idea we definitely need more housing and Dykeland needs to be replaced with an update facility.
Great to see growth in Windsor*

What makes our community so special?

- Central location to City and Valley.
- Basic needs are nearby ex shopping, healthcare, arena.
- Outdoor activities
- Restaurants.

What are some of your fondest memories of living in our community?

Walking trails behind Manning

Respondent #54

JN03

We need your input on this project

RETURN TO: Theresa's office by THIS Friday, Jan 21

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

What **questions** do you have? Could be questions regarding the village, process, and timeline for approving/revising/rejecting this proposal, etc.

I feel its a great idea to have a such a development to happen.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

I am concern that the road will need repairs done and the road isn't wide enough as it is.

What do you **like** about the proposed village? What benefit do you think it may have to our community and/or to the broader Windsor community?

There will be more jobs etc going to be in a good location.

What makes our **community so special?**

Very friendly and willing to help others.

What are some of your **fondest memories** of living in our community?

Always willing to help out when needed it, very friendly

Respondent #55

JNO2

We need your input on this project

RETURN TO: Theresa's office by THIS Friday, Jan 21

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

What **questions** do you have? Could be questions regarding the village, process, and timeline for approving/revising/rejecting this proposal, etc.

increase in Traffic on a wave out Road
Getting out of College Rd. To The #1 Highway,
Taking away FarmLand which is needed these Days

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

Noise in the Construction
Loss of Wildlife Deer - Foxes
There is only 1 lane when Soccer Games are on
Its Bad enough Now

What do you **like** about the proposed village? What benefit do you think it may have to our community and/or to the broader Windsor community?

I don't like it
There will be no Benefit To me or the community

What makes our **community** so special?

Quiet to Peacefull

Being in a Country style Living

What are some of your **fondest memories** of living in our community?

Watching Wildlife

Watching Farmers cut Hay and The Gardens

Respondent #56

7/NO1

We need your input on this project

RETURN TO: Theresa's office by THIS Friday, Jan 21

We would love to hear from you. We are preparing a comprehensive community report (in the absence of any real community engagement by Dykeland and the Municipality) and want to hear and include EVERYONE's views.

What **questions** do you have? Could be questions regarding the village, process, and timeline for approving/revising/rejecting this proposal, etc.

"Village" I can see no purpose in our community, this needs a second look and all in this area need to have more input, before this project gets under way.

What are your **concerns**? How do you think this project will **impact you** during the 10-year construction and/or once completed?

My concern is that access to the project is not capable to handle this amount of traffic.

What do you **like** about the proposed village? What benefit do you think it may have to our community and/or to the broader Windsor community?

I can see no benefit to our community. We already have four drug stores in Windsor & countless cafe's.

What makes our community so special?

We enjoy the peaceful life where
we can relax and have great
neighbours.

What are some of your fondest memories of living in our community?



Attachment E Dykeland Lodge FAQ

INFORMATION SHEET
DYKELAND LODGE REPLACEMENT FACILITY

Clarification requested on the location of the property and the distance from Lake Pisaquid.



Concerns regarding construction noise, heavy equipment, etc. over a 10-year construction deadline.

Standard hours of work for the construction industry are 7:00 am to 5:00 pm, this is when there will be noise from construction activities.

By-law Number 6716 A By-law Respecting the Emission of Sounds will be followed by the Build Team; there will be no operation of any equipment in connection with construction between the hours of 8:00 pm and 6:00 am.

What are the hours of construction?

7:00 am to 5:00 pm typically

1. The community is full of children and elderly members, how will construction guarantee their safety and ability to use their community safely?
2. Safety of children and surrounding residents to be included with the previous safety question

Safety will always be the number one priority. It will be paramount to the team that we prioritize public safety to ensure that it won't put any of the public in danger at any time throughout the project. All safety regulations put in place will be followed to mitigate all risks and hazards to the public.



<p>Will it take 10 years?</p> <p><i>Our hope with the support of the Community and the Province is to complete the new Long Term Care Facility within five years; the additional housing components will be complete within the ten years. Please note these timeframes include periods of non-construction activities to allow the design of the facilities.</i></p>
<p>Noise pollution and disruption of “Utopia” with late night noise</p> <p><i>A respectful construction management schedule and community notification would be maintained. Standard hours of work for the construction industry are 7:00 am to 5:00 pm, this is when there will be noise from construction activities. By-law Number 6716 A By-law Respecting the Emission of Sounds will be followed by the Build Team; there will be no operation of any equipment in connection with construction between the hours of 8:00 pm and 6:00 am.</i></p>
<p>1. Construction disruption/debris 2. What dust control measures should be required?</p> <p><i>The construction industry is regulated by several standards and regulations, one of these being Safety. The Build Team MUST follow all safety regulations regarding construction activities, one of these being effective management of construction debris. As the new building is a Long-Term Care Facility there are additional requirements that the Build Team MUST meet Infection Control Standards as outlined in CSA Standard CAN/CSA-Z317.13-17 Infection control during construction, renovation, and maintenance of health care facilities</i></p>
<p>1. Potential Pollution of the land and surrounding areas 2. With traffic being directed to College Road, there is concern around the potential effects on wildlife (fox), and lack of transparency from the developer. 3. Review of water system and potential area flooding 4. Environmental and Ecosystem damage 5. What possible impacts to the safety of the food grown next to a potential 10-year construction site with hazardous materials/materials not safe for consumption? 6. What are the possible impacts to the Dykeland below College Road? 7. Has there been any investigation on the possible impacts the construction could have on the neighboring Dill Farm farmland? For example: the prevailing winds often blow from the subject property over the Dill farmland.</p>
<p><i>All provincial, federal policies/Acts will be upheld to ensure the safety of the community and environment. The Nova Scotia Department of Public Works requires the supervisory staff of all its construction contractors to attend an erosion and sediment control course to ensure the protection of the construction site and adjacent properties; in addition to this requirement the NS Department of Seniors and Long-Term Care, the department which oversees the design and construction of a new Long Term Care Facility, mandates that the Owner’s Project Manager also has this course. The Design Team will also include Landscape Architects and Civil Engineers who are trained to design the property following all environmental policies, acts and standards. The environmental protection plan will be a compilation of all Provincial, and Federal Policies/Acts, some listed below, to mitigate disturbance to land use, wildlife, and habitat. Safety of the community and environment is priority, all Environmental issues will be identified thoroughly and resolved expeditiously, using Federal and Provincial environmental policy extensively into all decision-making processes, as well as all other associated activities. Potential impacts to all aspects of the environment will be taken into consideration, and evaluated before any activities would take place. The project will constantly monitor and evaluate environmental benefits/consequences of our activities, an implement our strategies to remove or minimize potential environmental impacts.</i></p> <ul style="list-style-type: none"> • Nova Scotia Environment Act • Canadian Environmental Assessment Act • Canadian Environmental Protection Act



<ul style="list-style-type: none"> • Nova Scotia Endangered Species Act • Clean Air Act • Water Act • Fisheries Act • Species at Risk Act (SARA) • Navigable Waters Protection Act (NWPA) • Canada Wildlife Act • Migratory Birds Convention Act
<ol style="list-style-type: none"> 1. With the plans to upgrade College Road in 2022-23, there are concerns that heavy truck traffic may destroy the road. 2. Increased street traffic, Current Road Conditions, Dead end street 3. Will alternate access for construction vehicles be created to avoid College Road
<p><i>The Nova Scotia Department of Public Works determines road weight designations on the public roads; these weight designations must be followed by all users of the road. For example, Wentworth Road has a weight designation of 49,500 kg. There are also additional restrictions placed on the roadways when the roads are more vulnerable (spring thaw – this year starting February 27th)</i></p> <p><i>Street infrastructure changes to begin summer 2022 and will address those concerns. These plans to have the road upgraded have been in existence for more than 5 years. Municipality of West Hants can provide additional information.</i></p> <p><i>There is no alternate access available</i></p>
<ol style="list-style-type: none"> 1. Will a traffic study be completed to determine the best alternative entrance/exit? 2. Access to the highways is a great concern. 3. Concern around increased traffic through Kings Edgehill School property. Is there alternative? 4. Could a road be built between College Rd. and Chester Rd.?
<p><i>All the above questions would need to be raised and addressed by the West Hants Regional Municipality</i></p>
<p>Why does the development feel the need to connect Kingsview Drive to its community?</p>
<p><i>The connection to Kingsview Drive is an emergency roadway only to be used by Dykeland and Kingsview residents.</i></p>
<p>Will Kingsview Drive be used as an entrance?</p>
<p><i>No, Kingsview will not be used as a public entrance.</i></p>
<p>Protected environmental lands/endangered species</p>
<p><i>Legal research into this query has uncovered that there is no known protection in place.</i></p>
<p>First Nations Ancestral Land protection</p>
<p><i>We were concerned that this property may be ancestral lands as well; therefore, we are in the process of reaching out to the First Nations Community.</i></p>
<p>Concern regarding the size of the project increasing, was only supposed to be a nursing home not the size and scale of development as shown in the proposal</p>
<p><i>When this was officially announced on February 1, 2021, the development scope was the same</i></p>
<p>Residents are okay with the long-term care facility, but have concerns about the commercial and community center, the amount of hard surfaces and stormwater management. Residents have had to invest in stormwater management on their own due to runoff from the field.</p>
<p><i>The development plan shows possibilities for future buildings on the lot. A needs assessment will be made within the community prior to proceeding with any additional structures, the intent is for one of these buildings is to be a healthcare provider, i.e. singular doctor's office, foot clinic, etc, With reference to the community center, if the need is required this structure is 10 years in the future.</i></p> <p><i>Please see previous questions for response in relation to the storm water management.</i></p>



<p>Why can't the existing Dykelands property be converted into low cost housing when it's vacated? It's a good sized building with plenty of parking.</p>
<p><i>The future use of the existing Dykeland Lodge has not been determined.</i></p>
<ol style="list-style-type: none"> 1. Development too large for the 25 acres 2. How much space is planned between housing lots and parking and or leisure center? 3. Does this amount of land adequately accommodate the five levels of care as proposed? 4. Further information from Dykeland Lodge regarding the phases and timelines for this development is required.
<ol style="list-style-type: none"> 1. <i>The proposed development is preliminary. This will be solidified before all buildings are designed in full and built.</i> 2. <i>Yet to be determined, Project is only in conceptual stage</i> 3. <i>This will be confirmed through the design process.</i> 4. <i>This will be provided later as the project is only in the conceptual stages</i>
<p>Would it be safe for potentially triple the number of residents on a "dead end street"?</p>
<p><i>The project will not be able to proceed if all safety measures are not met. The Office of the Fire Marshal, the local Fire Chief, and other authorities having jurisdiction are all part of the review process.</i></p>
<p>Why a Strip Mall?</p>
<p><i>There never was a strip mall included in the preliminary plans, nor a desire to put a strip mall in the plans</i></p>
<p>Explanation on the difference between long term care, assisted living, disability, independent living, and seniors affordable housing. Concerned the affordable housing may be rented out to families.</p>
<ul style="list-style-type: none"> • Long-Term Care: <i>Long-term care facilities licensed and funded by the Department of Health and Wellness provide services for people who need ongoing care; either on a long-term basis (permanent placement) or short-term (respite care).</i>
<ul style="list-style-type: none"> • Assisted Living: <i>Like a retirement home, these settings are targeted at the independent senior who do not require substantial care but may need services such as meals, housekeeping, and recreation programs and facilities.</i>
<ul style="list-style-type: none"> • Disability (Small Option Homes): <i>Small Option Homes provide support for three to four persons with disabilities in community homes. The residents are supported by qualified staff through a combination of live-in and shift models.</i>
<ul style="list-style-type: none"> • Independent Living: <i>Independent Living Nova Scotia (ILNS) supports Nova Scotians with disabilities through programs and services that promote Independent Living (IL), enabling individuals to live the way they want, stay in control of decisions that affect them, break through barriers that are in the way and develop their skills.</i>
<ul style="list-style-type: none"> • Seniors Affordable Housing: <i>Senior's housing is an affordable option for low-income Nova Scotians over the age of 58. The units are like any regular apartment and can be rented through Regional Housing Authorities across the province. Units are private and include the basics like a fridge and stove, heat, and hot water.</i>
<p>How is the development going to be financed?</p>
<p><i>The province is funding the Long-term Care facility through the current long term care replacement facility program.</i></p>
<p>Who is the developer?</p>
<p><i>Dykeland Lodge (Hants County Home for Seniors) a not-for-profit Long-term Care Provider.</i></p>



<p>There is a small electric powerline running to the rear of the houses on Kingsview Drive, directly across the middle of the site. It comes from an unknown source on the far side of Windsor Back Road, behind properties on Dill Road, crosses the Dykeland, once through the subject site appears to continue across the Avon River to an unknown destination.</p> <p>Has the purpose of this powerline, ownership, been determined? Have arrangements to relocate been made?</p>
<p>Yes, Yes</p>
<p>Are upgrades required to local sewer upgrades? Who will pay for the upgrades?</p>
<p><i>A study will be performed through the design process to determine if the existing sanitary system can handle the outflow from the long-term care facility. In addition, the Municipality will be reviewing documents throughout the permitting process.</i></p>
<p>Why no Community Engagement and why has this ‘just been sprung on us’? Why did Council proceed so secretly?</p>
<p><i>The land has been zoned and intended for residential and housing use for more than 10 years, College Road upgrade has been slated for upgrade for more than 5 years. The formal sale of the land for \$1 was announced with a full preliminary sketch in February 2021. Coverage has been handled through multiple Media Public Service Announcements, Dykeland Lodge Website, Facebook, and public hearing. This isn’t new.</i></p>
<p>Decline in Property Valuations</p>
<p><i>We believe that the addition of a Long-Term Care Facility would be a positive impact on the community</i></p>
<p>The beautiful view will change</p>
<p><i>Working to create a development that matches the current rural look of the land has always been our plan. This may include gardens, fences, etc. Care will be taken to minimize impact to views of neighboring properties.</i></p>
<p>Will they have access to any of the trails or community buildings?</p>
<p><i>Yes, if we are funded to build them and there is a community need.</i></p>
<p>Request for the following to take place in an open, transparent, respectful, and collaborative manor:</p> <ul style="list-style-type: none"> - <i>Traffic impact assessment, infrastructure plan, and timeline</i> - <i>Environmental impact assessment</i> - <i>Runoff water assessment plan</i> - <i>Detailed proposed development</i> - <i>Community consultation – collaborative sessions with both Dykeland Lodge and the Municipality</i>
<p>It shall be the policy of Council to require adequate recreational space for multiple unit residential development. We would like more details about this:</p> <ul style="list-style-type: none"> • Is this just indoor space? • What recreational opportunities will the community center provide? • What about outdoor recreational space?
<p><i>This will be provided later as the project is only in the conceptual stages</i></p>
<p>There is adequate on-site recreational open space suitable in extent and design to the nature of the development; of conversion of existing buildings, nearby public parks may be deemed sufficient.</p> <ul style="list-style-type: none"> • Is open space mean to be outdoors? • How are the proposed renderings adequate? • The green space does not look nearly adequate for the number of units that are proposed.
<p><i>Project is only in conceptual stage</i></p>
<p>Will this project affect living costs at the Gladys Manning?</p>
<p>NO</p>



Will these questions and answers be sent out to all panelists to review?
<i>Yes, the questions and answers will be distributed to all panelists.</i>
Will the design shown consider open air balconies for the residents to use, or a sunroom for their enjoyment and health?
<i>Yes. In multi-storey facilities, access to outdoor space must be provided from each household. Such space may take the form of balconies and/or rooftop patio spaces and should provide opportunities for connections with the outdoor environment.</i>
Access to outside is not an option for many disabled seniors unless it is easily accessed from their floor. Access should not just mean access for those who have family to take them out.
<i>Careful consideration must be given to access, supervision, safety and maintenance of such spaces including access for residents using wheelchairs/walkers etc.</i>
Will that full length from King Street all have a sidewalk?
<i>Todd Richard – West Hants Reginal Municipality, addressed this.</i>
Will this be a concrete sidewalk or the less desirable asphalt surface?
<i>Todd Richard – West Hants Reginal Municipality, addressed this.</i>
What about expropriation of properties?
<i>Todd Richard – West Hants Reginal Municipality, addressed this.</i>
What about loss of farmland?
<i>There will be no loss of farmland.</i>
Is this really going to be an affordable housing complex (30% of income)?
<i>That is the plan based on community needs.</i>
Will the new build consider advances in technology for those who have always been used to using it? (in each room)
<i>Advances in technology will be taken into consideration during the design phases.</i>
Is there the opportunity for other interested parties for express interest in some other developments? Very nice to hear of your efforts to follow a more natural progression in housing and care.
<i>Yes, there is an opportunity.</i>

All questions to be e-mailed to admin@greycardinal.ca



March 16, 2022

West Hants Regional Municipality
Mayor Abraham Zebian
Councillors of West Hants

Re: Considerations regarding municipal approval for development at College Road, Windsor – PID 45336203

Dear Mayor Zebian and Councillors of the Municipality of West Hants:

It has come to my attention there has been an agreement regarding a multi-phase development over a 10-year timeline by Dykeland Lodge, which has resulted in a rezoning for this to happen. This development proposal is under municipal authority and as such, municipalities are not bound by a duty to Consult with First Nations as they are not representatives of the Crown.

However, we would like to point out that this area has been historically linked to food gathering, plant gathering, important animal species, and significant potential for Mi'kmaw archaeological heritage resources.

Glooscap First Nation has reached out to the Archeological Resource Department at KMKNO (Mi'kmaw Rights Initiative) regarding this project and offer the following recommendation: **KMKNO's ARD recommends that an archaeological impact assessment that includes a program of subsurface testing be carried out in advance of any disturbance on PID 45336203. Archaeological testing must be adequate to a) provide evidence of the geomorphologic development history of the parcel proposed for development and, b) provide evidence of presence or absence of Mi'kmaw archaeological heritage resources across the whole of the land parcel.**

I ask that moving forward in this project that you work with Glooscap First Nation and KMKNO to conduct the ARIA to ensure that all archaeological resources are protected and that we work together in this endeavour.

I appreciate your consideration in regards to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sidney Peters', written over a horizontal line.

Chief Sidney Peters
Glooscap First Nation



WEST HANTS REGIONAL MUNICIPALITY REPORT

Information <input type="checkbox"/>	Recommendation <input type="checkbox"/>	Decision Request <input checked="" type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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To: Mayor Zebian and Members of West Hants Regional Municipality Council

Submitted by: _____

Madelyn LeMay, Director, Planning and Development

Date: 2022-05-24

Subject: Regional Dog By-law

LEGISLATIVE AUTHORITY

MGA 230

DECISION REQUEST

Should Council wish to approve the Regional Dog By-law following Public Hearing, the following motion would be in order:

...that Council approves the Dog By-law for the Region of West Hants attached as Appendix B to the report entitled Dog Tags and Fees (3rd Report) dated February 10, 2022.

BACKGROUND

Property <input type="checkbox"/>	Public Opinion <input type="checkbox"/>	Environment <input type="checkbox"/>	Social <input checked="" type="checkbox"/>	Economic <input type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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At the July 8, 2021, January 2, 2022 and February 10, 2022 PAC/HAC meetings there was considerable discussion about the cost and reasons for dog licensing and tags.

As a result, changes to the Fees policy and a Regional Dog By-law were recommended by PAC/HAC to Committee of the Whole (COTW) at the April 12, 2022 COTW meeting.

COTW recommended in favor of the proposed Regional Dog By-law on April 12, 2002.

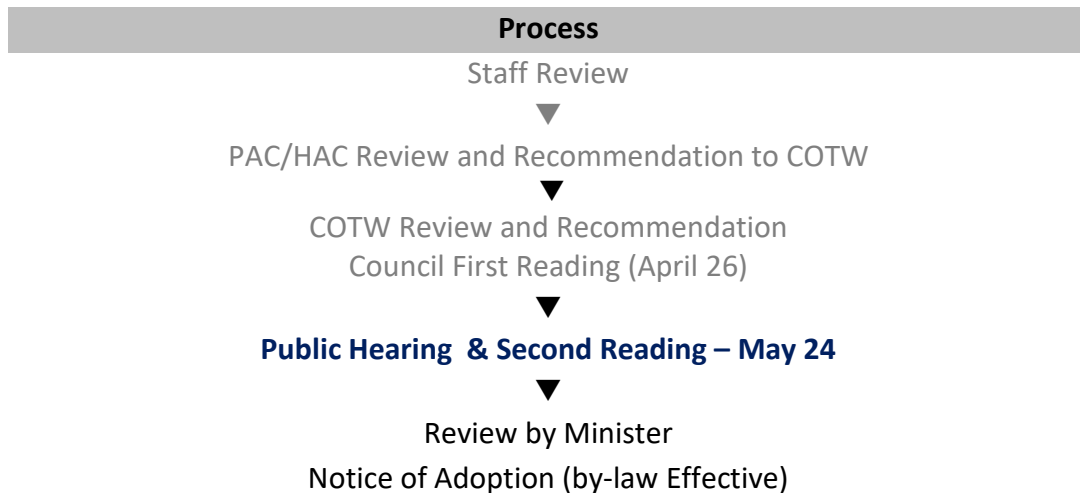
Council held First reading on April 26, 2022 .

The changes proposed for inclusion in the Regional Dog By-law include:

- requirement for a lifetime registration for all dogs;
- no annual registration for individual dogs;
- reduction in registration costs to \$15.00 and the cost to be the same for all types of dogs;

NEXT STEPS

The process for this application is as follows:



ATTACHMENTS

ATTACHMENT A Dog Tags and Fees (3rd Report), February 10, 2022

CHIEF ADMINISTRATIVE OFFICER REVIEW

The approval of the by-law is in keeping with discussions at PAC/HAC and COTW.

I support the recommendation.

Report prepared by: _____
Madelyn LeMay, Director of Planning and Development

Report Approved by:  _____
Mark Phillips, Chief Administrative Officer

ATTACHMENT A



WEST HANTS REGIONAL MUNICIPALITY REPORT

Information <input type="checkbox"/>	Recommendation X	Decision Request <input type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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To: Planning and Heritage Advisory Committee

Submitted by: Madelyn LeMay, Director, Planning and Development

Date: February 10 2022

Subject: Dog Tags and Fees (3rd Report)

1.0 LEGISLATIVE AUTHORITY

s 175 MGA

2.0 HISTORY

Discussion and recommendations based on earlier reports were made at PAC/HAC meetings held July 8, 2021 and January 13, 2022.

3.0 RECOMMENDATIONS

Should PAC/HAC wish to recommend a Dog By-law for the Region and changes related to dog tags in the Regional Fees Policy, the following motions would be in order:

...that PAC/HAC recommends that COTW recommend that Council approve the Dog By-law for the Region of West Hants attached as Appendix B to the report entitled Dog Tags and Fees (3rd Report) dated February 10, 2022.

... that PAC/HAC recommends that Committee of the Whole recommend that Council replace all fees related to dog tags within the Fees policy with the fee schedule shown in Appendix C of the report entitled Dog Tags and Fees (3rd Report) dated February 10, 2022.

4.0 BACKGROUND

Property <input type="checkbox"/>	Public Opinion <input type="checkbox"/>	Environment <input type="checkbox"/>	Social X	Economic <input type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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At the July 8, 2021 and January 2, 2022 PAC/HAC meeting there was considerable discussion about the cost and reasons for dog tags.

The draft Regional Dog By-law and amendments to the Regional Fees Policy have been drafted in response to these discussions. A comparison of the present Windsor Dog By-law, West Hants Municipality By-law and the proposed draft Regional By-law appears in Appendix A.

5.0 DISCUSSION

5.1 Proposed Changes

The changes to be incorporated in the Regional Fees Policy and the draft Regional Dog By-law include:

- requirement for a lifetime registration for all dogs;
- no annual registration for individual dogs
- reduction in registration costs to \$15.00 and the cost to be the same for all types of dogs;
- where they are available, lifetime tags are now \$75 for an individual dog; By-law and Planning staff recommend that all memberships purchased from January 1, 2022 until the time the Regional By-law is in force be refunded a flat \$50 at the owners request. Between January 1, 2022 and the date of writing, no lifetime tags had been issued.

5.2 Fee Structure

The present fee structure within the Fees Policy is:

WH D-003 Dog By-law (effective April 1, 2018)	Section 2 (d) Annual Registration Fee	\$15.00 Spayed or Neutered \$30.00 Non-Spayed or Neutered
	Section 3 (a) (iii) Lifetime Registration Fee	\$75.00
	Section 4 (b) Annual Kennel Registration fee	\$45.00
	Section 2 (h) Replacement Tag Fee	\$7.50
	Section 9 (b) Fees associated with impoundment, board, food, care and veterinary	Actual costs incurred
Community of Windsor		\$10 for dogs that are spayed or neutered \$14 for dogs that are not spayed or neutered

The proposed fee structure (Appendix A) is:

Regional Dog By-law (not yet enacted)	Section 5.1 Registration Fee	\$15.00 all dogs
	Section 5.2 Annual Kennel Registration fee	\$45.00
	Section 3.5 Replacement Tag	\$7.50
	Section 9.2 Fees associated with impoundment, board, food, care and veterinary costs	Actual costs incurred

6.0 NEXT STEPS

Once a recommendation is made to Committee of the Whole, the usual process would be followed for both the policy and by-law, as follow:

Fees Policy: MGA s. 48

PAC/HAC recommendation to COTW; consideration by Council; decision by Council

Dog By-law: MGA s. 168 & 169

PAC/HAC recommendation to COTW; First Reading: 2 notices; public hearing; decision by Council; notice of adoption (effective date of by-law)

7.0 FINANCIAL IMPLICATIONS

Any of the recommended changes will have minimal financial impact on WHRM.

8.0 ALTERNATIVES

PAC/HAC may determine it does not wish to make recommendations regarding fees related to dogs.

APPENDICIES

Appendix A Comparison of Existing Dog By-laws and Draft Dog By-law for WHRM

Appendix B Draft Dog By-law for WHRM

Appendix C Proposed Fee Schedule

Material Contributed by: Ryan Parker and Shawn Levy, By-law Enforcement and Sara Poirier and Alex Dunphy, Planners

Report Reviewed by: _____
Carlee Rochon, Director, Finance

Appendix A
Comparison of Existing Dog By-laws and proposed Regional By-law

WEST HANTS	WINDSOR	PROPOSED REGION BY-LAW
<p>WHEREAS Section 172 (1) of the Nova Scotia <i>Municipal Government Act</i> (MGA) provides Municipalities with the power to make by-laws, for Municipal purposes, respecting the health, well-being, safety and protection of persons; the safety and protection of property; the regulation of businesses and respecting nuisances, activities and things that, in the opinion of Council, may be or may cause nuisances, including noise; and</p>	<p>Section 172 (1) (a), (b), and (d) of the Nova Scotia Municipal Government Act (MGA) provides municipalities with the power to make bylaws, for municipal purposes, respecting the health, well-being, safety and protection of persons; the safety and protection of property; and respecting nuisances, activities and things that, in the opinion of council, may be or may cause nuisances, including noise.</p>	
<p>WHEREAS Section 174 (f) of the MGA provides Municipalities with the power to make by-laws respecting wild and domestic animals and activities in relation to them; and</p>	<p>Section 174 (f) of the MGA provides municipalities with the power to make bylaws respecting wild and domestic animals and activities in relation to them.</p>	
<p>WHEREAS Section 175 of the MGA provides Municipalities with the power to make by-laws specifically pertaining to dogs; and</p>	<p>Section 175 of the MGA provides municipalities with the power to make bylaws specifically pertaining to Dogs.</p>	
<p>WHEREAS Section 176 of MGA provides Peace Officers with the power to make application for a warrant to search and seize a dangerous dog; and</p>		
<p>WHEREAS the Municipality of West Hants does not subscribe to nor endorse Breed Specific Legislation in relation to its Dog By-law;</p>		1. TITLE
		This By-law is made pursuant to the Municipal Government

		Act, Chapter 18 of the Acts of 1998 as amended from time to time.
-	The Town of Windsor's Dog Bylaw works in conjunction with the <i>Nova Scotia SPCA's Standards of Care</i> as are in effect from time to time.	This By-law shall be administered in accordance with the Municipal Government Act, R.S.N.S. 1989.
NOW THERE BE IT ENACTED AS FOLLOWS:		
DEFINITIONS		2. DEFINITIONS
In this By-law, the following words and phrases shall have the following meanings:		In this By-law, the following words and phrases shall have the following meanings:
"Apprehend" means to take an animal into custody without a warrant;		
"Attack" means to injure, scratch or bite, or to commit an assault resulting in real or perceived injury to another person or animal;		Attack means to injure, scratch or bite, or to commit an assault resulting in real or perceived injury to another person or animal;
"Bite" means wound, pierce, or penetration of the skin by a tooth or teeth;		Bite means wound, pierce, or penetration of the skin by a tooth or teeth;
	Clerk means the Clerk of the Town of Windsor;	
	Deputy" means a person named by the CAO, Clerk, and/or Council, as a Deputy Registrar of Dogs;	
"Dog" means any dog, male or female, or any animal that is the result of the breeding of a dog and any other canine animal;	Dog means any dog, male or female, or an animal that is the result of the breeding of a dog and any other animal;	Dog means any dog, male or female, or any animal that is the result of the breeding of a dog and any other canine

		animal;
<p>“Dog Control Officer” includes a person appointed as such by the Council, and in the absence of such person a temporary replacement designated by the CAO, and includes the Pound Keeper, Special Constables and, all other Peace Officers responsible for providing policing services within the Municipality when they are engaged in dog control activities in an emergency or as a support to another Dog Control Officer;</p>	<p>“Bylaw Enforcement Officer” means a person named by the CAO, Clerk, and/or Council as an Officer to enforce bylaw compliance for the Town, and may have other titles such as, but not limited to, Constable, Peace Officer or Animal Control Officer;</p>	<p>By-law Officer means a person appointed by Council, and in the absence of such person a temporary replacement designated by the CAO, including the Pound Keeper, Special Constables and all other Peace Officers responsible for providing dog control activities in an emergency or as a support to a By-law Officer;</p>
<p>“Emergency” means a present or imminent event where a Peace Officer or Dog Control Officer believes prompt action must be undertaken to protect the health, safety or welfare of people and/or animals;</p>	<p>“Emergency” means a present or imminent event where a Constable, Peace Officer or Bylaw Enforcement Officer believes prompt action must be undertaken to protect the health, safety or welfare of people and/or animals;</p>	<p>Emergency means a present or imminent event where a Peace Officer or Dog Control Officer believes prompt action must be undertaken to protect the health, safety or welfare of people and/or animals;</p>

<p>Fierce or Dangerous Dog” means any dog that, in the absence of a mitigating factor as defined herein:</p> <ul style="list-style-type: none"> • attacks, or injures a person • attacks or injures an animal other than an insect; • attacks or demonstrates a propensity, tendency or disposition to attack a person or animal either on public or private property; • has caused injury to or otherwise endangered the safety of a person or animal; • with unreasonable ferocity threatens any person or domestic animal; • is owned or harboured in whole or in part for the purpose of dog fighting, or is trained for dog fighting. <p>No dog shall be deemed a “fierce or dangerous dog” solely because it bites, attacks or menaces a trespasser on the property of its owner, harms or menaces anyone who has tormented or abused it, was at the time of its aggressive behavior acting in defense to an attack from a person or animal or acting in defense of its young provided that any such bite, attack or menacing behavior is a reasonable defensive response in the circumstances.</p>	<p>“Fierce or Dangerous” includes a dog:</p> <ol style="list-style-type: none"> i. which bites or attacks a person or domestic animal; ii. which in a vicious or terrorizing manner, approaches any person in an apparent attitude of attack; iii. known to have a propensity to attack, to cause injury to, or otherwise endanger the safety of human beings or domestic animals; iv. owned or harboured in whole or in part for the purpose of dog fighting; 	<p>Fierce or Dangerous Dog means any dog that, in the absence of a mitigating factor as defined herein:</p> <ul style="list-style-type: none"> • attacks a person • attacks an animal other than an insect; • attacks or demonstrates a propensity, tendency or disposition to attack a person or animal either on public or private property; • has caused injury to or otherwise endangered the safety of a person or animal; • with unreasonable ferocity threatens any person or domestic animal; • is owned or harboured in whole or in part for the purpose of dog fighting, or is trained for dog fighting. <p>No dog shall be deemed a “fierce or dangerous dog” solely because it bites, attacks or menaces a trespasser on the property of its owner, harms or menaces anyone who has tormented or abused it, was at the time of its aggressive behavior acting in defense to an attack from a person or animal or acting in defense of its young provided that any such bite, attack or menacing behavior is a reasonable defensive response in the circumstances.</p>
<p>“Kennel” means a building or structure where four or more dogs over the age of six month are kept, bred, boarded, trained, or groomed, but shall not include a veterinary clinic;</p>		<p>Kennel means a lot, building or structure on or within which four or more domesticated animals are housed, groomed, bred, boarded, trained or sold for monetary gain and does not include a veterinary clinic.</p>
<p>“Leash” means a device used by a person to restrict movement of a dog which is adequate for the effective control by the</p>		<p>Leash means a device adequate for the effective control of the movements of the dog which is used by a person to</p>

accompanying human of the movements of the dog;		restrict movement of a dog.
“Microchip” means an approved Canadian Standard encoded tag implanted into a dog, which contains unique code that permits or facilitates access to an owner’s name address and telephone number, which is stored in the municipal registry;		Microchip means an approved Canadian Standard encoded tag implanted into a dog which contains a unique code that permits or facilitates access to an owner’s name, address and telephone number, which is stored in the municipal registry;
“Mitigating Factor” means a circumstance that reasonably explains and excuses the aggressive behavior or actions of a dog;		Mitigating Factor means a circumstance that reasonably explains and excuses the aggressive behavior or actions of a dog;
“Municipality” means the Municipality of the District of West Hants;		
“Muzzle” means a humane covering device of sufficient strength placed over a dog’s mouth to prevent it from biting;		Muzzle means placing a humane covering device of sufficient strength over a dog’s mouth to prevent it from biting;
<p>“Owner” means any person or body corporate:</p> <ul style="list-style-type: none"> • who is the licensed Owner of the dog; and/or; • who has legal title to the dog; and/or; • who has possession or custody of the dog, either temporarily or permanently; and/or; • who has care or control of the dog; and/or; <ul style="list-style-type: none"> • who harbours the dog, or allows the dog to remain on his/her premises. <p>Where such a person is a minor, “owner” includes the parent,</p>	<p>“Owner” of a dog includes a company or any person who possesses, has the care of, has the control of, or harbours a dog and, where said person is a minor, includes a person with custody, care or control of the minor;</p>	<p>Owner means any person or body corporate:</p> <ul style="list-style-type: none"> • who is the licensed Owner of the dog; and/or; • who has legal title to the dog; and/or; • who has possession or custody of the dog, either temporarily or permanently; and/or; • who has care or control of the dog; and/or; • who harbours the dog, or allows the dog to remain on his/her premises. <p>Where such a person is a minor, “owner” includes the</p>

guardian, or custodian of such a person		parent, guardian, or custodian of such a person.
“Owner of Premises” includes a tenant, occupier, a part owner, joint owner, tenant in common or joint tenant of the whole or any part of the land or building, and in the case of the absence or incapacity of the person having title to the land or building, a trustee, personal representative, an agent, a mortgagee in possession, an attorney under a valid Power of Attorney or a person having the care or control of the land or building;	“Owner of Premises” includes a tenant, occupier, a part owner, joint owner, tenant in common or joint tenant of the whole or any part of land or building, and in the case of the absence or incapacity of the person having title to the land or building, a trustee, personal representative, an agent, a mortgagee in possession, an attorney under a valid Power of Attorney or a person having the care or control of the land or building;	Owner of Premises includes a tenant, occupier, a part owner, joint owner, tenant in common or joint tenant of the whole or any part of the land or building, and in the case of the absence or incapacity of the person having title to the land or building, a trustee, personal representative, agent, mortgagee in possession, attorney under a valid Power of Attorney or a person having the care or control of the land or building;
“Peace Officer” includes a police officer or a special constable;		Peace Officer includes a police officer or a special constable;
“Pound” means such premises and facilities designated by the Municipality as a dog pound for the keeping and disposition of impounded animals;	The Council of the Town may, by Resolution, establish one or more pounds for dogs and may appoint keepers thereof and the Council, may, from time to time, fix by Policy the remuneration of any such keepers and the amount of board to be paid by the owner for keeping a dog which has been impounded.	Pound means any premises or facilities designated by the Region as a dog pound for the keeping and disposition of impounded animals;
“Pound Keeper” means a person appointed as such by the Council, and in the absence of such person a temporary replacement designated by the CAO, and is the person responsible to care for dogs being held and to maintain the cleanliness of the pound;		Pound Keeper means a person engaged by the Region to be responsible for caring for dogs being held and for maintaining a clean environment for the dogs.
		Region means West Hants Regional Municipality
“Registration” means the recording of information regarding a dog for the purposes of issuing a tag pursuant to this By-law.		Registration means the recording of information regarding a dog for the purposes of issuing a tag pursuant to this By-law.

“Running at Large” includes any dog that is off the property of its owner without being under the effective restraint or control of a person;		Running at Large means any dog that is off the property of its owner without being under the effective restraint or control of a person;
“Service Dog” means any dog individually trained to do work or perform tasks for the benefit of an individual with a disability or which is used for search and rescue or law enforcement;		Service Dog means any dog individually trained to do work or perform tasks for the benefit of an individual with a disability or which is used for search and rescue or law enforcement;
“SPCA” means the Society for Prevention of Cruelty to Animals;		SPCA means the Society for Prevention of Cruelty to Animals;
“Seize” means to take a dog into custody pursuant to a warrant;		Seize means to take a dog into custody pursuant to a warrant;
“Tag” means a piece identification issued upon registration as defined in this By-law;		Tag means a piece identification issued upon registration as defined in this By-law;
	Town” means the Town of Windsor.	
	Treasurer” means the Treasurer of the Town of Windsor.	
ANNUAL REGISTRATION		3.0 REGISTRATION

<p>Registration of a dog is required with the Municipality:</p> <ul style="list-style-type: none"> • within ten (10) days after the person becomes the owner of the dog; • notwithstanding subsection (a)(i), a person who possesses, has the care of, and has the control of or harbours a dog for less than 20 days is not required to license the dog. • notwithstanding subsections (a)(i) and (a)(ii), a kennel used for the purposes of breeding are exempt from registering puppies under the age of twelve (12) weeks. • owners of breeding dogs with litters less than the age of twelve (12) weeks are exempt from annual registration for the puppies, but after twelve (12) weeks subsections (a)(i) and (a)(ii) apply. 	<p>Every owner of a dog shall, within ten (10) days of having become an owner, register such dog with the Town and obtain from the Town a tag for such dog.</p> <p>Where the owner of any dog sells or gives it to any other person, the new owner shall register the dog with the Clerk or Deputy and the Clerk or Deputy shall alter the registration of such dog accordingly.</p> <p>When requested to do so, the owner of a dog shall deliver to the Clerk or Deputy a statement in writing of the number of dogs owned or harboured or habitually kept on the premises of the owner, and in the event the owner neglects or refuses to provide the statement within a period of ten (10) business days after having received notice requiring the statement to be provided shall be guilty of an offence.</p>	<p>3.1 Registration of a dog with the Region is required:</p> <ul style="list-style-type: none"> (a) within ten (10) days after the person becomes the owner of the dog; (b) notwithstanding subsection (a), above, a person who possesses, has the care of, and has the control of or harbours a dog for less than 20 days is not required to license the dog; (c) notwithstanding subsections (a) and (b), a kennel used for the purposes of breeding is exempt from registering puppies under the age of twelve (12) weeks; and (d) owners of breeding dogs with litters less than the age of twelve (12) weeks are exempt from annual registration for the puppies, but after twelve (12) weeks must register the puppies; (e) service dogs must be registered but are exempt from registration fees when the owner has provided: <ul style="list-style-type: none"> (i) a certificate from the Canadian National Institute of the Blind or the Hearing Ear Dogs of Canada or other proof satisfactory to the Region of the training received by the dog as a service dog; or (ii) a certificate from a qualified health services practitioner indicating that the owner suffers from a disability and requires the use of a dog that is trained to assist persons with such disabilities; or (iii) a certificate or other proof satisfactory to the Dog Control Officer that the dog is used for search and rescue or law enforcement.
<p>Subject to section 3 of this By-law, on or before the 1st day of</p>	<p>On or before the 1st day of April in each and every year,</p>	

<p>April in each year, the owner of any dog shall register such dog and obtain a tag from the Municipality.</p>	<p>the owner of a dog shall register such dog with the Town and obtain from the Town a tag for such dog.</p>	
<p>Annual registration shall be effective until the last day of March.</p>	<p>Registration shall be effective until March 31st in the year following the year of registration.</p>	
	<p>Where registration occurs during the year, the annual registration fee shall be pro-rated for the balance of the year.</p>	
<p>2 (d) An owner shall pay the annual registration fee and shall supply the following information:</p> <ul style="list-style-type: none"> • dog owner’s name, civic address, mailing address, and telephone numbers; • the name of the dog; • the description of the dog including its sex, breed, colour, and known or approximate age, spayed or neutered. • at the discretion of the owner, any pertinent information the owner feels may help in identifying the dog such as microchip implants, tattoo, special markings, temperament, inoculations or photograph of the dog. 	<p>In order to register a dog, an owner shall pay the annual registration fee and shall supply the Town with the following:</p> <ul style="list-style-type: none"> (a) name, civic address, mailing address and telephone number of the owner; (b) name and breed of the dog; (c) a description of the dog including whether the dog is male or female, spayed or not-spayed; neutered or not-neutered as the case may be; (d) a photograph of the dog, if requested by the Clerk or Deputy; (e) identification information such as micro-chip implants, tattoos or other special markings, if available; and (f) the name of the veterinary clinic frequented by the dog and veterinary file identification number, if available. 	<p>3.2 In order to register a dog, an owner shall pay the required fee and shall supply the following information:</p> <ul style="list-style-type: none"> (a) name, civic address, mailing address and telephone number of the owner; (b) name and breed of the dog; (c) a description of the dog including whether the dog is male or female, spayed or not-spayed; neutered or not-neutered; (d) a photograph of the dog, if available; (e) identification information such as micro-chip implants, tattoos or other special markings, if available; and (f) the name of the veterinary clinic frequented by the dog and veterinary file identification number, if available.
<p>Service dogs are not exempt from registration but are exempt from annual registration fees when the owner has provided, in the case of a service dog for persons with a disability:</p>	<p>Notwithstanding the provisions of Section 38.03:</p> <ul style="list-style-type: none"> (a) a dog that is trained to assist and regularly assist a person 	

	shall be registered, but is exempt from any registration fee;	
<ul style="list-style-type: none"> • a certificate from the Canadian National Institute of the Blind or the Hearing Ear Dogs of Canada or other proof satisfactory to the Dog Control Officer of the training received by the dog as a service dog; or • a certificate from a qualified health services practitioner indicating that the owner suffers from a disability and requires the use of a dog that is trained to assist persons with such disabilities; or • a certificate or other proof satisfactory to the Dog Control Officer that the dog is used for search and rescue or law enforcement. 		
2 (f) The owner of every dog shall keep on the dog a collar with the tag issued for that dog by Municipality at the time of registration. Such tag shall be kept securely fixed on the dog at all times during the year of current registration.	The owner shall keep the tag issued for the dog securely fixed on each dog owned by him at all times during the year and until he procures a tag for the following year except that a tag may be removed from the dog when the dog is being lawfully used for hunting, herding sheep or during a supervised dog event.	3.3 The owner of every dog shall keep on the dog at all times a collar with the tag issued for that dog by the Region.
The owner shall not use the tag issued for one dog on any other dog.	The owner shall not use the tag issued for one dog on any other dog.	3.4 The owner shall not use the tag issued for one dog on any other dog.
2 (h) When the Municipality is satisfied that a tag validly issued has been lost, and upon payment of a fee, the Municipality shall issue a new tag to replace the lost one.	When the Clerk or Deputy is satisfied that a tag validly issued has been lost, and upon payment to him of a fee set by the Town by Policy, the Clerk or Deputy shall issue a new tag to replace the lost one.	3.5 When the Region is satisfied that a tag has been lost, and upon payment of a fee, the Region shall issue a replacement tag.

		3.6 Every registration and tag shall be effective during the lifetime of the registered dog.
		3.7 Registration and a tag issued under this By-law shall not be transferrable, including not being transferrable between owners or dogs.
2 (i) The Municipality shall keep a record of every dog registered, showing the date and number of the tag, the name and description of the dog with the name and address of the owner and the respective registration category.		3.8 The Region shall keep a record of every dog registered, showing the date and number of the tag, the name, description of the dog and the name and address of the owner.
2 (j) The owner shall notify the Municipality if the ownership or place of residence of the dog changes at any time.		3.9 The owner shall notify the Region if the ownership or place of residence of the dog changes at any time.
2 (k) It shall be an offence to provide false information to the Municipality when registering a dog.		3.10 It shall be an offence to provide false information to the Region when registering a dog.
LIFETIME REGISTRATION		
In order to obtain a lifetime registration tag, the owner shall provide proof microchip has been installed, and the owner shall: <ul style="list-style-type: none"> • provide the Municipality with the information required in Section 2 (d), and Section 2 (e) as required. • provide to the Municipality the identification number of the microchip attached to the dog; • pay the lifetime registration fee. 		
Once the requirements under Section 3 (a) have been provided to the Municipality, the Municipality shall issue a lifetime tag to the owner, and supply the owner with a receipt.		

Every lifetime registration and tag shall be effective during the lifetime of the registered dog.		
Lifetime registration and a tag issued under this By-law shall not be transferrable, including not being transferrable between people or dogs.		
Lifetime registration shall only apply to individual dogs and shall not apply to kennels.		
Sections 2 (f), 2 (h), 2 (i), 2 (j), and 2 (k) shall also apply to lifetime registration and tags with any necessary changes for context.		
KENNEL REGISTRATION		4.0 KENNEL REGISTRATION
	the owner of a kennel of purebred dogs that are registered with the Canadian Kennel Club shall, in each year, pay a fee set by the Town by Policy as a tax upon the kennel for that year and upon payment of such amount, the owner of the kennel is exempt from any further fee in respect to dogs for that year.	
To qualify for a kennel registration, the kennel must: <ul style="list-style-type: none"> • be registered with the Canadian Kennel Club, or • meet the definition of a Kennel herein; and • be a lawful structure and land use under any applicable land use planning laws or bylaws. 		4.1 To qualify for a kennel registration, the kennel must: <ul style="list-style-type: none"> (a) be registered with the Canadian Kennel Club, or (b) meet the definition of a Kennel herein; and (c) have obtained any required development and building permit.
To obtain a kennel registration the owner of the kennel will pay the annual kennel registration fee and provide the Municipality with the following information:		4.2 To obtain a kennel registration the owner of the kennel must pay the annual kennel registration fee and provide the region with the following information:

<ul style="list-style-type: none"> • provided information as under Section 2 (d) for each dog; • kennel’s owner’s name, civic address, mailing address, and telephone numbers; • the maximum number of dogs to be kenneled; • the registered name of the kennel; • any land use planning documents which may reasonably be requested by the Dog Control Officer; and • where applicable, a copy of the current Canadian Kennel Club license. <p>Upon receipt of this information, the Municipality shall supply the kennel owner with a receipt and sufficient number of tags which shall be kept on the dogs.</p>		<ul style="list-style-type: none"> • information required by s. 3.2 for each dog; • kennel’s owner’s name, civic address, mailing address, and telephone numbers; • the maximum number of dogs to be kenneled; • the registered name of the kennel; • copies of required development and building permits; and • where applicable, a copy of the current Canadian Kennel Club license. <p>Upon receipt of this information, the Region shall supply the kennel owner with a receipt and a tag for each dog, which shall be kept on each dog. No individual dog tag fee is required for the individual tags used by a kennel.</p>
<p>Tags issued to a kennel may be transferred within the registration year to replacement dogs upon notification to the Municipality. The Municipality shall issue additional tags during the registration year as required.</p>		<p>4.3 Tags issued to a kennel may be transferred within the registration year to replacement dogs only if the Region is notified. The Region shall issue additional tags during the registration year as required.</p>
<p>The Municipality shall keep a record of every kennel registered, showing the date and number of the tag, the kennel owner’s name and address of the owner.</p>		<p>4.4 The Region shall keep a record of every kennel registered, showing the date and number of the tags, the kennel owner’s name and address of the owner.</p>
<p>The owner shall notify the Municipality if the ownership or address of the kennel changes at any time.</p>		<p>4.5 The owner shall notify the Region if the ownership or address of the kennel changes at any time. If the location changes, the owner shall provide copies of the relevant development and building permits.</p>
<p>Sections 2 (h), 2 (i), and 2 (j) shall also apply to a kennel registration with any necessary changes for context.</p>		

It shall be an offence to provide false information to the Municipality when registering a kennel.		4.6 It shall be an offence to provide false information to the Region when registering a kennel.
FEES		5. FEES
All fees referred to in this By-law shall be set by policy and amended by Council from time to time.	The registration fee for a dog shall be determined by the Town by Policy.	5.1 All fees referred to in this By-law shall be set by policy and may be amended by Council from time to time.
The registration fee for annual dog and kennel registrations after October 1 st of that year will be equal to one-half of the otherwise applicable annual registration fee.		5.2 The registration fee for annual kennel registrations after October 1 st of any year will be one-half of the annual registration fee.
DOG CONTROL AND POUND		6. DOG CONTROL AND POUND
The Dog Control Officer shall be primarily responsible to enforce this By-law as it pertains to dog control and impounding.		6.1 The By-law Officer shall be primarily responsible to enforce this By-law as it pertains to dog control and impounding.

<p>The Pound Keeper shall:</p> <ul style="list-style-type: none"> • collect on behalf of the Municipality, any impounding fees, daily pound fees and any other additional charges, expenses or fees as are authorized in this By-law; • be responsible for the operation of the pound; and • receive all dogs duly impounded or seized and shall detain the same and furnish them with food, water and shelter in accordance with the Nova Scotia SPCA Standards of Care guidelines and as amended from time to time. 	<p>The keeper of a dog pound shall receive all dogs delivered to him/her or seized by him/her and shall detain the same and furnish them with food, water and shelter (as outlined in the <i>Nova Scotia SPCA Standards of Care as are in effect from time to time</i>).</p>	<p>6.2 The Pound Keeper shall:</p> <p>(a) be responsible for the operation of the pound; and</p> <p>(b) receive all dogs impounded or seized, detain them and provide food, water and shelter in accordance with the Nova Scotia SPCA Standards of Care guidelines as amended from time to time.</p>
<p>RESPONSIBILITIES OF THE OWNER</p>		<p>7. RESPONSIBILITIES OF THE OWNER</p>
<p>In all areas of the Municipality, the owner of a dog shall, while the dog is off the property occupied by the owner, keep the dog under control by means of a harness or leash, except in officially designated off leash parks where the dog must be under the effective control of the owner. The dog shall be deemed to be running at large where the owner fails to use such apparatus or the dog is not under effective control.</p>	<p>(1) The owner of a dog shall confine such dog to the lands and premises of the owner.</p> <p>(2) The owner of a dog, however, may permit such dog to leave the lands and premises when it is under the fully effective restraint of some responsible person.</p>	<p>7.1 The owner of a dog shall confine such dog to the lands and premises of the owner.</p> <p>7.2 Notwithstanding s. 7.1, the owner of a dog may permit such dog to leave the lands and premises when it is under the effective control of a responsible person.</p> <p>7.3 The dog shall be deemed to be running at large where the dog is not under effective control.</p>

<p>Every owner of a dog:</p> <ul style="list-style-type: none"> • whose dog runs at large; • whose dog is not wearing a tag required by this By-law; • whose dog is not licensed pursuant to this By-law; • whose dog persistently disturbs the quiet of the neighbourhood by barking, howling or otherwise; • whose dog at any time without the presence of a mitigating factor attacks or injures any person or animal, or damages any property; • who harbours, keeps, or has under care, control or direction, a dog that is fierce or dangerous; • who fails to remove the feces of such dog, other than a service dog that is trained to assist and assisting a person with a disability reasonably preventing removal of feces by that person, from public property or private property other than the owners; <p>is guilty of an offence under this By-law.</p>	<p>An owner is guilty of an offence against this bylaw and is subject to, upon conviction, the penalty prescribed in this Section if the dog:</p> <p>(a) runs at large; and/or</p> <p>(b) is not registered or has lapsed or unpaid registration; and/or</p> <p>(c) is fierce or dangerous; and/or</p> <p>(d) disturbs the quiet of any neighbourhood by barking, howling or in any manner; whether or not such dog is chained, muzzled or otherwise restrained and is subject, on conviction, to the penalty prescribed in this Section.</p> <p>The owner of a dog, other than a dog that is trained to assist and is assisting a person with a disability, shall immediately remove the dog’s feces from any public property or private property other than the property of its owner, and the failure to do so shall constitute a violation of this Bylaw.</p> <p>(2) The owner of a dog is responsible for the immediate removal of the dog’s feces from any public property or private property when the dog is running at large.</p>	<p>7.4 Every owner of a dog:</p> <p>(a) whose dog runs at large; or</p> <p>(b) whose dog is not wearing a tag required by this By-law; or</p> <p>(c) whose dog is not licensed pursuant to this By-law; or</p> <p>(d) whose dog persistently disturbs the quiet of the neighbourhood by barking, howling or otherwise; or</p> <p>(e) whose dog at any time without the presence of a mitigating factor attacks or injures any person or animal, or damages any property; or</p> <p>(f) who harbours, keeps, or has under care, control or direction, a dog that is fierce or dangerous; and</p> <p>(g) who fails to remove the feces of their dog from public property or private property other than the owners; is guilty of an offence under this By-law.</p> <p>Clause (g) does not apply to the owner of a service dog that is trained to assist and is assisting a person with a disability which reasonably prevents removal of the feces by that person.</p>
<p>When requested to do so, the owner shall deliver to the Municipality a statement in writing of the number of dogs owned or harboured or habitually kept on the premises of the owner, and in the event the owner neglects or refuses to provide the statement within a period of ten (10) business days, after having</p>		<p>7.5 At the request of the Region, the owner shall provide a written statement of the number of dogs owned or harboured or habitually kept on the premises of the owner.</p> <p>7.6 If the owner neglects or refuses to provide the</p>

received notice requiring the statement to be provided, shall be guilty of an offence under this By-law.		statement within ten (10) business days of the request of the Region, the owner shall be guilty of an offence under this By-law.
ADDITIONAL REMEDIES FOR FIERCE OR DANGEROUS DOGS		8. REMEDIES FOR FIERCE OR DANGEROUS DOGS
<p>Where a Dog Control Officer has reason to believe that a dog is a fierce or dangerous dog and the owner of the dog has been identified, the Dog Control Officer, in addition to any other remedies provided by statute or under this By-law may, after giving the owner a fair opportunity to be heard except in emergency situations:</p> <ul style="list-style-type: none"> • issue the owner a notice to muzzle the dog, which requires the dog to be muzzled at all times when outside of its owner's residence or its owner's fenced yard; and/or • issue the owner a notice to microchip the dog at the owner's expense; and/or • issue the owner a Notice of Violation or Notice to Appear; and/or • impound or seize the dog under section 9 or 10 hereof. 	A Constable, Peace Officer or Bylaw Enforcement Officer in apprehending any dog may use a tranquilizer in order to capture any dog running at large or if such dog is fierce or dangerous, and the Constable, Peace Officer or Bylaw Enforcement Officer shall not be liable for the injury or death of such dog in the use of the tranquilizer gun.	<p>8.1 Where a By-law Officer has reason to believe that a dog is fierce or dangerous and the owner has been identified, the By-law Officer, in addition to any other remedies provided by statute or under this By-law may, after giving the owner a fair opportunity to be heard, except in emergency situations may:</p> <p>(a) issue the owner a notice to muzzle the dog at all times when outside of its owner's residence or its owner's fenced yard; and/or</p> <p>(b) issue the owner a notice to microchip the dog at the owner's expense; and/or</p> <p>(c) issue the owner a Notice of Violation or Notice to Appear; and/or</p> <p>(d) impound or seize the dog under section 9, <i>Impoundment</i> or 10, <i>Seizure under Warrant</i>.</p>
Every owner who, having received a notice to muzzle under section 8(a)(i) or 9(g) (1) fails to ensure their dog is muzzled while the dog is off the property occupied by the owner is guilty of an offence under this By-law.		8.2 Every owner who, having received a notice to muzzle fails to ensure their dog is muzzled while the dog is off the property occupied by the owner is guilty of an offence under this By-law.
Every owner who, having received a notice to microchip under section 8 (a)(ii) or section 9(g)(ii),		

<p>fails to have a microchip implanted, or fails to have the microchip remain functional and effective is guilty of an offence under this Bylaw.</p>		
<p>9 IMPOUNDMENT</p>		<p>9 IMPOUNDMENT</p>
<p>Any Dog Control Officer, without notice to, or complaint against the owner of any dog, may impound a dog:</p> <ul style="list-style-type: none"> ▪ found running at large contrary to this By-law; ▪ which is rabid or appears to be rabid or exhibiting symptoms of canine madness; ▪ which is fierce and dangerous; ▪ which persistently disturbs the quiet of the neighborhood or area, by barking, howling or otherwise. 	<p>(1) Any Constable, Peace Officer or Bylaw Enforcement Officer, without notice to, or complaint against the owner of any dog, may impound a dog:</p> <ul style="list-style-type: none"> (a) found running at large contrary to this Bylaw; or (b) in respect of which the registration fee or tax imposed by this Bylaw has not been paid; or (c) which is rabid or appears to be rabid or exhibiting symptoms of canine madness; or (d) which persistently disturbs the quiet of the neighbourhood by barking, howling or otherwise. 	<p>9.1 The By-law Officer without notice to, or complaint against the owner of any dog, may impound a dog:</p> <ul style="list-style-type: none"> (a) found running at large contrary to this By-law; and/or (b) which is rabid or appears to be rabid or exhibiting symptoms of canine madness; and/or (c) which is fierce and dangerous; and/or (d) which persistently disturbs the quiet of the neighborhood or area, by barking, howling or otherwise.
	<p>Any Constable, Peace Officer or Bylaw Enforcement Officer, without notice to, or complaint against the owner of any dog, may kill on sight without impounding any dog or impound and kill any dog:</p> <ul style="list-style-type: none"> (i) which is fierce or dangerous; or (ii) which is rabid or appears to be rabid or exhibiting symptoms of canine madness 	
<p>Every owner who redeems a dog from the Pound Keeper shall be liable to the Municipality for payment of all fees, charges, and expenses incurred in impounding or seizing a dog including, but not limited to, the cost of apprehension, board, food, care, and any veterinary fees prior to reclaiming such dog. In addition, the owner must provide valid proof the impounded dog is</p>	<p>Every owner who reclaims a registered dog from the pound keeper shall be liable for payment of the cost of apprehension of the dog, board for the keeping of the dog by the pound keeper, and/or veterinary fees to reclaim such dog. In addition, the owner must pay all fines or penalties levied against the owner of the dog before it can be</p>	<p>9.2 Every owner who redeems a dog shall be liable to the Region for payment of all fees, charges, and expenses incurred in impounding or seizing a dog including, but not limited to, the cost of apprehension, board, food, care, and any veterinary fees prior to reclaiming such dog.</p>

<p>their dog, before the dog(s) can be redeemed from the pound.</p>	<p>reclaimed from the pound.</p>	<p>9.3 Every owner who redeems a dog must provide valid proof the impounded dog is their dog, before the dog(s) can be redeemed from the pound.</p>
<p>Every owner who redeems a dog from the Pound Keeper, which has not been registered or is not wearing a tag, shall also register the dog or obtain a replacement tag, before the dog(s) can be redeemed from the pound.</p>	<p>Every owner who reclaims an unregistered dog from the pound keeper shall be liable for payment of the cost of apprehension of the dog, board for the keeping of the dog by the pound keeper, veterinary fees, registration fee, plus an additional Fifteen Dollars (\$15.00) to reclaim such dog. In addition, the owner must pay all fines or penalties levied against the owner of the dog before it can be reclaimed.</p>	<p>9.4 Every owner who redeems a dog from the Pound Keeper which has not been registered or is not wearing a tag, shall also register the dog or obtain a replacement tag, before the dog(s) can be redeemed from the pound.</p>
<p>Any dog without a tag which has not been redeemed after a period of seventy-two (72) hours from seizure or impoundment, excluding Saturdays, Sundays, and Holidays, may, after the expiration of that period, become the property of the Municipality, and may be offered to the SPCA for adoption, and, if refused by the SPCA, may be humanely euthanized under the direction of the Dog Control Officer.</p>	<p>Any dog which has not been reclaimed after a period of seventy-two (72) hours, excluding Saturdays, Sundays and Holidays, may, after the expiration of that period, be offered to the local SPCA for adoption.</p>	<p>9.5 Any dog without a tag which has not been redeemed after a period of seventy-two (72) hours from seizure or impoundment, excluding Saturdays, Sundays, and Holidays, may, after the expiration of that period, become the property of the Region and may be offered to the SPCA for adoption, and, if refused by the SPCA, may be humanely euthanized at the direction of the By-law Officer.</p>
<p>Any dog seized or impounded with a valid tag shall require the Municipality to contact the owner, which may include written notice to the owner, and only after notice is given to the owner, personally or by being left at the owner's residence, shall a period of seventy-two (72) hours, excluding Saturdays, Sundays, and Holidays, commence. The registered dog may, after the expiration of that period, become the property of the Municipality, and may be offered to the SPCA for adoption, and if refused by the SPCA, may be humanely euthanized under the</p>		<p>9.6 If a dog is seized or impounded with a valid tag: (a)the Region shall contact the owner, in writing in person or by a notice left at the owner's residence; and (b)following a minimum of seventy-two (72) hours from the time the notice was provided, excluding Saturdays, Sundays, and Holidays the registered dog may become the property of the Region, and may be offered to the SPCA for adoption, and if refused by the SPCA, may be humanely euthanized under the direction of the By-law</p>

direction of the Dog Control Officer.		Officer.
<p>Impounded or seized dogs suspected of being inflicted with rabies or canine madness shall be examined by a veterinarian. Any dog reasonably requiring such veterinary examination or other veterinary care, including humane euthanasia, once in control of any Dog Control Officer or Pound Keeper will receive such care. Except in emergency situations, reasonable efforts shall be used to allow the owner a fair opportunity to be heard before a dog is euthanized. All veterinary fees must be paid by the owner before a dog shall be released to the owner, and shall also be due and payable by the owner in the event the dog is not released to the owner but is euthanized on veterinary advice.</p>		<p>9.7 Impounded or seized dogs suspected of being infected with rabies or canine madness shall be examined by a veterinarian.</p> <p>9.8 Except in emergency situations, reasonable efforts shall be used to allow the owner a fair opportunity to be heard before a dog is euthanized.</p> <p>9.9 All veterinary fees must be paid by the owner either if the dog is euthanized on veterinary advice or if the dog is being released to the owner.</p>

<p>Where an impounded or seized dog has previously been the subject of two warnings or convictions or to one warning and one conviction under this By-law to its owner and former owners, the Dog Control Officer may give notice to its owner to present himself or herself to the Dog Control Officer to show cause why the dog should not be the subject of one or more of the following remedial actions, which may be considered and acted upon by the Dog Control Officer thereafter after duly considering and balancing the health and safety of people and animals in the Municipality against the interests of the owner:</p> <ul style="list-style-type: none"> • a notice to the owner to muzzle the dog, which requires the dog to be muzzled at all times when outside of its owner’s residence or its owner’s fenced yard; • a notice to the owner to microchip the dog at the owner’s expense; • humane euthanization of the dog at the owner’s expense; • offering the dog to the SPCA for adoption, and if refused by the SPCA, humane euthanization under the direction of the Dog Control Officer at the owner’s expense. 		<p>9.10 Where an impounded or seized dog has been the subject of either two warnings or convictions or one warning and one conviction under this By-law, the By-law Officer may give notice to its owner to present themselves to the By-law Officer to show why the dog should not be the subject of one or more of the following remedial actions:</p> <ol style="list-style-type: none"> (a) a notice to muzzle the dog at all times when outside of its owner’s residence or its owner’s fenced yard; (b) a notice to the owner to microchip the dog at the owner’s expense; (c) humane euthanization of the dog at the owner’s expense; or (d) offering the dog to the SPCA for adoption, and if refused by the SPCA, humane euthanization at the direction of the By-law Officer at the owner’s expense, any of which may be considered and acted upon by the By-law Officer after considering and balancing the health and safety of people and animals in the Region against the interests of the owner.
<p>10 SEIZURE UNDER WARRANT</p>		<p>10 SEIZURE UNDER WARRANT</p>

<p>Where a Peace Officer believes, on reasonable grounds, that a person is harbouring, keeping, or has under care, control or direction, a dog that is fierce or dangerous, rabid or appears to be rabid, that exhibits symptoms of canine madness or that persistently disturbs the quiet of a neighbourhood by barking, howling or otherwise contrary to this By-law, and where the dog is located on private property to which the Peace Officer does not have consent of the occupant to enter and search a justice of the peace may, by warrant, authorize and empower the person named in the warrant to:</p> <ul style="list-style-type: none"> • enter and search the place where the dog is located; • open or remove any obstacle preventing access to the dog; and • seize and deliver the dog to the pound and for such purpose, break, remove or undo any fastening of the dog to the premises. <p>Where the person named in the warrant is unable to seize the dog in safety, the person may destroy the dog.</p>		<p>10.1 Where a By-law Officer believes on reasonable grounds, that a person is harbouring, keeping, or has under their care, control or direction a dog that is fierce or dangerous, rabid or appears to be rabid, that exhibits symptoms of canine madness or that persistently disturbs the quiet of a neighbourhood by barking, howling or otherwise, contrary to this By-law, and where the dog is located on private property to which the By-law Officer does not have consent of the occupant to enter and search, a Justice of the Peace may by warrant, authorize and empower the person named in the warrant to:</p> <ul style="list-style-type: none"> (a) enter and search the place where the dog is located; (b) open or remove any obstacle preventing access to the dog; and (c) seize and deliver the dog to the pound, and for such purpose, break, remove or undo any fastening of the dog to the premises. <p>Where the person named in the warrant is unable to seize the dog in safety, the person may have the dog destroyed.</p>
DESTRUCTION OF A DOG		11. DESTRUCTION OF A DOG
<p>Where the owner of a dog:</p> <ul style="list-style-type: none"> • which is fierce or dangerous; • which is rabid or appears to be rabid or exhibiting symptoms of canine madness; <p>has euthanized or caused to be euthanized said dog; the owner shall provide to the Municipality or the Dog Control Officer, upon request, evidence of euthanization.</p>	<p>Where the owner of a dog:</p> <ul style="list-style-type: none"> (a) which is fierce or dangerous; or (b) which is rabid or appears to be rabid or exhibiting symptoms of canine madness; or (c) has euthanized or caused to be euthanized said dog, shall before disposal or burial of the carcass of the dog, exhibit the said carcass to the Bylaw Enforcement Officer. <p>(2) Where the owner of a dog disposes of the carcass of a</p>	<p>11.1 Where the owner of a dog:</p> <ul style="list-style-type: none"> • which is fierce or dangerous; or • which is rabid or appears to be rabid or exhibiting symptoms of canine madness; <p>has euthanized or caused to be euthanized said dog, upon request from the Region the owner shall provide evidence of euthanization.</p>

	<p>dog without exhibiting it to the Bylaw Enforcement Officer, the owner shall provide to the Town or the Bylaw Enforcement Officer a Statutory Declaration which shall set forth the following information:</p> <p>(a)the date the dog was euthanized and the method of euthanization;</p> <p>(b)where the dog is euthanized by veterinarian, attaching to the Statutory Declaration, a letter from the veterinarian indicating that he or she euthanized the dog, the date of euthanization and disposal of the carcass;</p> <p>(c)where the owner disposes of the carcass of a dog, a statement of how the owner of the dog disposed of the carcass.</p> <p>(3)Where the owner of a dog fails to carry out the provisions of this Section, shall be guilty of an offence and liable on conviction to a penalty of not less than Two Hundred Dollars (\$200.00) and not more than Ten Thousand Dollars (\$10,000.00), and in default of payment, to imprisonment for a term not exceeding two (2) months.</p>	
<p>In an emergency any Dog Control Officer, without notice to the owner, may destroy or tranquilize any dog that is running at large and which he or she reasonably believes, to pose an imminent danger to a person (including the Dog Control Officer) or to a domestic animal.</p>		<p>11.2 In an emergency the By-law Officer, without notice to the owner, may destroy or tranquilize any dog that is running at large and which they reasonably believe pose an imminent danger to a person (including the By-law Officer) or to a domestic animal.</p>
<p>DUTY TO REPORT ABUSE</p>		<p>12 DUTY TO REPORT ABUSE</p>

<p>If in the course of performing his or her duties he or she reasonably believes that a dog has been abused or neglected, the Dog Control Officer must notify a peace officer having authority under the Animal Protection Act. The peace officer(s) may with the assistance of the Dog Control Officer take the dog into protective care and, if necessary, provide veterinary services to such dog. The cost of care and any veterinary services so provided shall be paid or reimbursed by the owner. These instances must be reported to the Nova Scotia SPCA's Chief Provincial Inspector.</p>	<p>In the event of an emergency, or during the course of a normal by-law response, it is suspected that a dog has been abused or neglected, the by-law enforcement officer must notify a peace officer having authority under the Animal Protection Act. The officer may with the assistance of the by-law enforcement officer take the dog into protective care and, if necessary, provide veterinary services to such dog. The cost of care and any veterinary services so provided shall be paid by the owner. These instances must be reported to the Nova Scotia SPCA's Chief Provincial Inspector.</p>	<p>12.1 If in the course of performing their duties the By-law Officer reasonably believes that a dog has been abused or neglected, they must notify a peace officer having authority under the Animal Protection Act. The peace officer(s) may with the assistance of the By-law Officer take the dog into protective care and, if necessary, provide veterinary services to such dog. The cost of care and any veterinary services so provided shall be paid or reimbursed by the owner. Any instance must be reported to the Nova Scotia SPCA's Chief Provincial Inspector.</p>
<p>PENALTIES</p>		<p>13 PENALTIES</p>
<p>A person who does anything else prohibited by this By-law or who neglects or fails to do anything required by this By-law to be done by him is guilty of an offence and except where some other penalty is provided by this By-law for the act, refusal, neglect or failure, the offence is liable on summary conviction to a penalty of not more than ten thousand dollars (\$10,000) per offence and, in default of payment, to imprisonment for a term not exceeding sixty (60) days.</p>	<p>Any person who fails to comply with Sections 38.12(1)(a) and (b) shall be guilty of an offence and liable to a penalty of not less than Two Hundred Dollars (\$200.00) and not more than Ten Thousand Dollars (\$10,000.00), and in default of payment, to imprisonment for a term not exceeding two (2) months.</p> <p>Person who is convicted of Section 38.12(1)(c) and (d) is liable to a penalty of not less than Five Hundred Dollars (\$500.00) and not more than Ten Thousand Dollars (\$10,000.00), and in default of payment, to imprisonment for a term not exceeding two (2) months.</p> <p>(4) Every day during which an offence pursuant to Section 38.12 continues shall be a separate offence.</p>	<p>13.1A person who does anything else prohibited by this By-law or who neglects or fails to do anything they are required to do by this By-law is guilty of an offence and except where some other penalty is provided by this By-law for the act, refusal, neglect or failure, the offence is liable on summary conviction to a penalty of not more than ten thousand dollars (\$10,000) per offence and, in default of payment, to imprisonment for a term not exceeding sixty (60) days.</p> <p>13.2 Every day during which an offence pursuant to Clause 13.1 continues shall be a separate offence.</p>

<p>In lieu of prosecution under this By-law, the Dog Control Officer may, in his sole and absolute discretion, issue to any person he believes upon reasonable grounds has committed an offence under this By-law a Notice of Violation, which Notice shall require the person to whom it is directed to pay to the Municipality within fourteen (14) days of the issuance of the Notice the sum of \$250.00 for an offence under section 8 (a) of this By-law and \$150.00 for all other offences. Where a Notice of Violation is issued and if that sum is paid as required therein, no prosecution shall ensue in respect to the matter or matters referred to in the Notice. For greater certainty, nothing in this bylaw requires the Municipality to issue a Notice of Violation before initiating a prosecution.</p>		<p>13.3 In lieu of prosecution under this By-law, the By-law Officer may, in their sole and absolute discretion, issue to any person they believe upon reasonable grounds has committed an offence under this By-law a Notice of Violation. This Notice shall require the person to whom it is directed to pay to the Region within fourteen (14) days of the issuance of the Notice the sum of \$250.00 for an offence under s. 8.1 of this By-law and \$150.00 for all other offences. Where a Notice of Violation is issued and the required amount is paid, no prosecution shall follow respecting the matter or matters referred to in the Notice. For greater certainty, nothing in this bylaw requires the Region to issue a Notice of Violation before initiating a prosecution.</p>
	<p>Any person who fails to comply with the provisions of this Bylaw for which no penalty is expressly provided shall be liable on conviction to a penalty of not less than Two Hundred Dollars (\$200.00) and not more than Ten Thousand Dollars (\$10,000.00), and in default of payment, to imprisonment for a term not exceeding two (2) months.</p>	
<p>REPEAL</p>		<p>14 REPEAL</p>
<p>The Dog By-law of the Municipality of the District of West Hants approved October 21, 2009, By-law 2008-3 Respecting the Registration and Regulation of Dog of the former Town of Hantsport approved July 8, 2008, and all previously enacted By-Laws of the Municipality of West Hants and the former Town of Hantsport relating to the regulation, registering and</p>		<p>The Dog By-law of the former Municipality of the District of West Hants approved July 11, 2017 Respecting the Registration and Regulation of Dogs and the Dog By-law of the former Town of Windsor approved February 22, 2011 are hereby repealed on the effective date of this By-law.</p>

<p>harbouring of dogs are hereby repealed, on the effective date of this By-law.</p>		
<p>First Reading: June 13, 2017 Notice Published: June 26, 2017 Second Reading & Approval July 11, 2017 Final Publication July 17, 2017 Notice to Municipal Affairs July 17, 2017 Description: Initial Approval of D-003 Dog By-law which includes the repeal of West Hants Dog By-law approved October 21, 2009 and Hantsport Dog By-law approved July 8, 2008.</p>	<p>Date of first reading: Tuesday, January 25, 2011 Dates of advertisement of Notice of Intent to Consider: February 03 & February 10, 2011 Date of second reading: Tuesday, February 22, 2011 *Date of advertisement of Passage of Bylaw: March 03, 2011 Date of mailing to Minister a certified copy of Bylaw: Friday, March 04, 2011</p>	

Appendix B
DRAFT DOG BY-LAW FOR WHRM

1. TITLE

This By-law is made pursuant to the Municipal Government Act, Chapter 18 of the Acts of 1998 as amended from time to time.

This By-law shall be administered in accordance with the Municipal Government Act, R.S.N.S. 1989.

2. DEFINITIONS

In this By-law, the following words and phrases shall have the following meanings:

Attack means to injure, scratch or bite, or to commit an assault resulting in real or perceived injury to another person or animal;

Bite means wound, pierce, or penetration of the skin by a tooth or teeth;

Dog means any dog, male or female, or any animal that is the result of the breeding of a dog and any other canine animal;

By-law Officer means a person appointed by Council, and in the absence of such person a temporary replacement designated by the CAO, including the Pound Keeper, Special Constables and all other Peace Officers responsible for providing dog control activities in an emergency or as a support to a By-law Officer;

Emergency means a present or imminent event where a Peace Officer or Dog Control Officer believes prompt action must be undertaken to protect the health, safety or welfare of people and/or animals;

Fierce or Dangerous Dog means any dog that, in the absence of a mitigating factor as defined herein:

- attacks a person
- attacks an animal other than an insect;
- attacks or demonstrates a propensity, tendency or disposition to attack a person or animal either on public or private property;
- has caused injury to or otherwise endangered the safety of a person or animal;
- with unreasonable ferocity threatens any person or domestic animal;
- is owned or harboured in whole or in part for the purpose of dog fighting, or is trained for dog fighting.

No dog shall be deemed a “fierce or dangerous dog” solely because it bites, attacks or menaces a trespasser on the property of its owner,

harms or menaces anyone who has tormented or abused it, was at the time of its aggressive behavior acting in defense to an attack from a person or animal or acting in defense of its young provided that any such bite, attack or menacing behavior is a reasonable defensive response in the circumstances.

Kennel	means a lot, building or structure on or within which four or more domesticated animals are housed, groomed, bred, boarded, trained or sold for monetary gain and does not include a veterinary clinic.
Leash	means a device adequate for the effective control of the movements of the dog which is used by a person to restrict movement of a dog.
Microchip	means an approved Canadian Standard encoded tag implanted into a dog which contains a unique code that permits or facilitates access to an owner's name, address and telephone number, which is stored in the municipal registry;
Mitigating Factor	means a circumstance that reasonably explains and excuses the aggressive behavior or actions of a dog;
Muzzle	means placing a humane covering device of sufficient strength over a dog's mouth to prevent it from biting;
Owner	<p>means any person or body corporate:</p> <ul style="list-style-type: none">• who is the licensed Owner of the dog; and/or;• who has legal title to the dog; and/or;• who has possession or custody of the dog, either temporarily or permanently; and/or;• who has care or control of the dog; and/or;• who harbours the dog, or allows the dog to remain on their premises. <p>Where such a person is a minor, "owner" includes the parent, guardian, or custodian of such a person.</p>
Owner of Premises	includes a tenant, occupier, a part owner, joint owner, tenant in common or joint tenant of the whole or any part of the land or building, and in the case of the absence or incapacity of the person having title to the land or building, a trustee, personal representative, agent, mortgagee in possession, attorney under a valid Power of Attorney or a person having the care or control of the land or building;

Peace Officer	includes a police officer or a special constable;
Pound	means any premises or facilities designated by the Region as a dog pound for the keeping and disposition of impounded animals;
Pound Keeper	means a person engaged by the Region to be responsible for caring for dogs being held and for maintaining a clean environment for the dogs.
Region	means West Hants Regional Municipality
Registration	means the recording of information regarding a dog for the purposes of issuing a tag pursuant to this By-law.
Running at Large	means any dog that is off the property of its owner without being under the effective restraint or control of a person;
Service Dog	means any dog individually trained to do work or perform tasks for the benefit of an individual with a disability or which is used for search and rescue or law enforcement;
SPCA	means the Society for Prevention of Cruelty to Animals;
Seize	means to take a dog into custody pursuant to a warrant;
Tag	means a piece of identification issued upon registration as defined in this By-law.

3.0 REGISTRATION

3.1 Registration of a dog with the Region is required:

- (a) within ten (10) days after the person becomes the owner of the dog;
- (b) notwithstanding subsection (a), above, a person who possesses, has the care of, and has the control of or harbours a dog for less than 20 days is not required to license the dog;
- (c) notwithstanding subsections (a) and (b), a kennel used for the purposes of breeding is exempt from registering puppies under the age of twelve (12) weeks; and
- (d) owners of breeding dogs with litters less than the age of twelve (12) weeks are exempt from annual registration for the puppies, but after twelve (12) weeks must register the puppies;
- (e) service dogs must be registered but are exempt from registration fees when the owner has provided:
 - (i) a certificate from the Canadian National Institute of the Blind or the Hearing Ear Dogs of Canada or other proof satisfactory to the Region of the training received by

the dog as a service dog; or

- (ii) a certificate from a qualified health services practitioner indicating that the owner suffers from a disability and requires the use of a dog that is trained to assist persons with such disabilities; or
- (iii) a certificate or other proof satisfactory to the Dog Control Officer that the dog is used for search and rescue or law enforcement.

3.2 In order to register a dog, an owner shall pay the required fee and shall supply the following information:

- (a) name, civic address, mailing address and telephone number of the owner;
- (b) name and breed of the dog;
- (c) a description of the dog including whether the dog is male or female, spayed or not-spayed; neutered or not-neutered;
- (d) a photograph of the dog, if available;
- (e) identification information such as micro-chip implants, tattoos or other special markings, if available; and
- (f) the name of the veterinary clinic frequented by the dog and veterinary file identification number, if available.

3.3 The owner of every dog shall keep on the dog at all times a collar with the tag issued for that dog by the Region.

3.4 The owner shall not use the tag issued for one dog on any other dog.

3.5 When the Region is satisfied that a tag has been lost, and upon payment of a fee, the Region shall issue a replacement tag.

3.6 Every registration and tag shall be effective during the lifetime of the registered dog.

3.7 Registration and a tag issued under this By-law shall not be transferrable, including not being transferrable between owners or dogs.

3.8 The Region shall keep a record of every dog registered, showing the date and number of the tag, the name, description of the dog and the name and address of the owner.

3.9 The owner shall notify the Region if the ownership or place of residence of the dog changes at any time.

3.10 It shall be an offence to provide false information to the Region when registering a dog.

4.0 KENNEL REGISTRATION

4.1 To qualify for a kennel registration, the kennel must:

- (a) be registered with the Canadian Kennel Club, or
- (b) meet the definition of a Kennel herein; and
- (c) have obtained any required development and building permit.

4.2 To obtain a kennel registration the owner of the kennel must pay the annual kennel registration fee and provide the region with the following information:

- information required by s. 3.2 for each dog;
- kennel's owner's name, civic address, mailing address, and telephone numbers;
- the maximum number of dogs to be kenneled;
- the registered name of the kennel;
- copies of required development and building permits; and
- where applicable, a copy of the current Canadian Kennel Club license.

Upon receipt of this information, the Region shall supply the kennel owner with a receipt and a tag for each dog, which shall be kept on each dog. No individual dog tag fee is required for the individual tags used by a kennel.

4.3 Tags issued to a kennel may be transferred within the registration year to replacement dogs only if the Region is notified. The Region shall issue additional tags during the registration year as required.

4.4 The Region shall keep a record of every kennel registered, showing the date and number of the tags, the kennel owner's name and address of the owner.

4.5 The owner shall notify the Region if the ownership or address of the kennel changes at any time. If the location changes, the owner shall provide copies of the relevant development and building permits.

4.6 It shall be an offence to provide false information to the Region when registering a kennel.

5. FEES

5.1 All fees referred to in this By-law shall be set by policy and may be amended by Council from time to time.

5.2 The registration fee for annual kennel registrations after October 1st of any year will be one-half of the annual registration fee.

6. DOG CONTROL AND POUND

6.1 The By-law Officer shall be primarily responsible to enforce this By-law as it pertains to dog control and impounding.

- 6.2 The Pound Keeper shall:
- (a) be responsible for the operation of the pound; and
 - (b) receive all dogs impounded or seized, detain them and provide food, water and shelter in accordance with the Nova Scotia SPCA Standards of Care guidelines as amended from time to time.

7. RESPONSIBILITIES OF THE OWNER

- 7.1 The owner of a dog shall confine such dog to the lands and premises of the owner.
- 7.2 Notwithstanding s. 7.1, the owner of a dog may permit such dog to leave the lands and premises when it is under the effective control of a responsible person.
- 7.3 The dog shall be deemed to be running at large where the dog is not under effective control.
- 7.4 Every owner of a dog:
- (a) whose dog runs at large; or
 - (b) whose dog is not wearing a tag required by this By-law; or
 - (c) whose dog is not licensed pursuant to this By-law; or
 - (d) whose dog persistently disturbs the quiet of the neighbourhood by barking, howling or otherwise; or
 - (e) whose dog at any time without the presence of a mitigating factor attacks or injures any person or animal, or damages any property; or
 - (f) who harbours, keeps, or has under care, control or direction, a dog that is fierce or dangerous; and
 - (g) who fails to remove the feces of their dog from public property or private property other than the owners;
is guilty of an offence under this By-law.

Clause (g) does not apply to the owner of a service dog that is trained to assist and is assisting a person with a disability which reasonably prevents removal of the feces by that person.

- 7.5 At the request of the Region, the owner shall provide a written statement of the number of dogs owned or harboured or habitually kept on the premises of the owner.
- 7.6 If the owner neglects or refuses to provide the statement within ten (10) business days of the request of the Region, the owner shall be guilty of an offence under this By-law.

8. REMEDIES FOR FIERCE OR DANGEROUS DOGS

- 8.1 Where a By-law Officer has reason to believe that a dog is fierce or dangerous and the owner has been identified, the By-law Officer, in addition to any other remedies provided by statute or under this By-law may, after giving the owner a fair opportunity to be heard, except in

emergency situations may:

- (a) issue the owner a notice to muzzle the dog at all times when outside of its owner's residence or its owner's fenced yard; and/or
- (b) issue the owner a notice to microchip the dog at the owner's expense; and/or
- (c) issue the owner a Notice of Violation or Notice to Appear; and/or
- (d) impound or seize the dog under section 9, *Impoundment* or 10, *Seizure under Warrant*.

8.2 Every owner who, having received a notice to muzzle fails to ensure their dog is muzzled while the dog is off the property occupied by the owner is guilty of an offence under this By-law.

9 IMPOUNDMENT

9.1 The By-law Officer without notice to, or complaint against the owner of any dog, may impound a dog:

- (a) found running at large contrary to this By-law; and/or
- (b) which is rabid or appears to be rabid or exhibiting symptoms of canine madness; and/or
- (c) which is fierce and dangerous; and/or
- (d) which persistently disturbs the quiet of the neighborhood or area, by barking, howling or otherwise.

9.2 Every owner who redeems a dog shall be liable to the Region for payment of all fees, charges, and expenses incurred in impounding or seizing a dog including, but not limited to, the cost of apprehension, board, food, care, and any veterinary fees prior to reclaiming such dog.

9.3 Every owner who redeems a dog must provide valid proof the impounded dog is their dog, before the dog(s) can be redeemed from the pound.

9.4 Every owner who redeems a dog from the Pound Keeper which has not been registered or is not wearing a tag, shall also register the dog or obtain a replacement tag, before the dog(s) can be redeemed from the pound.

9.5 Any dog without a tag which has not been redeemed after a period of seventy-two (72) hours from seizure or impoundment, excluding Saturdays, Sundays, and Holidays, may, after the expiration of that period, become the property of the Region and may be offered to the SPCA for adoption, and, if refused by the SPCA, may be humanely euthanized at the direction of the By-law Officer.

9.6 If a dog is seized or impounded with a valid tag:

- (a) the Region shall contact the owner, in writing in person or by a notice left at the owner's residence; and
- (b) following a minimum of seventy-two (72) hours from the time the notice was provided, excluding Saturdays, Sundays, and Holidays the registered dog may become the

property of the Region, and may be offered to the SPCA for adoption, and if refused by the SPCA, may be humanely euthanized under the direction of the By-law Officer.

- 9.7 Impounded or seized dogs suspected of being infected with rabies or canine madness shall be examined by a veterinarian.
- 9.8 Except in emergency situations, reasonable efforts shall be used to allow the owner a fair opportunity to be heard before a dog is euthanized.
- 9.9 All veterinary fees must be paid by the owner either if the dog is euthanized on veterinary advice or if the dog is being released to the owner.
- 9.10 Where an impounded or seized dog has been the subject of either two warnings or convictions or one warning and one conviction under this By-law, the By-law Officer may give notice to its owner to present themselves to the By-law Officer to show why the dog should not be the subject of one or more of the following remedial actions:
- (a) a notice to muzzle the dog at all times when outside of its owner's residence or its owner's fenced yard;
 - (b) a notice to the owner to microchip the dog at the owner's expense;
 - (c) humane euthanization of the dog at the owner's expense; or
 - (d) offering the dog to the SPCA for adoption, and if refused by the SPCA, humane euthanization at the direction of the By-law Officer at the owner's expense,
- any of which may be considered and acted upon by the By-law Officer after considering and balancing the health and safety of people and animals in the Region against the interests of the owner.

10 SEIZURE UNDER WARRANT

- 10.1 Where a By-law Officer believes on reasonable grounds, that a person is harbouring, keeping, or has under their care, control or direction a dog that is fierce or dangerous, rabid or appears to be rabid, that exhibits symptoms of canine madness or that persistently disturbs the quiet of a neighbourhood by barking, howling or otherwise, contrary to this By-law, and where the dog is located on private property to which the By-law Officer does not have consent of the occupant to enter and search, a Justice of the Peace may by warrant, authorize and empower the person named in the warrant to:
- (a) enter and search the place where the dog is located;
 - (b) open or remove any obstacle preventing access to the dog; and
 - (c) seize and deliver the dog to the pound,
- and for such purpose, break, remove or undo any fastening of the dog to the premises. Where the person named in the warrant is unable to seize the dog in safety, the person may have the dog destroyed.

11. DESTRUCTION OF A DOG

11.1 Where the owner of a dog:

- which is fierce or dangerous; or
- which is rabid or appears to be rabid or exhibiting symptoms of canine madness;

has euthanized or caused to be euthanized said dog, upon request from the Region the owner shall provide evidence of euthanization.

11.2 In an emergency the By-law Officer, without notice to the owner, may destroy or tranquilize any dog that is running at large and which they reasonably believe pose an imminent danger to a person (including the By-law Officer) or to a domestic animal.

12 DUTY TO REPORT ABUSE

12.1 If in the course of performing their duties the By-law Officer reasonably believes that a dog has been abused or neglected, they must notify a peace officer having authority under the Animal Protection Act. The peace officer(s) may with the assistance of the By-law Officer take the dog into protective care and, if necessary, provide veterinary services to such dog. The cost of care and any veterinary services so provided shall be paid or reimbursed by the owner. Any instance must be reported to the Nova Scotia SPCA's Chief Provincial Inspector.

13 PENALTIES

13.1 A person who does anything else prohibited by this By-law or who neglects or fails to do anything they are required to do by this By-law is guilty of an offence and except where some other penalty is provided by this By-law for the act, refusal, neglect or failure, the offence is liable on summary conviction to a penalty of not more than ten thousand dollars (\$10,000) per offence and, in default of payment, to imprisonment for a term not exceeding sixty (60) days.

13.2 Every day during which an offence pursuant to Clause 13.1 continues shall be a separate offence.

13.3 In lieu of prosecution under this By-law, the By-law Officer may, in their sole and absolute discretion, issue to any person they believe upon reasonable grounds has committed an offence under this By-law a Notice of Violation. This Notice shall require the person to whom it is directed to pay to the Region within fourteen (14) days of the issuance of the Notice the sum of \$250.00 for an offence under s. 8.1 of this By-law and \$150.00 for all other offences. Where a Notice of Violation is issued and the required amount is paid, no prosecution shall follow respecting the matter or matters referred to in the Notice. For greater certainty, nothing in this bylaw requires the Region to issue a Notice of Violation before initiating a prosecution.

14 REPEAL

The Dog By-law of the former Municipality of the District of West Hants approved July 11, 2017 Respecting the Registration and Regulation of Dogs and the Dog By-law of the former Town of Windsor approved February 22, 2011 are hereby repealed on the effective date of this By-law.

Appendix C

Proposed Fee Schedule

Regional Dog By-law (not yet enacted)	Section 5.1 Registration Fee	\$15.00 all dogs
	Section 5.2 Annual Kennel Registration fee	\$45.00
	Section 3.5 Replacement Tag	\$7.50
	Section 9.2 Fees associated with impoundment, board, food, care and veterinary costs	Actual costs incurred



Communities, Culture and Heritage
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May 17, 2022

Dr. Jonathan Fowler
Northeast Archaeological Research
1052 Robie Street
Halifax, NS
B3H 3C5

Dear Dr. Fowler:

**RE: Heritage Research Permit Report
A2022NS013 – Fort Edward Street ARIA**

We have received and reviewed the revised report on work conducted under the terms of Heritage Research Permit A2022NS013 for an archaeological resource impact assessment on the Fort Edward Street ARIA in Hants County, Nova Scotia.

This report details the ARIA conducted by Dr. Jonathan Fowler under Heritage Research Permit A2022NS013 on behalf of the Municipality of West Hants for the archaeological resource impact assessment of two contiguous properties at 36 & 65 Fort Edward Street in Hants County, Nova Scotia in 2022.

The West Hants Regional Municipality has declared surplus two parcels of land adjacent Fort Edward National Historic Site in Windsor, Nova Scotia. The municipality retained Northeast Archaeological Research to conduct a desk-based assessment of archaeological potential on these properties so that council may better consider cultural factors attending the sale, and potential buyers may have a fuller awareness of subsequent archaeological mitigation needs. This ARIA was a desktop only. It is understood that should sale of these properties move forward further archaeological work including field reconnaissance and excavation will take place.

Four major themes or traditions were identified as being associated with potential archaeological resources in the study area. The Acadian Parish Church of Notre-Dame-de-L'Assomption, Fort Edward and its associated infrastructure, The Truckhouse and The Agricultural Fair. Each of these was examined during the historic background study. The ARIA researched each theme's history and showed that all four aspects played significant roles in the development of the cultural landscape of both Nova Scotia and Canada. It is also noted that despite the importance of the study area's part in history, Fort Edward has not had the benefit of the care and attention of other iconic areas throughout Nova Scotia such as Grand Pré, Port-Royal NHS and Fort Anne, as Fort Edward's role in the development of the region is not well known;

“Fort Edward, meanwhile, despite extraordinary and varied heritage resources, has been comparatively neglected, to the detriment of the local culture and economy.

A period of reflection and meaningful dialogue with partner organizations, especially Parks Canada, and local and descendant communities (e.g. Mi'kmaq, Acadian), seems warranted in

J. Fowler
May 17, 2022
Page 2

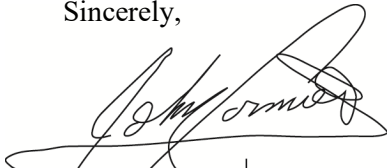
determining the best future course of action with respect to these properties.” (A2022NS013, J. Fowler, P. 43, 2022).

Based on the results of the ARIA, Dr. Fowler recommends should further ground disturbance be planned for any part of the study area that a thorough Phase 2 ARIA be undertaken in advance to better assess the nature of, and mitigate potential impacts to, archaeological resources.

Despite these precautions, should mechanical excavation encounter archaeological evidence, it is recommended that contractors temporarily pause the work and contact John Cormier, Coordinator of Special Places at the Nova Scotia Department of Communities, Culture, Tourism and Heritage: (902) 424-6475 and/or john.cormier@novascotia.ca.

CCH Staff agree with these recommendations and find the revised report acceptable as submitted. Please do not hesitate to contact me with any questions or concerns.

Sincerely,



John Cormier
Coordinator, Special Places

Fort Edward Street
Archaeological Resource Impact Assessment
HRP A2022NS013



Prepared for: West Hants Regional Municipality
Prepared by: Jonathan Fowler
12 April 2022

EXECUTIVE SUMMARY

In late 2021, the West Hants Regional Municipality retained Northeast Archaeological Research Inc. to conduct a Phase 1 Archaeological Resource Impact Assessment of two contiguous properties at 36 and 65 Fort Edward Street, Windsor, for the purpose of evaluating their archaeological potential.

Our study examined recorded archaeological sites in the Maritime Archaeological Resource Inventory (MARI), published histories, aerial photography, and archival records (cartographic and documentary) from local, national, and international repositories. A pedestrian survey was conducted on 12 February 2022 to examine surface conditions and collect survey points to assist in georeferencing historical maps.

Our assessment concludes that these properties very likely contain archaeological resources associated with Mi'kmaw, Acadian, and British activities dating from the early colonial period and possibly earlier. This meeting point of major rivers and terminus of major portage routes linking the Fundy system to the Atlantic coast was long inhabited by the Mi'kmaq and their ancestors. By the mid-18th century, the Mi'kmaq regularly frequented a trading post (or truckhouse) adjacent to the properties in question. It was one of only six posts in the region that functioned as part of the 1760-61 Treaties of Peace and Friendship between the Mi'kmaq and the British Crown.

In 1722, the Acadians built a parish church just uphill from the two properties. The British demolished it to make way for Fort Edward in 1750. Between 1755 and 1763, Fort Edward functioned as a prison for hundreds of Acadians caught up in the deportations.

Significant fort infrastructure was located outside the ramparts and 18th century maps indicate that some of these structures stood in the properties in question. The northernmost of the two properties is also within the viewplane Parks Canada identifies as essential to the commemorative integrity of Fort Edward National Historic Site. From 1765 and up to recent times, the two properties were the site of the Windsor Agricultural Fair, Canada's oldest, which was designated a national historic event by the Historic Sites and Monuments Board of Canada in 1935.

Construction on these properties in the 20th century has likely impacted the integrity of some archaeological resources, but material cultural evidence is almost certainly still present, some in secondary contexts.

Based on these findings, it is recommended that any future construction activities on these properties be subject to a thorough Phase 2 Archaeological Resource Impact Assessment prior to ground disturbance, including engagement with the Mi'kmaw and Acadian communities.

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1.0 INTRODUCTION

In late 2021, the West Hants Regional Municipality retained Northeast Archaeological Research Inc. to conduct a Phase 1 Archaeological Resource Impact Assessment of two contiguous properties, 36 and 65 Fort Edward Street, in Windsor (**Figure 1**). This assessment finds that the properties very likely contain significant archaeological resources relating to Mi'kmaq, Acadian, and Anglo-American communities and traditions. This report describes investigations conducted under Category C Heritage Research Permit A2022NS013 and is formatted according to reporting procedures prescribed by the Nova Scotia Department of Communities, Culture, Tourism, and Heritage.¹



Figure 1: Study area location map. The two properties in question are enclosed by the dashed yellow lines. SOURCE: Google Earth, February 2016.

¹ Reporting Procedures, Archaeological Resource Impact Assessment (Category C): <https://cch.novascotia.ca/sites/default/files/inline/documents/archaeologicalresourceimpactassessmentc.pdf>

2.0 DEVELOPMENT AREA

Biophysically, the development area is part of the Carboniferous Lowlands Theme Region (511 Windsor Lowlands) (Davis and Browne 1996, 2:10). Surficial geology maps place Fort Edward Hill in a silty till plain (ground moraine) whose topography is characterized as “[f]lat to rolling, [with] few surface boulders,” and in which the till is “thick enough to mask bedrock undulations.” These materials, furthermore, “generally provide the best agricultural land in the province, moderate drainage and stoniness; [and] moderate to good buffering capacity for acid rain because of transported calcareous bedrock components” (Stea, Conley, and Brown 1992). As we will see, this soil’s ability to support agriculture contributes directly to a major aspect of the study area’s heritage significance. The underlying bedrock consists of Windsor Series rock (limestone, gypsum, shale, and sandstone) associated with the Mississippian, or early Carboniferous, period (Cann, Hilchey, and Smith 1954, 8–9).

2.1 Indigenous presence

The Windsor area is situated in the traditional Mi’kmaw district of *Sipekne’katik* (Sable and Francis 2012, 21). Historic period Mi’kmaw inhabitants referred to the Avon River estuary as *Pesikitk* (“to flow splitwise”), referencing the confluence of the Avon and St. Croix rivers, each of which connected to major portage routes linking the Minas Basin and greater Fundy system to the Atlantic Coast.²

There is no direct archaeological evidence of ancient human activity in Fort Edward’s immediate neighbourhood recorded in the Maritime Archaeological Resource Inventory (MARI), but this almost certainly reflects the incomplete coverage and/or lack of archaeological surveys rather than the extent of the actual archaeological resource.³ In other words, the absence of evidence in this case is certainly not evidence of absence.

A major Indigenous village dating mainly to the Maritime Woodland Period has been identified at St. Croix (BfDa-01) (Deal 2016, 91). This well-studied site has in fact revealed artifacts spanning 3000 years, encompassing the Late Archaic, Maritime Woodland, Proto-historic, and early historic periods, making it one of the most long-lived Indigenous habitation sites in the region. It is also a rare example of a site possessing well-dated contexts and abundant palaeobotanical evidence, allowing important inferences to be drawn about the local ecology and foodways (Deal 2016, 121–25; Milner 2014).

² Mi’kmaw Place Names Digital Atlas, <https://placenames.mapdev.ca/>

³ As we will see below, there is antiquarian testimony of at least one Mi’kmaw cemetery near Fort Edward Hill, but the sites in question have not been registered in the MARI.

Less well-preserved Indigenous sites and isolated finds have been recorded at the head of tide on the Avon River, at BfDb-09 and BfDb-22 respectively, the latter suggesting an Archaic presence. Further Archaic evidence has been traced on the upper reaches of the West Branch Avon River (BfDb-03) and at the source of the Avon at Falls Lake and Mockingbird Lake, where a complex of Indigenous sites spanning the Archaic and Maritime Woodland period is recorded (e.g. BfDb-12-18, 20-21).

Although Parks Canada's archaeological excavations at Fort Edward have not revealed material cultural evidence of Mi'kmaw sites⁴ (e.g. Ferguson 1987), only a small area has been excavated to date and it is focused mainly on the ground enclosed by the 1750 British fort. At a minimum, the MARI evidence demonstrates that the upper reaches of the rivers converging at Windsor sustained settlement by the Mi'kmaq and their ancestors for millennia. Passing this way countless times, their habitual movements through the landscape in part explain the British government's desire to militarize Pesikik in the mid-18th century. We will return below to the subject of historic period Mi'kmaw activity at Fort Edward Hill and its vicinity.

2.2 French presence

In the 1680s, French farming families from Port-Royal began moving to the Minas Basin area (Les Mines), their activities at Pesikik beginning with Étienne Rivet and Marie Comeau, who settled across the Avon River near Mount Denson (Fowler 2001; 2006b). Within a decade or so, immigrants were dyking the tidal marshes along each of the major rivers in this district (Duncanson 1983; Clark 1968; R.-G. LeBlanc 2005). The Acadians, in keeping with their generally positive relations with the Mi'kmaq, retained the Mi'kmaw place name, which appears in colonial-era documents in French and English as Pigiguit, Pisiquid, and Pisiquit. Colonial records from the French regime demonstrate that the Mi'kmaw presence at Pesikik persisted after the arrival of the Acadians. The 1687-88 census of Gargas, for example, which was almost certainly incomplete, counts 50 Mi'kmaq among the 114 French inhabitants of Les Mines (Morse 1935, 1:145-49). The symbology of a 1737 map suggests wigwams at Pesikik (**Figure 2**), while a 1748 account of the country notes that 300-400 Mi'kmaq make the journey from the Atlantic coast to see the French priest at Pesikik.⁵ By this time, there were two Acadian parish churches in the district: Sainte-Famille at Falmouth, established in 1698, and Notre-Dame-de-L'Assomption at Fort Edward Hill, established in 1722 (Bujold 2004, 68-71).

⁴ Robert Ferguson, Parks Canada Archaeologist (retired), personal communication 24 January, 2022.

⁵ Anon. 1748. "Mémoire sur l'Acadie," Archives nationales d'outre-mer (ANOM), COL C11D 10, p.3.



Figure 2: Detail of a 1737 map of Acadie appearing to show wigwams in the Pesikik area. The portage route connecting Pesikik to Kjiptuk (the great harbour), the future site of Halifax, is labelled as a *chemin*. It was an Acadian drove road at this time. At lower right. SOURCE: Anon. 1737. "Carte de la coste du N[ord] et du S[ud] de l'Arcadie et de l'île St Jean," Bibliothèque nationale de France (BNF), département Cartes et plans, GE SH 18 PF 132 DIV 2 P 13/1. A cruder and perhaps slightly older version of this map exists, and it shows similar symbology: Anon. 1737. "Carte des côtes de l'Acadie, Iles Royale, St Jean..." BNF, département Cartes et plans, GE SH 18 PF 132 DIV 2 P 13.

An ecclesiastical summary census of the French population of Pesikik counts 150 families in 1731.⁶ The population reportedly exceeded 1600 in 1737 but appears to have dropped sharply after the founding of Halifax in 1749, when perhaps as much as half of the Acadian population departed for new settlements in French controlled territory (R.-G. LeBlanc 2005, 170–71; Johnston 2004, 67). The inhabitants no doubt found the British military presence challenging, particularly after 1750, when Charles Lawrence established Fort Edward on the site of the parish church of Notre-Dame-de-L'Assomption (Fowler and Ferguson 2010). The British deported 981 Acadians from Pesikik in 1755, using Fort Edward as a base of operations and a prison (R.-G. LeBlanc 2005, 171).

⁶ Anon. 1731. "État de l'Acadie pour le gouvernement ecclésiastique," ANOM, COL C11A 107, pp. 235-236.

There is no evidence of colonial-era French domestic activity on Fort Edward Hill. Pesikik is relatively well mapped in the 18th century, and abundant cartographic and documentary evidence places the village sites elsewhere (Fowler 2001). Some of these sites have been explored archaeologically (Deal 2001; Fowler 2005; 2006b; 2006a; 2013; Preston 1991). **Figure 3** summarizes most of the known locations of Acadian hamlets in the area. Although imperfect⁷, the evidence is sufficiently complete to probably discount Fort Edward Hill as a site of intensive domestic activity.⁸ As noted above, however, the hill was the site of the parish church of Notre-Dame-de-L'Assomption.

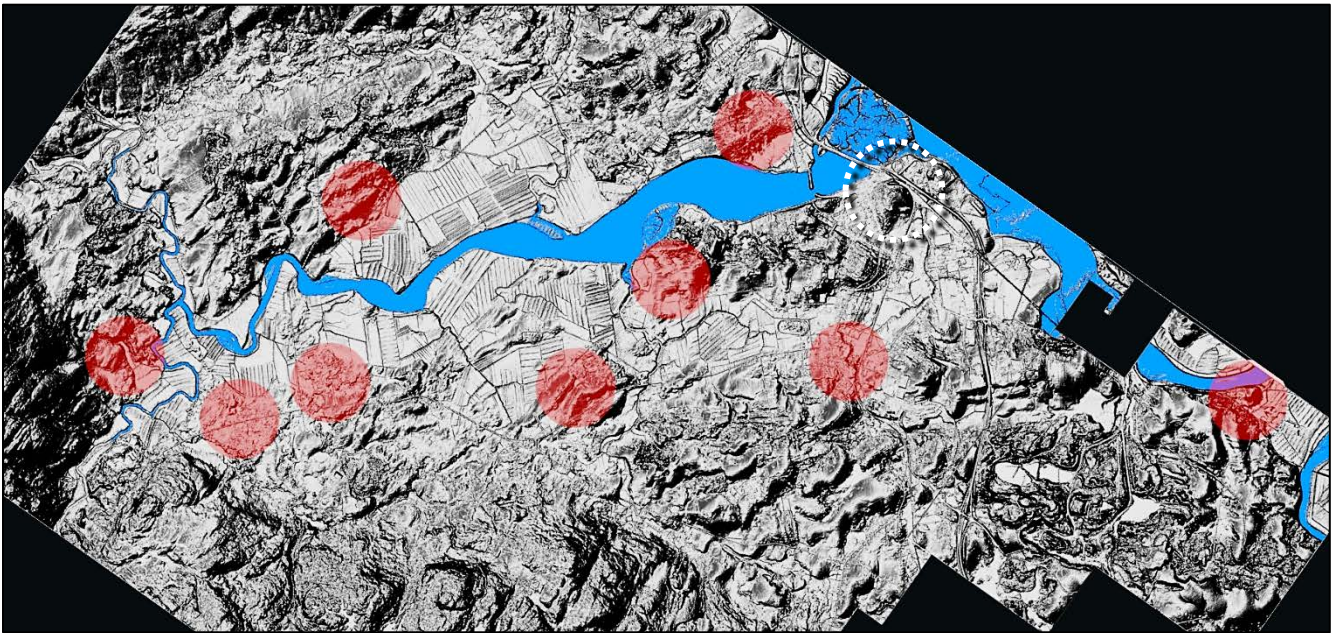


Figure 3: Map of most of the known pre-Deportation Acadian hamlet sites near Fort Edward as derived from historical and archaeological evidence and plotted on 2018 LiDAR hillshade. Fort Edward is highlighted by a dashed white circle at upper right. SOURCE: Province of Nova Scotia.

While the establishment of a British garrison at Fort Edward in 1750 certainly upset the status quo, it also brought opportunities. The troops required provisions and firewood, and colonial records contain many references to Acadians supplying these needs before 1755. Edward Cornwallis hired Acadian labourers to cut a road from Halifax to Pesikik in late 1749 (Halifax's Windsor Street is its terminus) (Akins 1895, 19; MacKenzie 2002, 175), and by approximately 1752 Joshua Mauger, a Jersey-born merchant, shipowner, and eventual politician, had established a

⁷ This is the subject of an upcoming research publication (Fowler in prep.)

⁸ However, it should be noted that most of the mapping allowing us to plot pre-Deportation Acadian villages post-dates the establishment of Fort Edward in 1750, which may have erased some features of the Acadian landscape.

trading post – or truckhouse⁹ – on the slope next to Fort Edward (Chard 1979) (**Figure 4**). Mauger traded in slaves and in Caribbean sugar and was already the official victualler to the Royal Navy in Nova Scotia by this time; the appearance of his truckhouse at Fort Edward coincides with the establishment of his rum distillery in the Halifax suburbs (Chard 1979). The soldiers’ thirst for rum was unquenchable, and Mauger was nothing if not enterprising.



Figure 4: British officer John Hamilton painted this view of Fort Edward from the west in 1753. The truckhouse complex is shown as a palisaded enclosure at left (circled). SOURCE: “View of Fort Edward on the Piziquid River, Nova Scotia.” Library and Archives Canada (LAC), Acc. No. 1996-361-3.

The truckhouse also catered to Acadian and Mi’kmaq clients and was administered by Isaac Deschamps, an English immigrant thought to be of Swiss heritage, after about 1754. When Mauger departed Nova Scotia for England in 1760, Governor Lawrence brought Deschamps into government employment (**Figure 5**). The Fort Edward truckhouse from this period played an official role as part of the Crown’s treaty obligations to the Mi’kmaq (Wicken 2002, 198–200).¹⁰

⁹ Truck, from the French *troquer*, meaning to shop, barter, exchange, derives from the medieval Latin *trocare*. In 18th century British America, the term truckhouse denoted “a store-house for trading with Indians; also, any storage building.” *Oxford English Dictionary*.

¹⁰ Treaty scholarship and jurisprudence treat this subject extensively, for the truckhouse provisions inform questions today surrounding Mi’kmaq access to markets, for example in the moderate livelihood fishery.

Some historical context is needed to understand this development and its heritage significance.

As White has shown in his study of the French Empire in the Great Lakes region, the French state lacked the power necessary to impose its will in North America. It therefore sought to achieve its political aims instead through a complex network of alliances with Indigenous peoples. These alliances followed the logics, metaphors, and customs of the country more than European norms. Political influence in the Indigenous context was partly a function of largesse. Governor de Beauharnois and Intendant Hocquart explained it in a 1730 letter to a home government that perennially griped about the expense: "You know, Monseigneur, that all the [Indigenous] nations of Canada regard the governor as their father, which in consequence, following their ideas, he ought at all times to give them what they need to feed themselves, clothe themselves, and to hunt" (White 1991, 180). A similar system developed in the Atlantic region, where in the early 18th century Louisbourg became the main source of diplomatic gifts and trade goods. Many historians with justification see Louisbourg's final capture by Anglo-American forces in 1758 as having consequently dealt a severe blow to the Mi'kmaw economy (Dickason 1971; MacFarlane 1938; Upton 1979, 57; Reid 2004, 678).

The Treaty of Peace and Friendship of 1752, negotiated by Chief Jean-Baptiste Cope and Nova Scotia Governor Thomas Peregrine Hopson, was the first of its kind in our region with a truckhouse provision, and it is an early sign of a Mi'kmaw community's effort to establish economic stability independent of the imperial French cause. The British agreed by this treaty to build a truckhouse at Shubenacadie (Akins 1869, 673), but the rapid return of hostilities appears to have prevented its construction. Informal trade at Mauger's private truckhouse at Pesiktk may have fulfilled this function intermittently until peace was formally reestablished in 1760.

The treaties of 1760-61 finally established a lasting peace between the Mi'kmaq and the British Crown. With the French Empire in North America essentially eliminated, Mi'kmaw leaders now saw regulated access to the British market as an

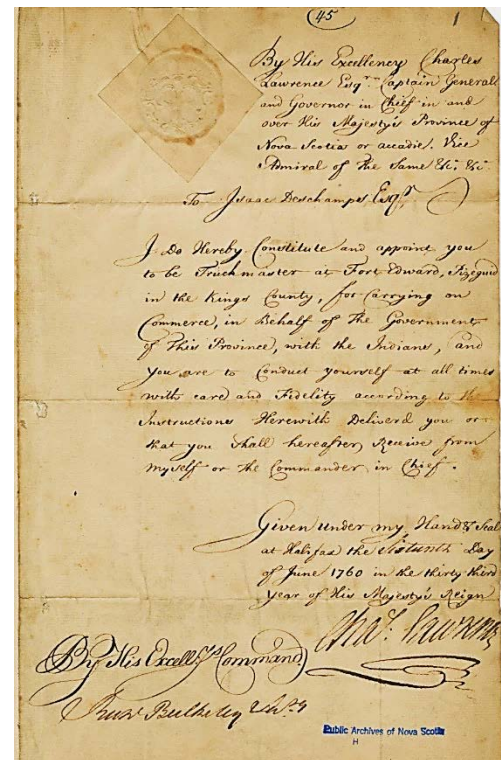


Figure 5: Commission appointing Isaac Deschamps truckmaster at Fort Edward, "for Carrying on Commerce, in Behalf of the Government of this Province, with the Indians." NSA, MG 1 vol. 258 no. 1.

essential part of their community's economic wellbeing; thus, it became a condition for peace. The Cope-Hopson truckhouse provision from the 1752 Treaty reappeared in an elaborated form as British officials committed to establishing a network of government-regulated truckhouses across the region. Six were set up in total, each overseen by a government-appointed truckmaster (Hutton 1983, 65).¹¹ ***The Fort Edward truckhouse and Isaac Deschamp's role there are consequently a significant – if generally forgotten – element of the Treaty relationship between the Mi'kmaq and the British Crown.***

Deschamps was an intelligent observer, and we are fortunate that many of his papers survive in the Nova Scotia Archives and the British Library. They have considerable ethnohistorical value and illuminate many aspects of early colonial life that are otherwise unattested.¹² He maintained a careful record of Acadian prisoners held at Fort Edward through the Seven Years' War, for example, who he appears to have assisted in provisioning.¹³ Underscoring the significance of his role as truckmaster in the treaty context, in 1763 he also left a valuable record of Mi'kmaq families whose "Summer Residence is in the neighbourhood on the River Piziquid and Gaspero." Their names are presented in **Table 1**.

¹¹ These included Henry Green at Fort Frederick on the Saint John River; Philip Knaught (Knaut) and A.D. Widerholt at Lunenburg; William Nevil Woseley at the Eastern Battery (Dartmouth); and Erasmus James Philips at Annapolis Royal. Another post was established at Chignecto (Lewis n.d.). In 1760, Moses Delesdernier, another Swiss immigrant, was also licensed as a truckmaster at Fort Edward (Cuthbertson 1983); Eaton states he held this post since 1757 (1915, 93).

¹² His comments on Acadian agriculture, which he observed first-hand, is a good example. "Copy of a paper written by Chief Justice Isaac Deschamps on the cultivation of the Land in Nova Scotia by the Acadian French Inhabitants – written about 1785." NSA, MG 15 vol. 2 no. 43.

¹³ There are several such lists. This example from 1762 numbers 320 individuals: "List of French prisoners at Fort Edward, Windsor, Nova Scotia with the number in each family and numbers victualled." NSA, MG 1, vol. 258 no. 20, pp. 110-113.

Table 1: Mi'kmaq in the Vicinity of Fort Edward, 1763

"Indian Tribe of Amquaret now hunting between Cornwallis and the River between the two places on the Annapolis Road and there Summer Residence is in the neighbourhood on the River Piziquid and Gaspero."

Captain	<i>Joseph Bernard</i>	1 boy, 1 girl
	<i>Pierre Bernard</i>	
	Barth ^y Amquaret	2 boys
	Barth ^y Amquaret	Sen ^r [?]
	Pierre Amquaret	
	Paul Amquaret	
	Philippe Amquaret	2 boys, 1 girl
	<i>Joseph Dugas</i>	
	<i>Francois Michel</i>	1 girl
	Simon Amquaret	
	Blaize Amquaret	
	Jean Argoumatine	1 boy, 2 girls
	Joseph Argoumatine	
	<i>Jos. Denis</i>	

"Tribe of Nocout now hunting on Kenecoot River in the Township of Newport, Summer residence there also."

Captain	Joseph Nocout	1 boy, 1 girl
	Bartholemew Nocout	2 boys, 3 girls
	Thomas Nocout	1 boy
	Paul Segoua/Segona	1 boy
	Paul Biskerone	1 boy, 2 girls
	Francois Segoua/Segona	
	Janvier Nocout	
	Francois Nocout	1 boy, 2 girls
	Claude Nocout	
	Charles Nocout	
	Rene Nocout	
	Jacques Nocout	
	Lewis Nocout	
	Chas Segona	
	Michel Thoma	
	Joseph Thoma	
	Philippe Nocout	
	<i>Louis Michel</i>	

SOURCE: Isaac Deschamps Papers (1750-1800), NSA MG 1 Vol. 258 No. 8, 20 December 1763, p. 20.

2.3 Anglo-American presence

The 1755 Deportation of the Acadians brought significant changes to Pesiktk. The British policy of population replacement introduced New England immigrants to the area (commonly called Planters in the language of the day), and Falmouth and Newport Townships were established in 1760 (Duncanson 1983; Gwyn 2010; Duncanson 1985; Longley 1961).

While the new townships were created primarily for immigrant families, much of the land on the south side of the Avon River was set aside for the British elite in Halifax (Loomer 1996, 59–61). This area became known as the Councillor’s Grant (**Figure 6**), and it was by this process that several planners and perpetrators of the 1755 Deportation subsequently reaped the spoils. This has fed the notion – especially amplified in francophone historiography – that the Acadian removal was a naked land grab.¹⁴

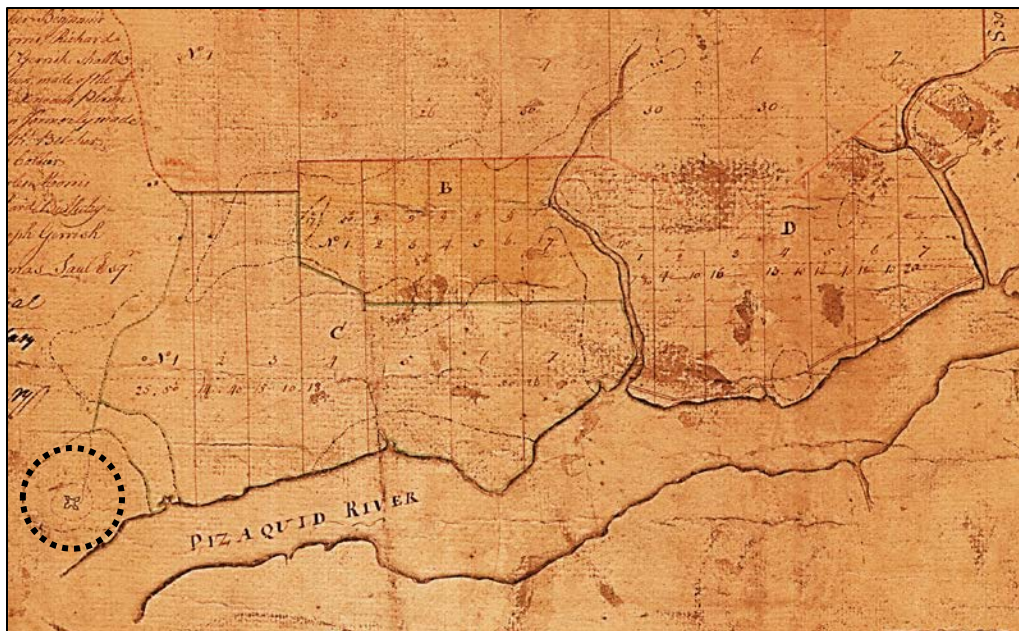


Figure 6: Detail of part of the Councillors’ Grant of former Acadian lands at Pesiktk (north at bottom, Fort Edward circled at lower left). The proprietors named are Jonathan Belcher, John Collier, Charles Morris, Richard Bulkeley, Joseph Gerrish, and John Cunningham (for Thomas Saul). Collier and Belcher were on the Executive Council that decided to deport the Acadians in 1755, while the latter, in his role as Chief Justice, rendered an opinion verifying the policy’s legality. Charles Morris, though not a councillor in 1755, strongly advocated the deportation policy and was one of its principal planners (Johnston and Kerr 2004, 49; Faragher 2005, 520). SOURCE: Anon. 19 August 1761. Untitled. Nova Scotia Crown Land Information Management Centre (CLIMC), Hants County Portfolio no. 16.

¹⁴ The appropriation of Acadian lands by government officials drew opprobrium even in the 18th century. Based on the testimony he received, the Reverend Dr. Andrew Brown condemned the councilmen-grantees for profiting off “the share they had taken in the expulsion of the French inhabitants” (Brown 1819, 96). This state of affairs was not at all unique to Pesiktk (Fowler 2012).

Nova Scotia's governor and council resolved to reorganize and incorporate this area as the Township of Windsor in late 1764, its ties to the metropolitan elite emphasized by its initial inclusion in the County of Halifax. A public market was declared to be held every Tuesday on "Fort Hill, where Fort Edward now stands," and public fairs were established on the third Tuesday of May and third Tuesday of October each year (Murdoch 1866, 2:444). The by now well-established truckhouse on Fort Edward Hill had clearly made this location a logical commercial hub for the area, and the annual fair – now the Windsor Exhibition – would continue to be held on the hill, *in the study area*, well into the 20th century.

Fort Edward remained a military post throughout this period, declining in importance during times of peace, and hastily refurbished in wartime. The fort was strengthened at the beginning of the American Revolution, for instance, and again during the War of 1812 (Tulloch n.d.). During the former conflict, it was garrisoned by a detachment of the 84th Regiment of Foot (Highlanders), under the command of Capt. Allan Macdonald, whose wife, Flora MacDonald (**Figure 7**), is well known for her role in spirited away Prince Charles Edward Stuart (Bonnie Prince Charlie) after the collapse of the Second Jacobite Rebellion in Scotland in 1746.¹⁵ Touring Windsor with her husband, the Lieutenant-Governor, shortly after the War of 1812 had been declared, Lady Sherbrooke found Fort Edward once again "in a dilapidated state..." (Haliburton 2011, 69). According to a report on the fort's condition that year, even the blockhouse – today the only surviving fort building – was in bad repair, and not the "smallest vestige" of the powder magazine, formerly located in the southeast bastion, could be discerned.¹⁶



Figure 7: Flora Macdonald (1722-1790), painted by Allan Ramsay in 1749, shortly after her release from the Tower of London for her role in the Second Jacobite Rebellion. Perhaps she was unrepentant, for the white rose in her hair is a Jacobite symbol. SOURCE: Ashmolean Museum, WA1960.76.

A report on ordnance land in 1856 revealed that only the blockhouse, officers' quarters, one soldiers' barracks, and a provision store remained.¹⁷ Although these

¹⁵ Many of the members of the 84th Regiment became settlers in Hants County at the conclusion of the war, and members of the Fort Edward garrison were granted land in Douglas Township (Duncanson 1989)

¹⁶ LAC 1812 "Major Crawford's report on the State of Fort Edward, Windsor, Nova Scotia" LAC, R2513-540-5-E. Volume/box number: 20.

¹⁷ National Archives (UK), W.O. 55, v1558, part 6, Report on ordnance lands, 1856, f 84.

four building appear on an 1879 map of the town of Windsor (**Figure 8**), the store house and soldiers' barracks would soon be demolished.

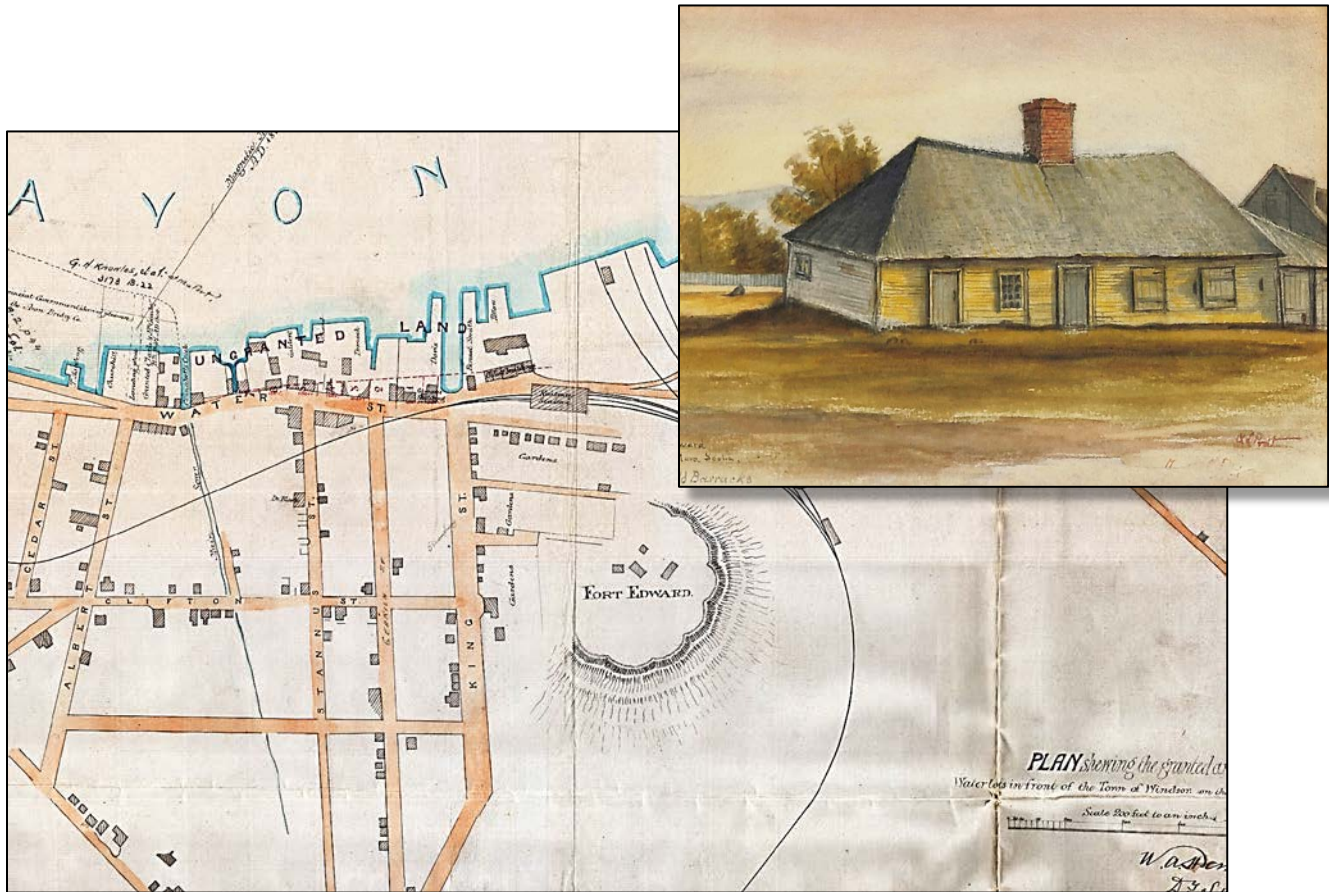


Figure 8: Detail of a map showing the Town of Windsor and four standing buildings at Fort Edward in 1879. North at upper right. Inset: Watercolour of the old soldiers' barracks painted ca. 1880 by Annie L. Pratt. The north-facing gable end of the provision store can be seen at right, behind the soldiers' barracks. This may be the only extant image of the latter building. SOURCE: W.A. Hendry and D.Y. Sw... 1879. "Plan shewing the granted and ungranted Water lots in front of the Town of Windsor on the Avon River." CLIMC, Hants Portfolio no. 026; Nova Scotia Museum.

In 1903, the grounds were leased to the Windsor Golf Club and the officers' quarters were used as a club house. The lease was revoked during WWI, when the fort was used as a training area for troops, at which time the officers' quarters functioned as a quarantine hospital (Tulloch n.d.: 9). Among the soldiers stationed here were the men of the Jewish Legion, including David Ben-Gurion, who would later become Israel's first prime minister (Beanlands 2014). The officers' quarters survived until 1922, when they were destroyed by fire (**Figure 9**). The golf course lease was renewed before and after WWII and was finally terminated in 1973 (Tulloch n.d., 10).



Figure 9: The burning of the 18th century officers' quarters in progress (top); and the building in ruins (bottom) in 1923. SOURCE: NSA, Photographic Collection; NSA, Photographic Collection Acc. No. 7586.

3.0 STUDY AREA

The study area consists of two contiguous properties (PIDs 45059805 and 45059797) at 36 and 65 Fort Edward Street (**Figure 10**). The foregoing discussion highlights the pertinent historical and archaeological context, and the following sections examine the archaeological potential and heritage value of these properties.

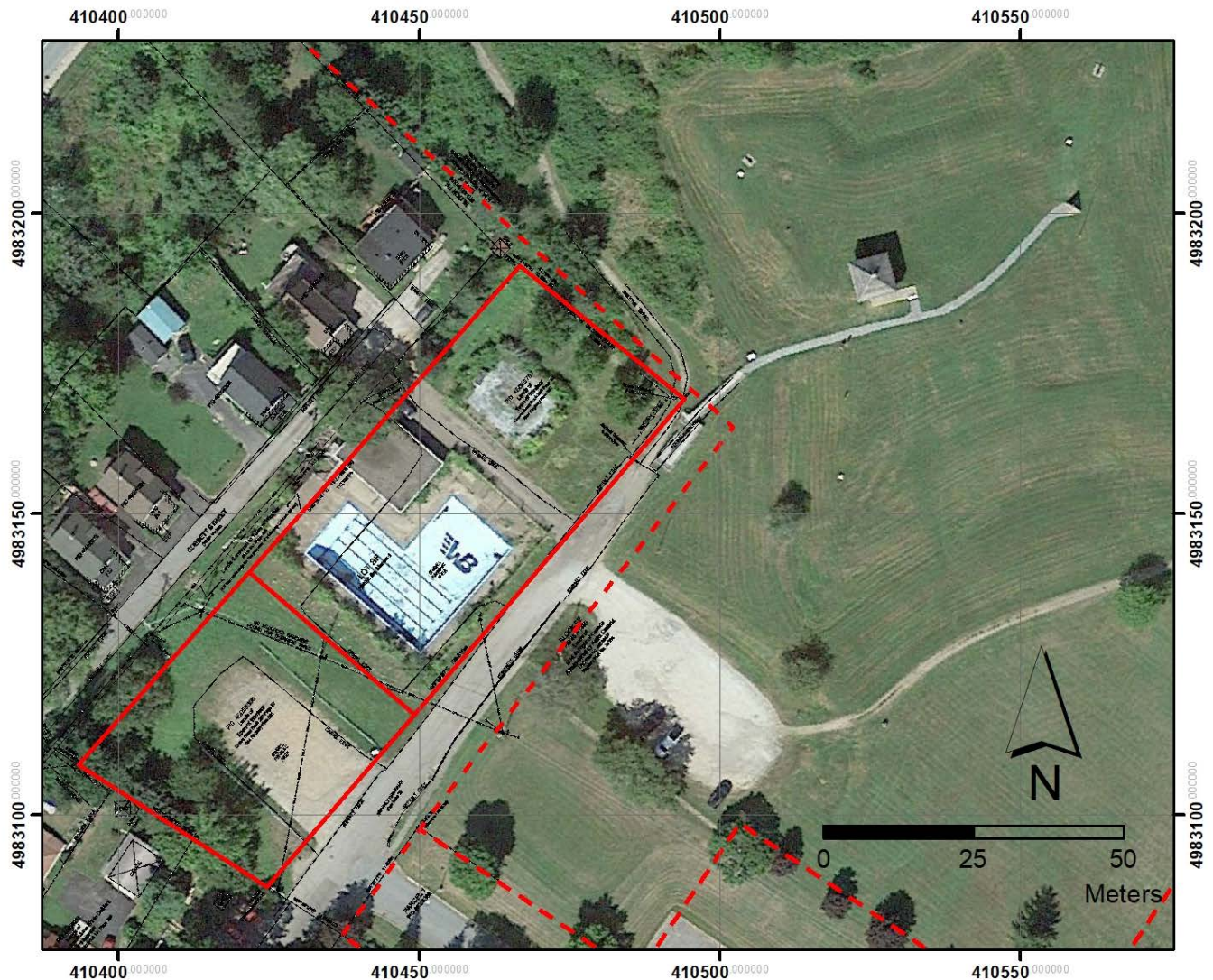


Figure 10: The study area (solid red outline) as indicated by a new survey plan dated 15 February 2022, in reference to the Parks Canada property (dashed red line). The smaller of the two contiguous municipal properties is PID 45059805 and the larger is PID 45059797. SOURCES: Google Earth (2015), Parks Canada, and West Hants Regional Municipality.

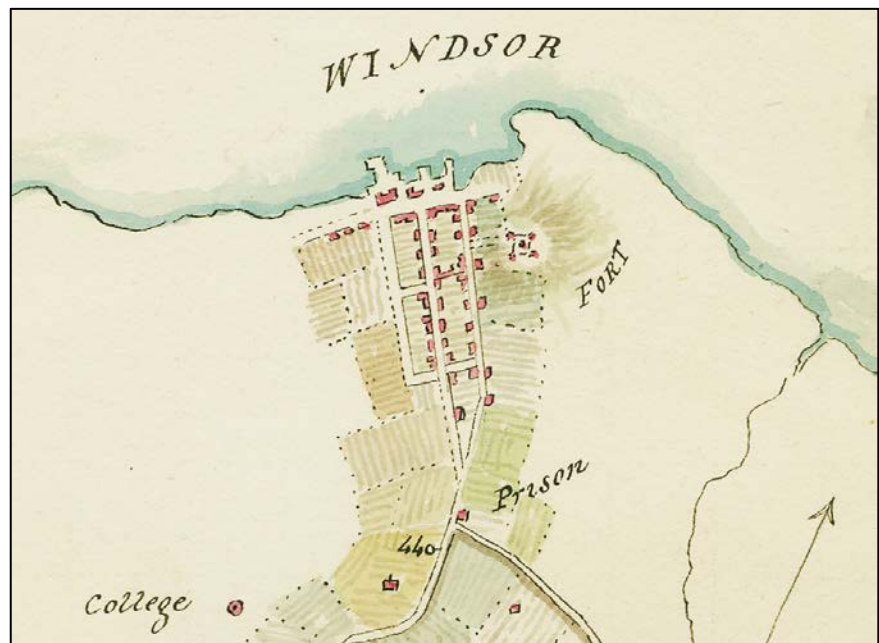
The study area occupies part of the space between the British fort on the hilltop and the planned settlement of Windsor that developed below it to the west (**Figure 11**). Eighteenth century Windsor, in this context, may be recognize as an

offshoot of Fort Edward and its associated truckhouse, which had before the arrival of the New England Planters in 1760 constituted a regional demographic, military, and commercial centre.

This historical relationship between Fort Edward and Windsor is perhaps not very much appreciated today, but it is a Nova Scotian example of an ancient settlement pattern. In the Roman period in Western Europe, for instance, civilian communities often took root outside the gates of permanent military installations (e.g. Mattingly 2006, 170–72). Their residents, attracted and then sustained by imperial coin, supplied the garrisons with goods and services. Long after the soldiers had gone, the civilian settlements remained. Many of Europe's great cities owe their origins to this process, though in Nova Scotia perhaps the closest example is Annapolis Royal, which also grew up alongside the timber and turf, star-shaped fort now known as Fort Anne.

Fort Edward's proximity to the town it spawned has methodological significance for the present investigation because Windsor's durable street grid – and particularly the intersections, which have generally not moved since the mid-18th century – facilitates the georeferencing of colonial-era maps, an essential process for plotting archaeological features in and around the study area.

Figure 11: Fort Edward and Windsor in the Regency period, showing the relationship between Fort Edward and the town that grew up at its feet. Methodologically, the resilience of the town's street pattern offers ground control points (the intersections) for georeferencing old maps. SOURCE: John Elliott Woolford 1817-18, "Surveys of the Roads from Halifax to Windsor and from Halifax to Truro." Sheet 10: Mile 44: Windsor. NSA Map Collection: 15.1.



4.0 METHODOLOGY

The evidence presented in this report was gathered and collated through a straight historical methodology, relying on cartographic and documentary resources in Canada, the United States, and France. Additional information was gleaned from archaeological site reports, the MARI, aerial photographs, and published literature. A pedestrian survey was conducted on February 12, 2022, to assess surface conditions and gather survey points to assist in the process of georeferencing historical maps and plans.



Figure 12: Detail of a map of Windsor in 1829. This map's scale is too small to be of use in this analysis. SOURCE: William Mackay 1834. "The Great Map of Nova Scotia." NSA Map Collection: The Great Map C 14.

Historical mapping plays an important role in the analysis that follows. Fort Edward and its environs have been mapped many times over the centuries, but not all of these maps are useful for our purposes (consider the small-scale rendering in Figures 6 and 11, above), or the early 19th century map in **Figure 12**, at left. Fortunately, several larger-scale plans survive. Georeferencing these maps in a Geographic Information System (GIS) with the assistance of ground control points, such as the intersections of nearby streets, Fort Edward's bastions, and the blockhouse itself (which has not moved since 1750), allows map features of archaeological interest to be plotted on the modern

landscape with reasonable accuracy (Chapman 2006; Rumsey and Williams 2002).¹⁸

Mapping and aerial photography was scanned and processed in GIMP 2.10.24 and ArcMap 10.6.1 software. Base mapping for the GIS at a scale of 1:10,000, was obtained from the online DataLocator service provided by the Nova Scotia Department of Natural Resources.¹⁹ Historical aerial photography was obtained from the National Air Photo Library in Ottawa, and raw LiDAR data (.laz files) were downloaded from the Province of Nova Scotia's Elevation Explorer website.²⁰

¹⁸ The accuracy with which these features can be plotted on the modern surface is difficult to determine without archaeological validation (i.e. excavation), as errors in the manuscript maps cannot be quantified independently. Root Mean Square (RMS) errors in the georeferenced historical maps and aerial photos generally range between 1.7 to 4.1 metres.

¹⁹ Datalocator <https://gis8.nsgc.gov.ns.ca/DataLocatorASP/main.html>

²⁰ Elevation Explorer <https://nsgi.novascotia.ca/datalocator/elevation/>

LiDAR data (**Figure 13**) were processed using Surfer 23 by Golden Software to create digital bare earth models, allowing variations in relief to be quantified.

Background information concerning traditional Mi'kmaw land use and cultural memory was requested from the Archaeological Research Office of the KMKNO on January 18, 2022.

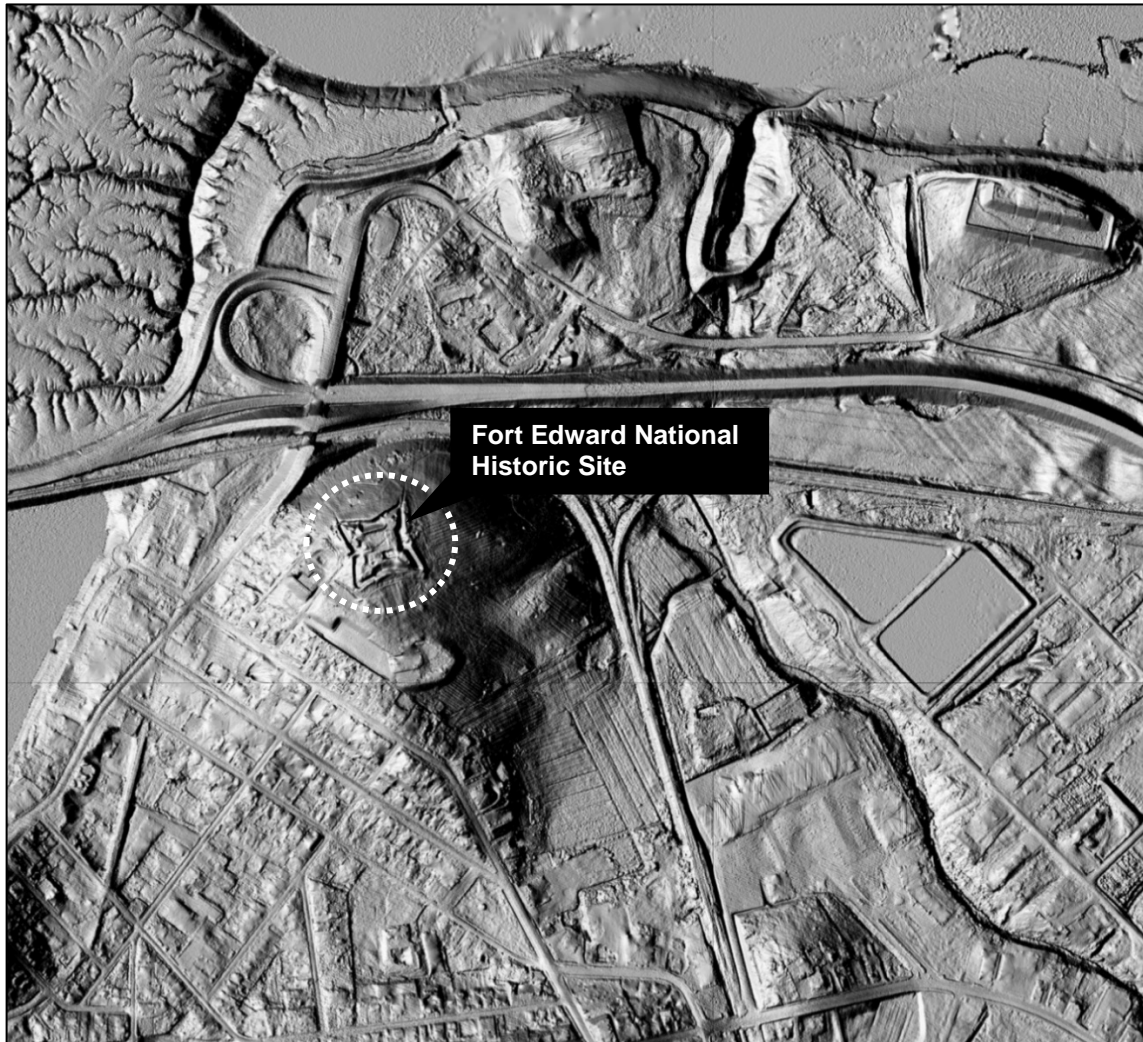


Figure 13: Bare earth LiDAR hillshade model of the confluence of the Avon and St. Croix rivers showing Fort Edward (circled). LiDAR data allows minor variations in relief to be measured, facilitating archaeological site prospection. SOURCE: Province of Nova Scotia (2011).

The nature of potential impacts to the study area is not yet known as the municipality intends this ARIA to provide a high-level scan of archaeological resource potential. The land has not yet been sold and construction activities by a potential buyer have yet to be formalized.

5.0 RESOURCE INVENTORY

Four major themes or traditions are associated with potential archaeological resources in the study area. In chronological order, they are:

- The Acadian Parish Church of Notre-Dame-de-L'Assomption;
- Fort Edward and its associated infrastructure;
- The truckhouse; and
- The Agricultural Fair

Each is now examined in sequence.

5.1 The Acadian Parish Church of Notre-Dame-de-L'Assomption

The Acadian parish church, established in 1722, was demolished by British forces in June of 1750 during Fort Edward's construction. Joshua Winslow records explicitly that Acadian labourers "pulled down the mass house and levelled our block house and laid out the ground for a fort" (Webster 1936, 16).²¹ A ripple of reaction appears in French records where, in describing Pesiktk in 1753, it is said that "les Anglais y ont fait bâtir un fort dans le lieu même ou était autrefois une Eglise sous le titre de l'Assomption" (Abbé de l'Isle-Dieu 1890, 72).²²

In 1997, Parks Canada archaeologists conducted cultural resource management excavations beneath the blockhouse floor and exposed a layer of charcoal and burnt daub slighted by the trench into which the blockhouse foundation had been laid (Fowler and Ferguson 2010, 70–72) (**Figure 14**). Given the prevalence of daub in pre-Deportation Acadian architecture (Crépeau and Christianson 1995), including its association with what appear to be the archaeological remains of the parish church of St-Charles-des-Mines at Grand-Pré National Historic Site (Fowler



Figure 14: Archaeological features beneath the blockhouse floor excavated by Parks Canada archaeologists in 1997 and likely associated with the parish church of Notre-Dame-de-L'Assomption. SOURCE: Parks Canada.

²¹ Loomer states that "In the British period, a building at Fort Edward was used as a Mass house for the Acadians after their chapel had burned, apparently about 1752. There is no other indication of a Mass house on Fort Edward [hill?]" (1996, 40). The first statement is unreferenced and therefore difficult to assess, while the second appears to be false.

²² Translation: The English built a fort there in the same place where the church of L'Assomption previously stood.

2020), it is very likely that this layer belongs to the Acadian church.

Our program of magnetic susceptibility survey at Fort Edward in 2014 sought to map archaeological features inside the fort, including the probable remains of the Acadian church. The results clearly demonstrate that 18th century architectural remains survive here, and that magnetic susceptibility is a viable method for mapping these features in high resolution. They also suggest a roughly rectangular building was partly superimposed by the blockhouse (**Figure 15**), located approximately 30m from the northern end of the study area (Fowler, Beanlands, and Ferguson 2016).

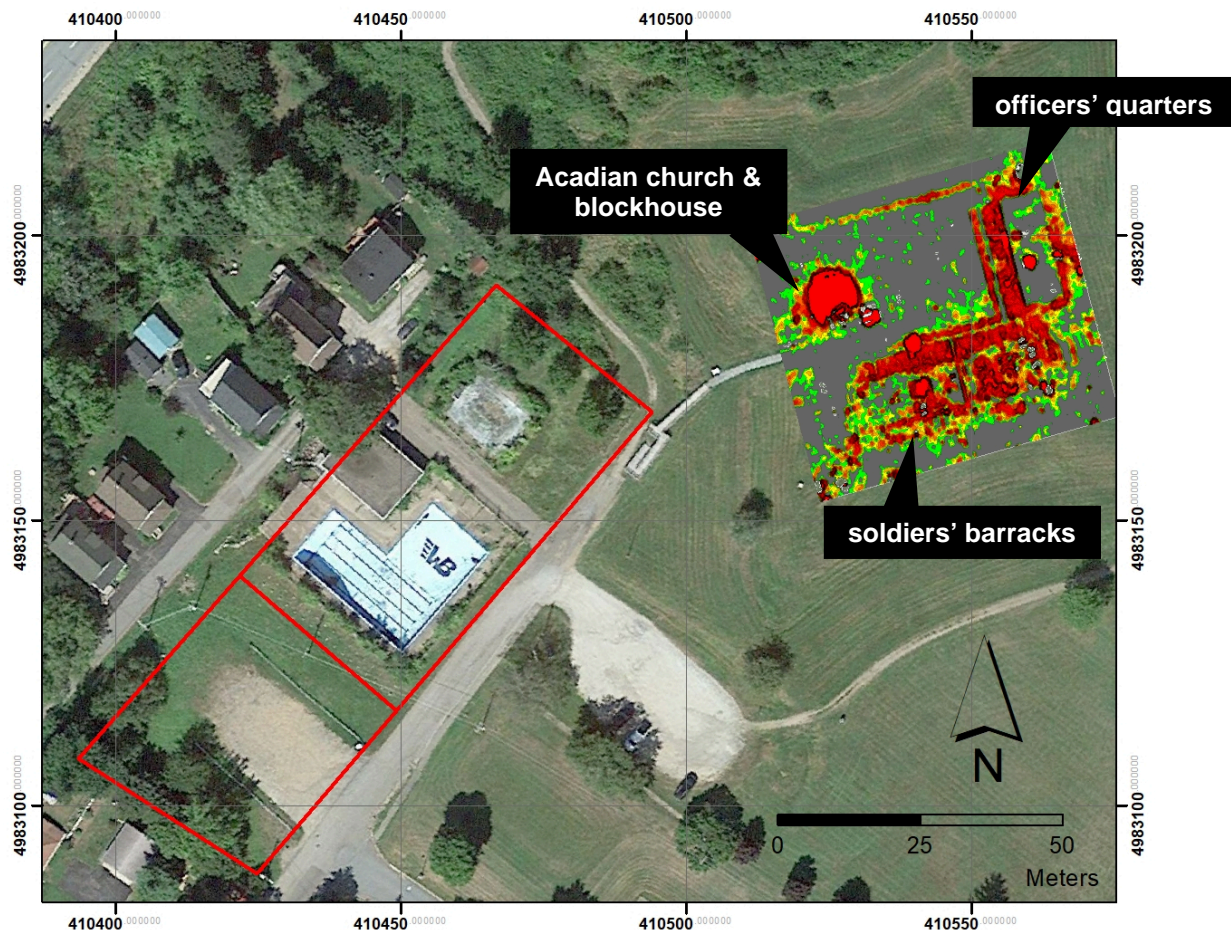


Figure 15: Magnetic susceptibility map of the interior of Fort Edward showing the vanished soldiers' barracks, officers' quarters, and, extending from beneath the blockhouse, the remains of what may be the Acadian parish church of Notre-Dame-de-L'Assomption, approximately 30m from the northern edge of the study area (outlined in red). SOURCE: Google Earth 2015.

It is difficult to clearly determine the boundary of the Acadian ecclesiastical site at this stage. The remains of the church appear to have been located, but if there was a priest's house nearby, its location is not yet known. Such a dwelling was

present at nearby St-Charles-des-Mines at Grand-Pré (e.g. Winslow 1883, 71) and at the mother parish of St-Jean-Baptiste at Port-Royal (**Figure 16**).



Figure 16: Detail of a 1686 map of Port-Royal (Annapolis Royal) showing a priest's house, cemetery, and other landscape features around the Church of St-Jean-Baptiste. The Church of Notre-Dame at Pesiktk may have had a similar "ecclesiastical landscape" setting. SOURCE: Bibliothèque nationale de France, département Cartes et plans, GE SH 18 PF 133 DIV 8 P 2.

The precise location of the Acadian cemetery is also something of an open question. Colonial-era maps and documents, as well as antiquarian and later sources, reference a cemetery on a small marsh island north of Fort Edward Hill, bordering the river (Hind 1889, 2; Loomer 1996, 39; Shand 1979, 7).²³ Several 18th century documents and maps offer supportive evidence. For example, it appears as "Burying Island" on a 1762-63 map of land grants at Pesiktk.²⁴ Hind's statement that this was an Acadian cemetery has been perpetuated by later writers but is conjectural. The area in question (**Figure 17**) is located approximately 350m from the site of the parish church – a uniquely long distance from a church in the context of known Acadian ecclesiastical sites²⁵ – and is separated by a tidal

marsh that would have flooded twice daily in the pre-Deportation period, complicating ritual access.²⁶ While the "Burying Island" may have been the Acadian parish cemetery (insufficient evidence exists at present to test this hypothesis, and the area has been significantly transformed by both natural and cultural processes), it is perhaps more likely to have been a Mi'kmaw cemetery, as its situation in the landscape matches that of other documented Mi'kmaw cemeteries at marsh islands near river mouths in the southern Minas Basin (e.g. BgDb-6 at Avonport (Whitehead 1993, 73) and Starr's Point (Herbin 1911, 16). If this is so, then it raises a serious possibility that the Acadian cemetery may be somewhere nearer the church, at a location yet to be identified on Fort Edward Hill.

²³ E.g. Charles Morris. "A Plan of Lands in the Township of Windsor in the County of Halifax..." NSA V7 230 Windsor, Nova Scotia.

²⁴ Anon. n.d. [1762-63]. "A Plan of Part of the Lands Belonging to the Honourable Richard Buckley Esq." CLIMC Hants County Portfolio no. 14. Although undated, this map must have been drawn in 1762-63 based on the career timelines of the officeholders listed on the document.

²⁵ The Acadian cemetery at Grand-Pré is approximately 30m from the parish church (Fowler 2020); the distance between the parish church and cemetery at Port-Royal (Annapolis Royal) is about the same.

²⁶ Hind (1889, 17) seems to suggest the Acadians had dyked this area, but of this we are uncertain.

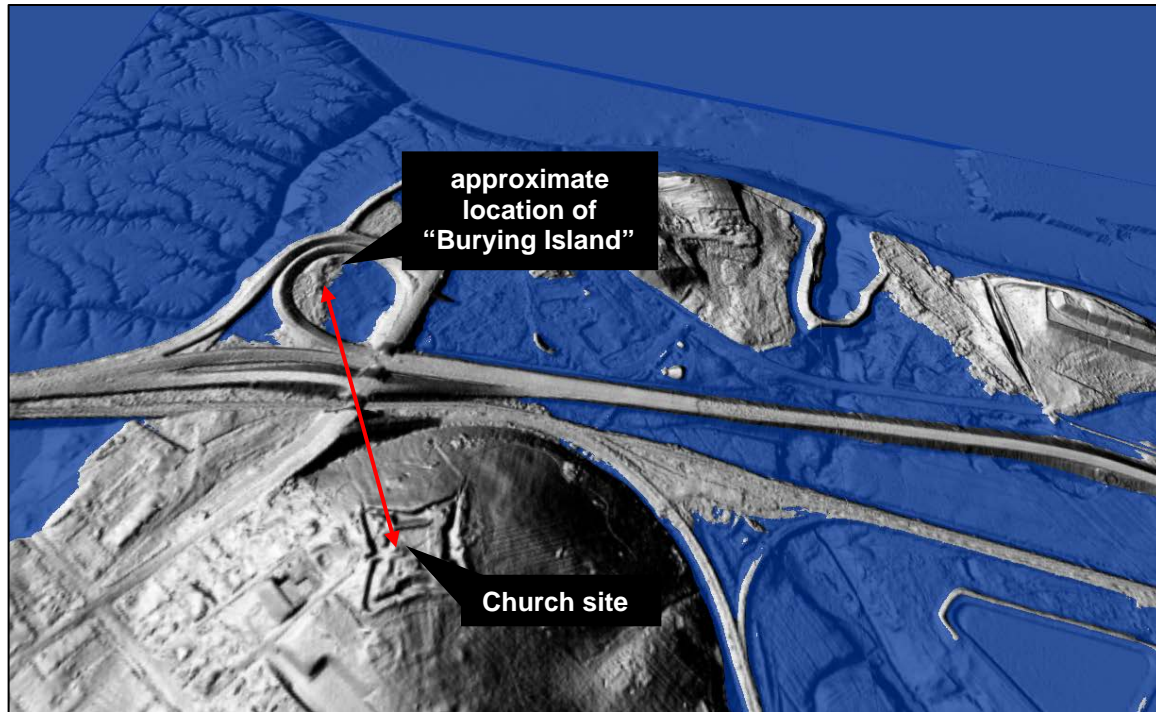


Figure 17: 3D LiDAR model with simulated tidal flooding showing the ca. 350m distance separating the known Acadian church site from the “Burying Island” identified by Henry Youle Hind as the parish cemetery. The distance seems too great for this to have been an Acadian cemetery. This area appears recently to have been substantially altered by the Highway 101 twinning project. SOURCE: Province of Nova Scotia (2011).

Another antiquarian tradition rooted in Hind’s scholarship places a Catholic mission and Mi’kmaq cemetery at Curry’s Corner, near the intersection of King Street and Highway 14:

Many Indian dead were brought here from afar, and there are those now living in Windsor who have heard their fathers describe the solemnities of an Indian’s burial in this ancient place of sepulture . . . [D]uring recent years, the pick, the spade and the plough have again and again turned up bones and skulls and memorials of love, or bitter, but hopeless, strife (Hind 1889, 2).

Hind’s account describes bodies “swathed in long rolls of birch bark...” (Hind 1889, 2), while an earlier description of the discovery mentions human remains associated with woolen garments, clay tobacco pipes, and coffins fastened with copper nails (Anon. 1886), dating the site to the colonial era.

An Acadian hamlet is known to have stood in this location. Hind refers to it as “Landryville”, but period maps associate it with the Trahan family.²⁷ Whoever lived there, the association raises the possibility that this cemetery may have been Acadian, perhaps a successor to that on Fort Edward Hill. If so, like other Acadian cemeteries, this one may well have served the Mi’kmaw community as well. Hind places a “mission chapel” here “within 100 yards” of the unmarked cemetery (also Loomer 1996, 270–71).²⁸

At present, uncertainties surrounding the chronologies and cultural associations of the “Burying Island” and Curry’s Corner cemeteries complicate the archaeological resource inventory on Fort Edward Hill as it relates to the Acadian church. Is there a missing Acadian cemetery somewhere on Fort Edward Hill? Indeed, there is at least one well-attested but unmarked cemetery on its slopes.

5.2 Fort Edward

Fort Edward’s archaeological resources extend beyond the footprint of its ramparts (Tulloch n.d., 3), and this fact is clearly demonstrated by early maps. Wight’s 1757 plan, for example (**Figure 18**), which is the earliest large-scale map of Fort Edward, depicts a number of structures on the western slope in or near the study area, including hay yards, the commanding officer’s stable, bullock houses, and “Soldiers Hutts,” the latter of which, the cartographer admits in his legend, “should be nearer the Glacis.”

A 1779 plan also shows activity in and around the study area (**Figure 19**). One building stands squarely in the northernmost of the two lots on Fort Edward Street, while another straddles the property line next to today’s Cobbett Street. A third building can be seen in what is today the national historic site parking lot, beyond which the officers’ garden occupies an area measuring approximately 1650 square metres (ca. 1.7ha or 0.4 acres).

²⁷ E.g. Charles Morris. 1755. “A Chart of the Sea Coasts of the Peninsula of Nova Scotia.” British Library (BL) Maps K.Top.119.58; Charles Morris. 1755. “A Chart of the Peninsula of Nova Scotia.” BL Maps.K.Top.119.57.

²⁸ Hind, Henry Youle. 1889. “Inquiries Into the History of the Acadian District of Pisiquid.” Halifax: Nova Scotia Historical Society. NSA MG 100 vol. 256 no. 19.

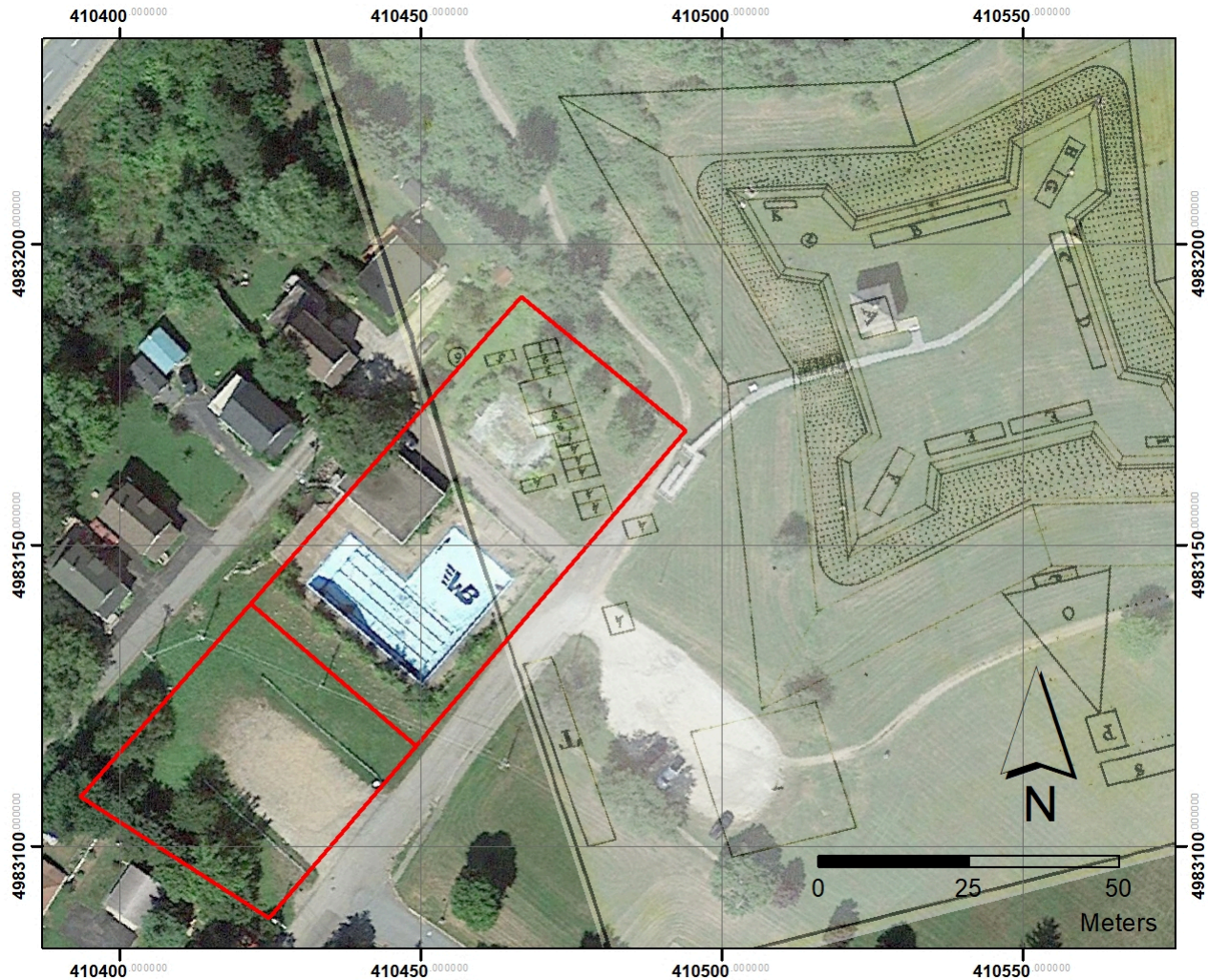


Figure 18: Georeferenced 1757 plan of Fort Edward showing military infrastructure in the study area. These include hay yards, the commandant's stable, bullock houses, and soldiers' huts. SOURCE: Edward Wight. 1757. "An Exact ground Plan of Fort Edward at Pesaquid taken from a survey and Laid down by a scale of 60 feet to an inch." William L. Clements Library, Brun Add. 240.

These maps strongly suggest the presence of archaeological resources associated with Fort Edward in the northernmost of the two properties comprising the study area.

The other major extramural site of archaeological interest and sensitivity associated with Fort Edward is the garrison cemetery, which, being unmarked, has been lost. It is the final resting place of an unknown number of soldiers who died while stationed at the fort, and it also holds the remains of many civilians.²⁹

²⁹ A record in the collection of the West Hants Historical Society lists 19 individuals – apparently all civilians – buried at Fort Edward between 1777 and 1794. Anon. n.d. "Windsor Burials at Fort Edward."

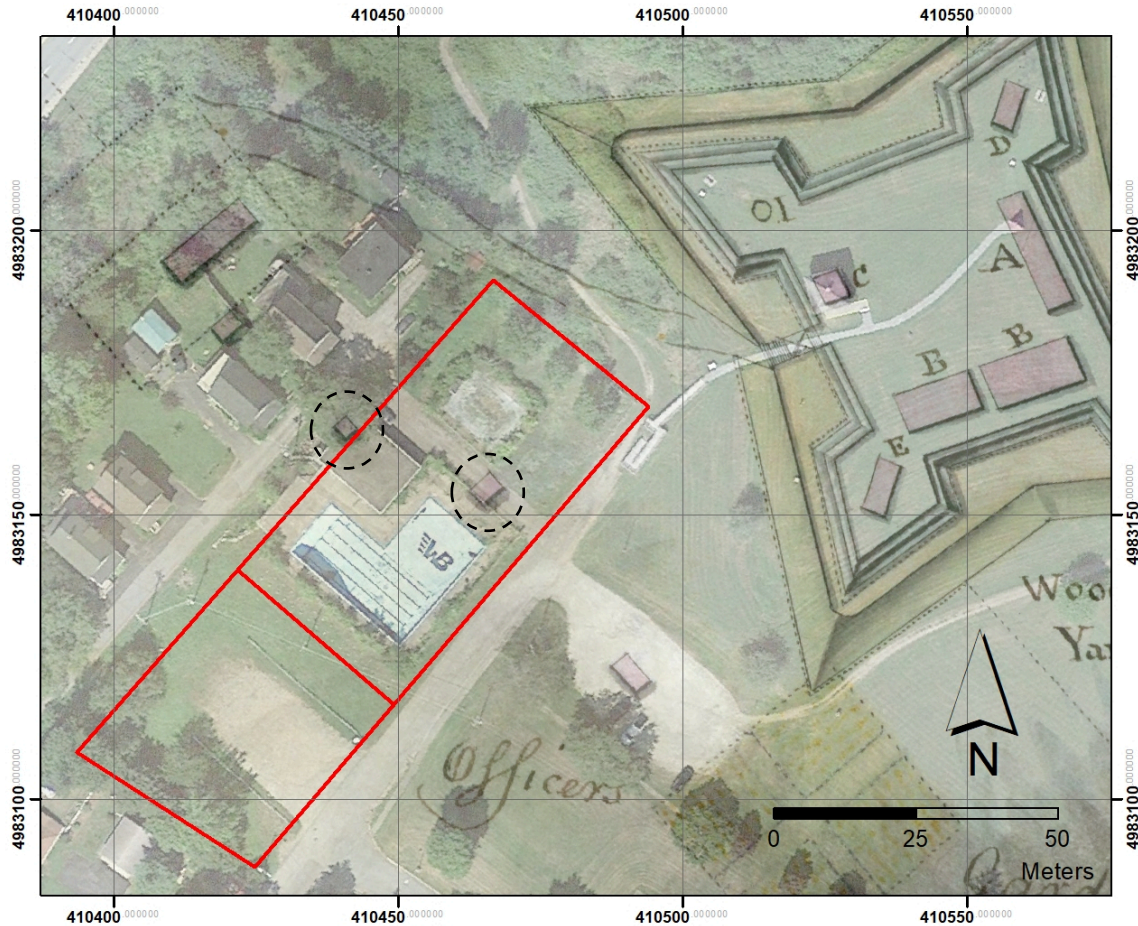


Figure 19: Georeferenced 1779 plan of Fort Edward showing buildings in the study area (circled). SOURCE: W. Spry. 1779. "A Plan of Fort Edward in Nova Scotia." William L. Clements Library 8398.

The garrison cemetery attracted the interest of antiquarians in the 19th century, and Hind, for example, refers to "the grand old willows which partly enfold the old military burial ground" on Fort Edward Hill (Hind 1889, 18). These trees were drawn and photographed many times during this era (e.g. **Figure 20**). Fortunately, a 1929 oblique aerial photograph captures their location in the landscape before they disappeared, allowing the cemetery's general location to be determined with the aid of GIS.

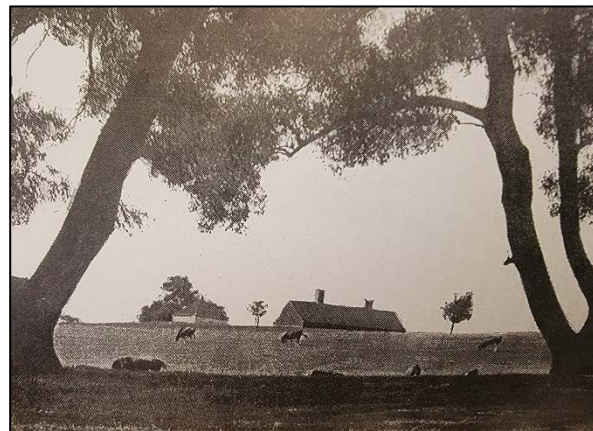


Figure 20: Site of the garrison cemetery and associated willows shown in an old photograph. The blockhouse and officers' quarters can be seen in the distance, suggesting a location downslope and to the east-southeast (Loomer 1996, 5).

Figure 21 shows the probable site of the garrison cemetery, and further research with the aid of LiDAR evidence will certainly clarify this picture.

This subject requires further analysis, but preliminary findings place the garrison cemetery well outside the study area, on the opposite side of Fort Edward Hill. This is perhaps doubly relevant in the context of this ARIA because the garrison cemetery may occupy the site of the older Acadian parish cemetery. The reasons for the uncertainty surrounding the Acadian cemetery's location are outlined above, as is Fort Edward and Windsor's similarity to Fort Anne and Annapolis Royal. At Fort Anne, the British garrison and townspeople reused the Acadian cemetery, and the same pattern may have been followed here at Fort Edward.

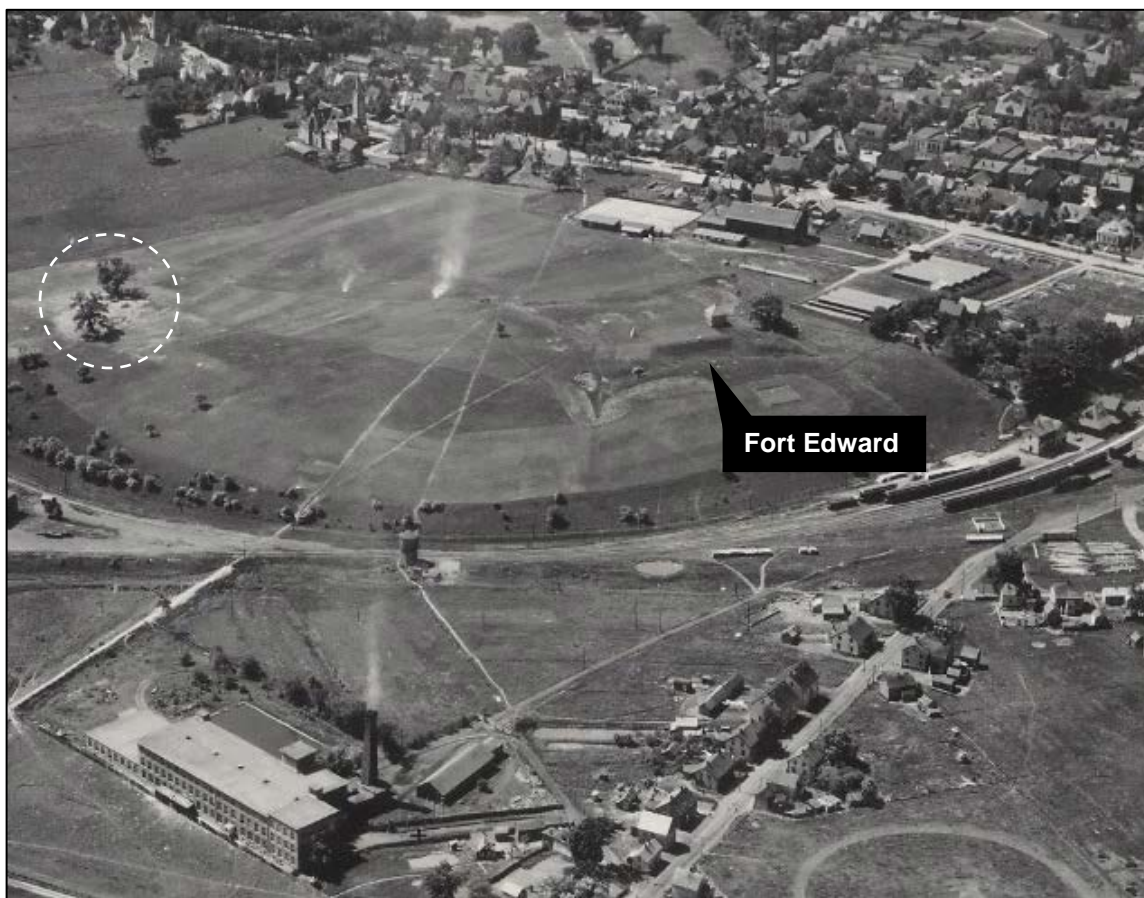


Figure 21: A 1929 aerial photo showing the old willow trees associated with the cemetery. SOURCE: National Air Photo Library (NAPL) A1236-83.

5.3 The Truckhouse

The truckhouse has attracted scholarly interest for some time (Loomer 1996, 15, 46, 62; Shand 1979, 12). An archaeological survey in 1989 recorded a site, BfDa-04, The Loomer Site, at what was thought to be its location, at the foot of Fort Edward Hill along Water Street. According to the MARI, however, artifacts collected here date from the late 19th to early 20th centuries.

Until recently, John Hamilton’s painting (Figure 4, above) provided the best locational evidence for the truckhouse. Wight’s 1757 plan, however, also shows it (Figure 22), albeit at the wrong location.

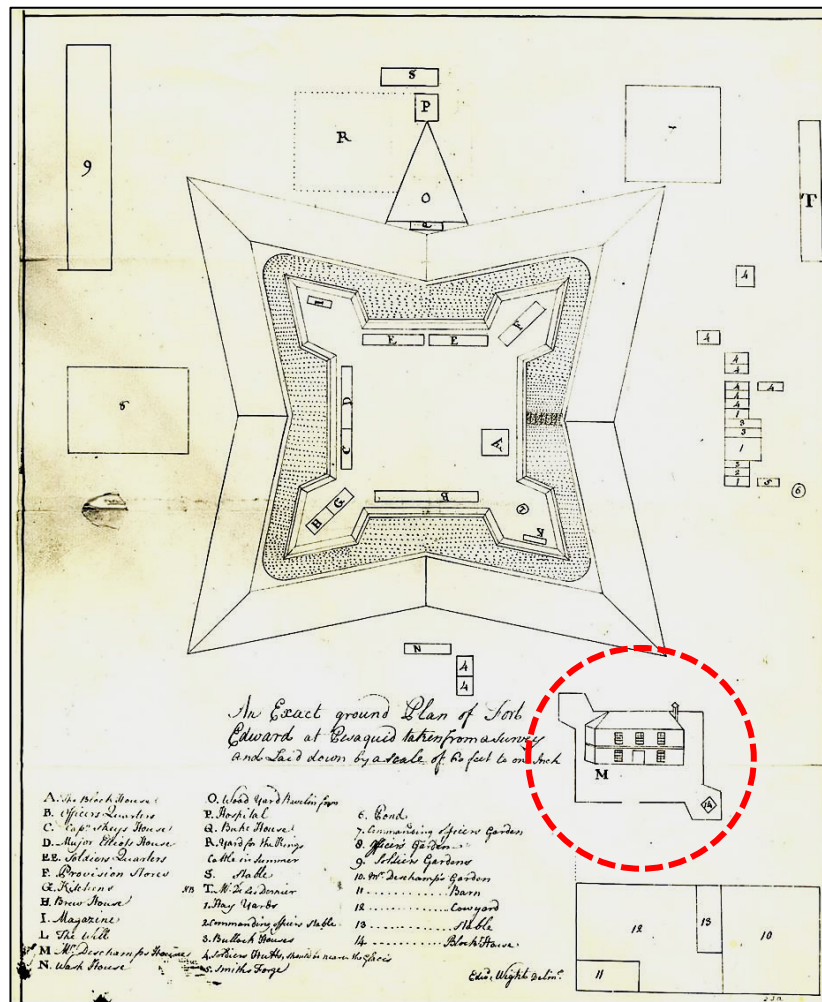


Figure 22: Edward Wight’s 1757 plan of Fort Edward appearing to show the truckhouse compound occupying a position roughly in line with the fort’s western bastions (North is at the bottom of the map). The actual location as proved by more carefully surveyed cadastral maps is more to the west, and likely just off the righthand side of Wight’s page. Perhaps, lacking room, he just nudged it over slightly. SOURCE: Edward Wight. 1757. “An Exact ground Plan of Fort Edward at Pesaquid taken from a survey and Laid down by a scale of 60 feet to an inch.” William L. Clements Library, Brun Add. 240.

Archival maps of better quality allow us to determine the location of the truckhouse with confidence. It was located across Cobbett Street to the northwest of the study area, on land that has since the 19th century been subdivided into residences (Figure 23).

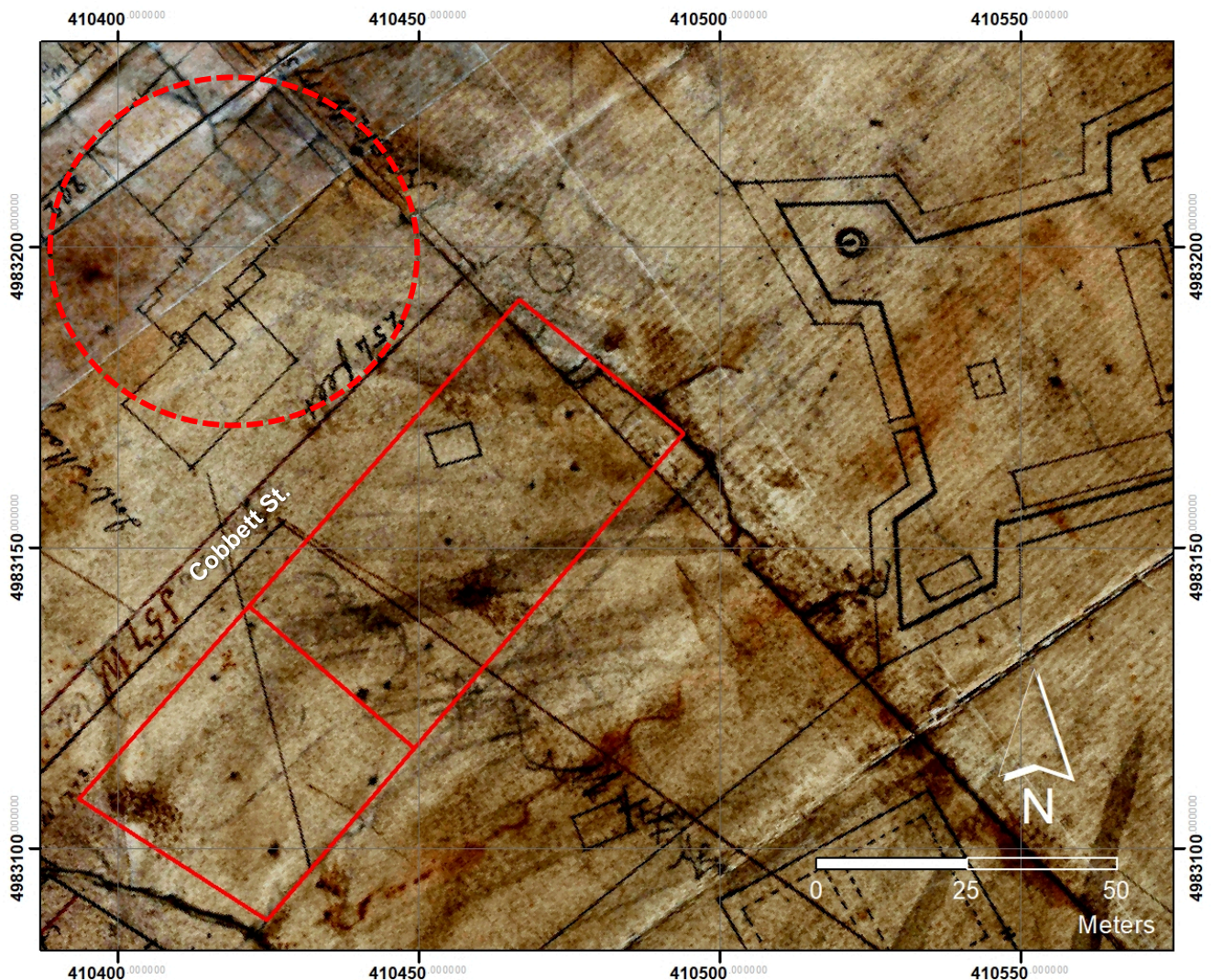


Figure 23: A cadastral plan showing the location of the truckhouse (circled) in reference to Fort Edward and the study area (outlined). The site is presently across Cobbett Street. This map is undated but contextual clues place it in perhaps the 1760s. As in Figure 19, above, which shows the 1779 map of Fort Edward, we see a building unambiguously placed in the study area.

5.4 The Agricultural Fair

The study area was a market centre through the later 18th, 19th, and early 20th centuries, for it was here that the previously mentioned agricultural fair was held. Period maps – and especially fire insurance plans – depict infrastructure relating to

the fair at this location (**Figure 24**).³⁰ By early 20th century, the “Exhibition Grounds” contained many buildings and other architectural features, including: five rows of horse stalls and an equal number of livestock stalls to the north of a judging ring. The judging ring and an associated building are located roughly where the Parks Canada parking lot stands today, and a large armoury stood on what is still Department of National Defence property to the south. The latter building served as a barracks and mess for part of the Jewish Legion, whose members trained at Fort Edward during WWI (Beanlands 2014).

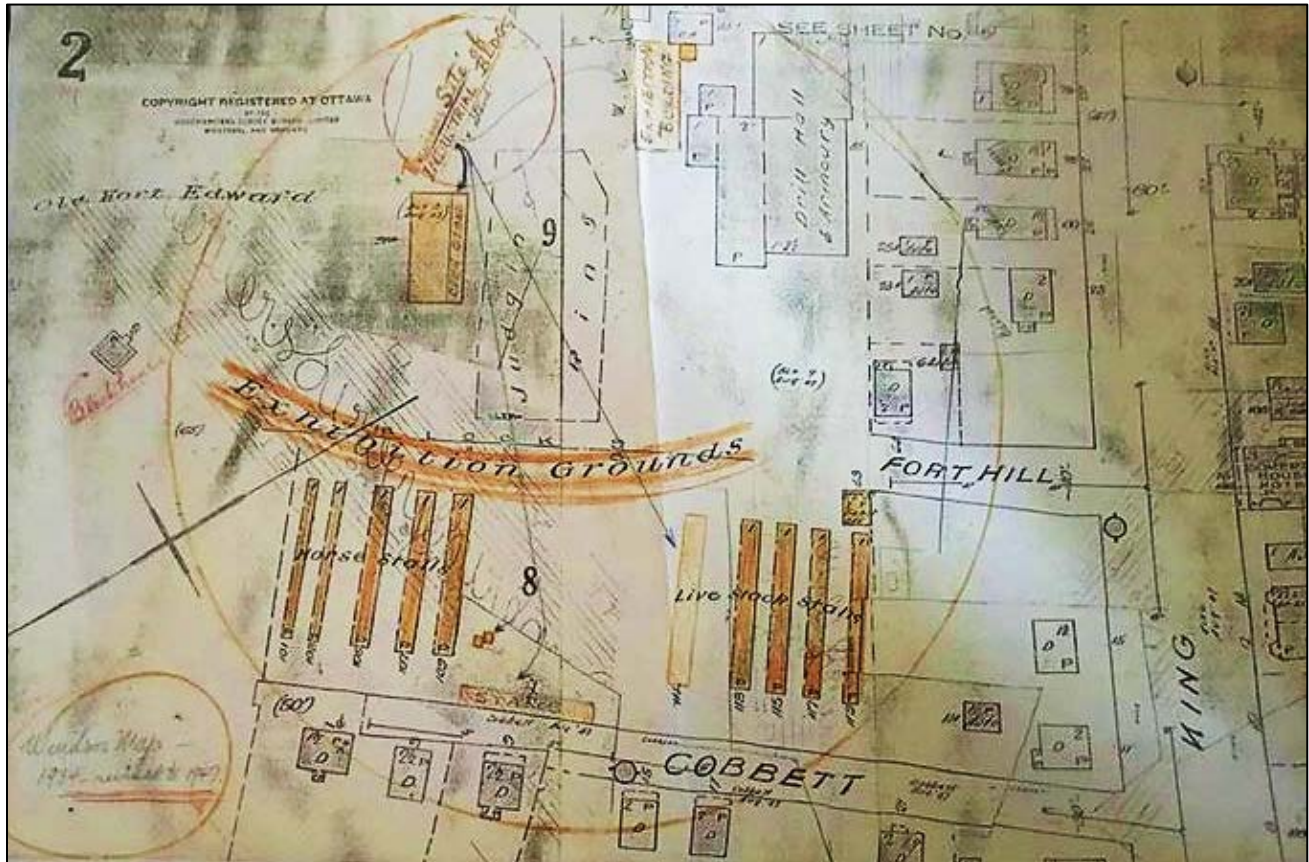


Figure 24: A 1934 (revised 1947) fire insurance plan showing the “Exhibition Grounds” in the study area. SOURCE: West Hants Historical Society.

Many of these structures appear on the earliest aerial photographs of Windsor (**Figure 25**). These photographs supplement the evidence from fire insurance plans and allow architectural features to be plotted with confidence with the aid of GIS (**Figure 26**). These structures were removed when the Windsor Exhibition relocated to its present location, and in 1967 the Town of Windsor established the Windsor Centennial Pool in their place.

³⁰ I was unable to obtain a scanned version of this map from the West Hants Historical Society to georeference, and the fire insurance plans in the Nova Scotia Archives (1899 and 1914) did not depict any of this infrastructure.

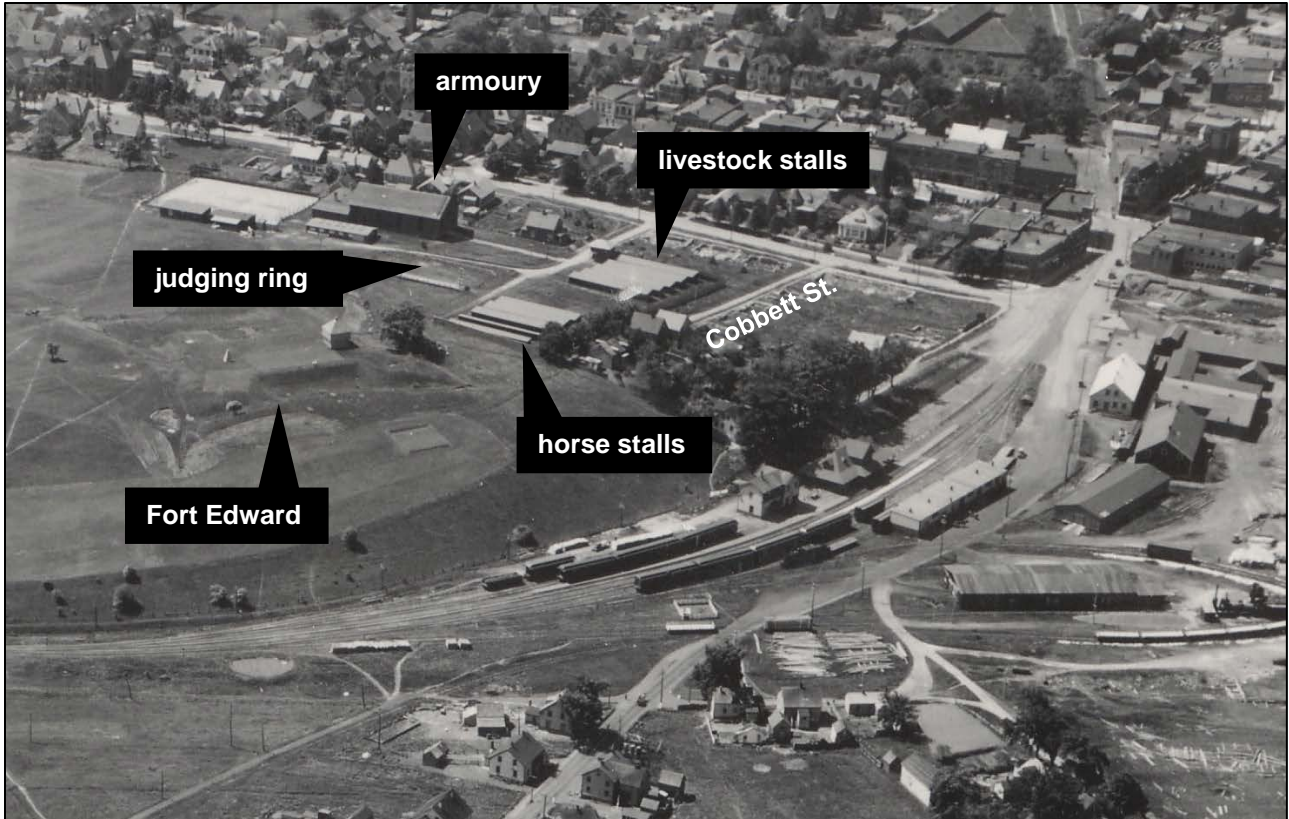


Figure 25: Fort Edward and the Exhibition Grounds from the north. SOURCE: NAPL A1236-83.

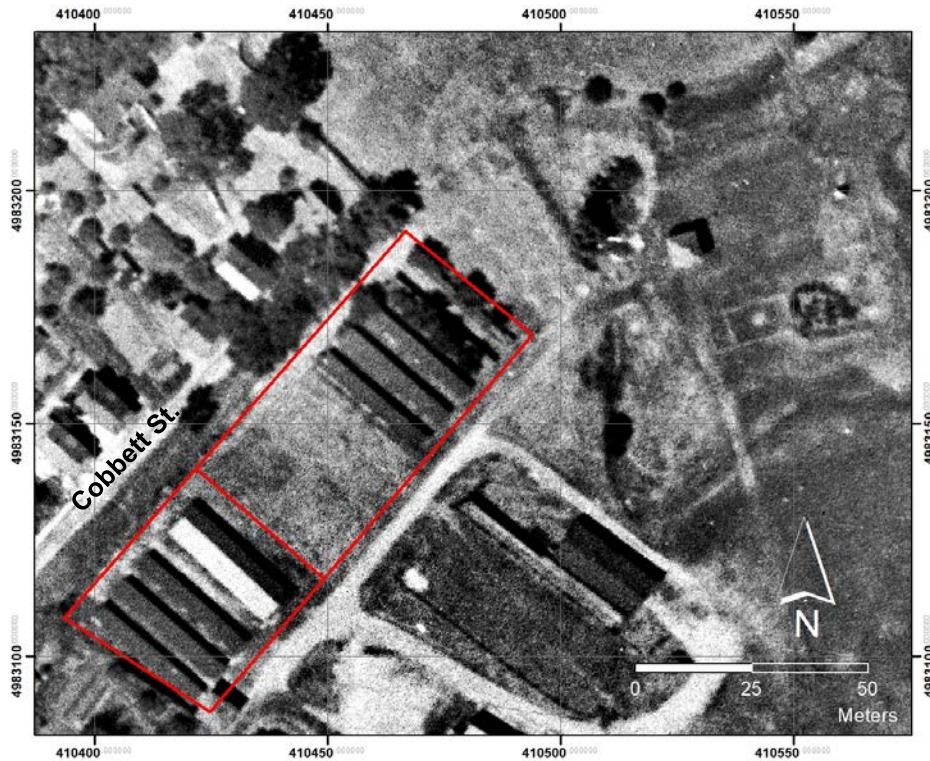


Figure 26: A 1945 aerial photograph of Fort Edward georeferenced to the modern landscape showing the exhibition grounds and nearby buildings. SOURCE: NAPL A8725-013.

6.0 RESOURCE EVALUATION

The approach to resource evaluation favoured here is grounded in the literature of archaeological (e.g. Green and Doershuk 1998; Tainter and Lucas 1983) and critical heritage studies (e.g. Harrison 2010). It is attentive to plural and even divergent regimes of value in assessing heritage objects and places, while emphasizing the inherent value of research potential and knowledge creation.

The key findings are as follows:

6.1 Extramural fort features and the historic place

Documented and potential archaeological resources in the study area have direct relevance to the commemorative integrity of Fort Edward National Historic Site; Parks Canada identifies the fort's viewplane as critical to the site's commemorative integrity.

As the study area is adjacent to Fort Edward National Historic Site, and historical maps show associated 18th century structures in the study area, a consideration of the significance of these likely archaeological features begins with the rationale underpinning Fort Edward's commemoration. Interestingly, these reasons were not clearly stated by the Historic Sites and Monuments Board of Canada when it initially proposed Fort Edward as a national historic site in 1919. The board addressed this oversight in the 1990s, however, by deciding that the designation should "commemorate [Fort Edward's] role in the struggle for predominance in North America, 1750-1812" (Marineau 1998, 6).

Parks Canada identifies several distinct cultural resources supporting Fort Edward's commemorative integrity; in other words, "those resources that were instrumental in, or integral to, the designation of national significance." Not surprisingly, the 1750 blockhouse and the surviving ramparts are counted among these features. However, the primary cultural resource listed in the national historic site's Commemorative Integrity Statement is the *historic place* itself, defined as consisting of both "the lands within the boundaries of Fort Edward National Historic Site and its viewplanes toward the Avon and St. Croix rivers," the latter of which, "give tangible evidence of the reasons for the establishment of the fort at the confluence of the rivers" (Marineau 1998, 7). The statement goes on to observe that protecting the site's Level 1 cultural resources – among which the historic place and viewplanes (**Figure 27**) are of critical importance – is key to ensuring Fort Edward's commemorative integrity "is not impaired or under threat" (Marineau 1998, 7–8; see also Parks Canada 2016, 38).

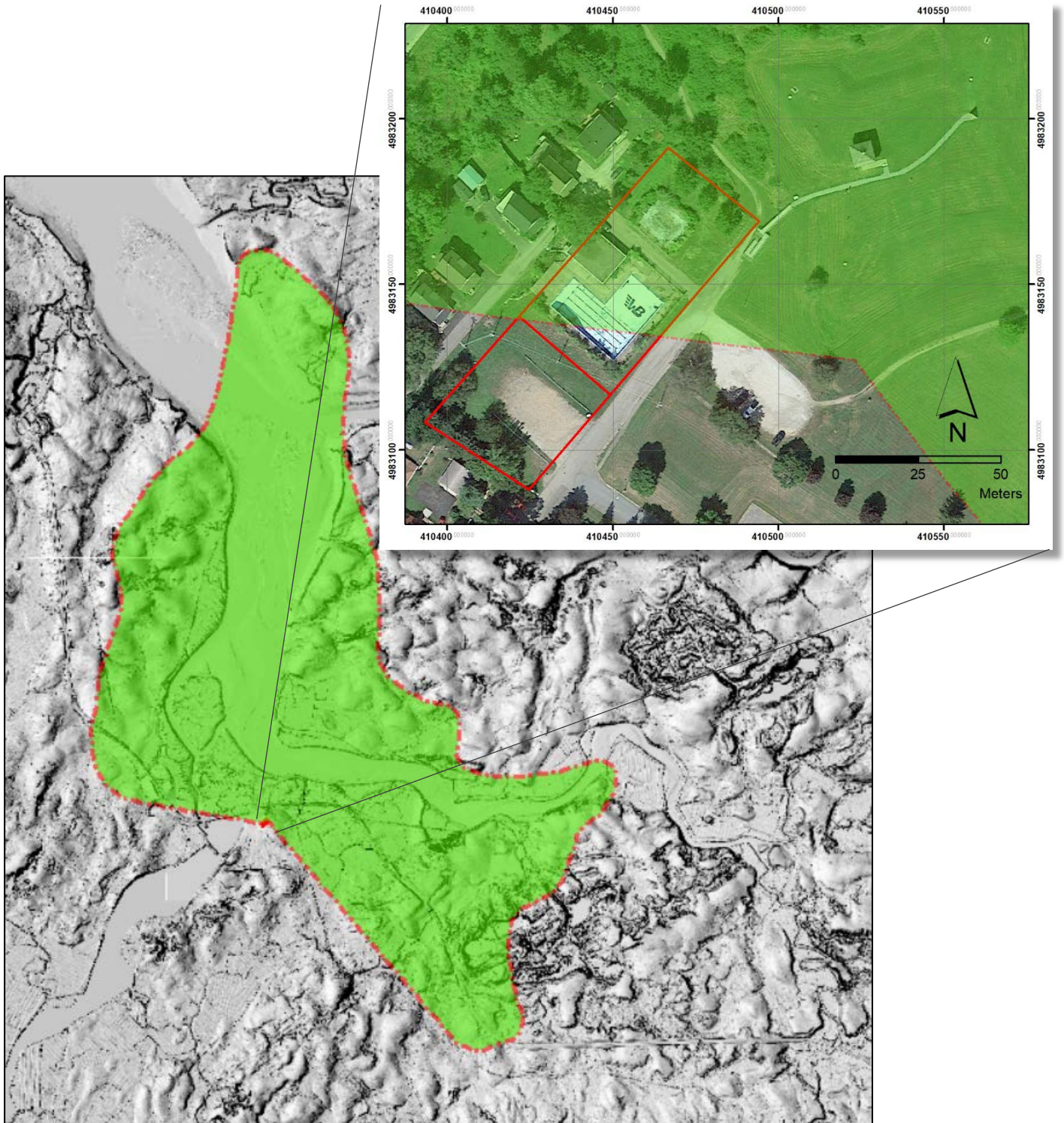


Figure 27: Fort Edward's viewplane in reference to the broader landscape (background) and to the study area (foreground). SOURCES: Google Earth (2015), Province of Nova Scotia (LiDAR), Parks Canada (viewplane).

6.2 Elevated heritage significance via a network of national historic sites and events

Documented and potential archaeological resources both in and adjacent to the study area have high heritage significance in reference to a local network of national historic sites and designated events of national historic significance.

Resource evaluation in this case takes further meaning by the study area's connection to Grand-Pré National Historic Site and The Landscape of Grand Pré World Heritage Site. The latter's basis for inscription on UNESCO's World Heritage List rests on the following criteria:

Criterion (v): The cultural landscape of Grand Pré bears exceptional testimony to a traditional farming settlement created in the 17th century by the Acadians in a coastal zone with tides that are among the highest in the world. The polderisation used traditional techniques of dykes, aboiteaux and a drainage network, as well as a community-based management system still in use today. The resultant rich alluvial soil enabled continuous and sustainable agricultural development.

Criterion (vi): Grand Pré is the iconic place of remembrance of the Acadian diaspora, dispersed by the Grand Dérangement, in the second half of the 18th century. Its polder landscape and archaeological remains are testimony to the values of a culture of pioneers able to create their own territory, whilst living in harmony with the native Mi'kmaq people. Its memorial constructions form the centre of the symbolic re-appropriation of the land of their origins by the Acadians, in the 20th century, in a spirit of peace and cultural sharing with the English-speaking community.³¹

Grand-Pré National Historic Site's designation is justified because:

- it was a centre of Acadian activity from 1682 to 1755;
- it commemorates the Deportation of the Acadians, which occurred at Grand-Pré in 1755; and
- it commemorates the strong attachment that remains to this day among Acadians throughout the world to this area, the heart of their ancestral homeland and symbol of the ties which unite them (Parks Canada 2012, 7).

³¹ UNESCO Committee Decisions, 36 Com 8B.27, Cultural Properties - Landscape of Grand Pré (Canada) <http://whc.unesco.org/en/decisions/4798>

Although geographically separate, Fort Edward and Grand-Pré are closely linked historically and through modern heritage and tourism. Both sites occupy estuarine settings and have histories of Indigenous and Acadian settlement and intermingling. Their narratives are particularly tightly bound by the 1755 Deportation of the Acadians, a designated event of national historic significance. Lieut.-Col. John Winslow, whose capture and deportation of the Acadians from Grand-Pré inspired Longfellow's *Evangeline: A Tale of Acadie* (and the subsequent memorial acts culminating in the creation of Grand-Pré National Historic Site and The Landscape of Grand Pré UNESCO World Heritage Site), actually began his campaign against Acadian civilians in the Minas Basin at Fort Edward. It was to Fort Edward that he and his soldiers were initially sent from Chignecto in August 1755. Only after arriving did he receive further orders to base his operations at Grand-Pré (Winslow 1884, 241–43).

Isaac Deschamps, the Fort Edward truckmaster, spoke French fluently and facilitated communication between British officials, the garrison, and the Acadians throughout the middle years of the 18th century. In 1755, he translated the infamous Deportation Order into French. The documents read on September 5th to the assembled Acadian men and boys by John Winslow at Grand-Pré (**Figure 28**), and by Alexander Murray at Fort Edward were, according to Winslow himself, “put into French” by Isaac Deschamps (Winslow 1883, 90).

Figure 28: Historical reconstruction artwork depicting John Winslow reading the Deportation Order to Acadians at the parish church in Grand-Pré on September 5, 1755. A similar scene took place at Fort Edward at the same time. Both texts were translated into French by truckmaster Isaac Deschamps. SOURCE: Claude Picard.



6.3 A Pre-Deportation Acadian religious site

The pre-Deportation Acadian church of Notre-Dame-de-L'Assomption has been documented and archaeologically attested approximately 35m from the study area.

The study area is thus part of an as-yet poorly understood ecclesiastical site, whose archaeological resource inventory has yet to be properly studied. While there is good reason to place the associated cemetery outside the study area, the boundaries of the church site and the locations of its architectural and landscape features (e.g. priest's house) have yet to be determined.

The Acadian diaspora is a population exhibiting a high degree of interest in heritage and genealogy. The presence of a church site at this location represents a significant cultural resource and a potential driver of additional visitation to Fort Edward National Historic Site.

6.4 A Mi'kmaw Treaty site

The truckhouse was an important site of interaction between the Mi'kmaq and the British, and in 1760 it became a formal part of the Treaty relationship.

The Fort Edward truckhouse borders the study area to the northwest and is one of six such posts established in the region as part of the British Crown's commitments to the Mi'kmaq through the Treaties of Peace and Friendship of 1760-61. None of these other sites is commemorated. In a time of reconciliation, the presence of the truckhouse and its associated archaeological features adjacent to – and perhaps partly in – the study area represents a highly significant and valuable cultural resource.

6.5. The site of Canada's oldest agricultural fair

The study area occupies part of the grounds upon which Canada's oldest agricultural fair was held since 1765. The fair continues to operate at another location, constituting an authentic and community-based example of living heritage.

The market and agricultural fair grew out of the pre-existing commercial relationships between the British, Acadians, and Mi'kmaq at Fort Edward Hill. Abundant evidence places 19th and early 20th century fair infrastructure in the study area (**Figure 29**). The fair continues to exist today in the form of the popular Windsor Exhibition, which has since relocated to another site. Being the oldest event of its kind in Canada, the Windsor Agricultural Fair has been designated as an event of national historic significance.



Figure 29: Historical scenes from the agricultural fair. Top: the festival atmosphere, 1947; middle: horse teams in the judging ring, 1940; bottom: a sign of continuity of practice? Mi'kmaw participants with wigwam on a parade float going up Fort Edward Street, 1935. SOURCES: West Hants Historical Society: 28.7.07.83, 92.843, 12.7.23.10.

6.6 Potential economic benefits of heritage resource mobilization

While cultural value is often sufficient to justify the conservation of heritage resources, it is important to recognize that heritage resources can also drive significant economic activity.

Recent decades have seen the establishment and consolidation of a ‘heritage industry’ (Lowenthal 1985). A significant component of the broader tourism industry, the heritage industry articulates with a range of public- and private-sector organizations including art galleries, museum, and historic sites. The heritage sector also supports and is supported by workers in a variety of fields, ranging from heritage professionals (conservators, curators, interpreters, planners, researchers) to workers in the food, hospitality, and retail sectors. The United Nations notes that the tourism industry has outpaced global economic growth for the nine consecutive years prior to the arrival of the COVID-19 pandemic, and in 2019 was valued at \$3.5 trillion (USD), accounting for 4% of world GDP (United Nations World Tourism Organization 2021, 5). Tourism Nova Scotia estimates the value of overall provincial tourism revenue in 2019 to be \$2.64 billion (CDN) (Tourism Nova Scotia 2022).

The most recent published data on visitation at Fort Edward demonstrates the extent to which visitation patterns correspond to the historical narrative and heritage site linkages outlined above.³² “When asked what other locations and attractions the respondent had visited or was planning to visit that day, 37% indicated Grand-Pré NHS, and 28 % and 26% respectively indicated Port-Royal and Fort Anne.” Visitor motivations included experiencing “a new place/local people/explore (33%), to explore family ancestry, heritage, and landmarks (30%), and to observe/learn at their own pace (20%)” (Parks Canada 2016, 10).

The archaeological resources here and nearby could potentially attract large numbers of visitors who are already exploring the related network of heritage sites linked to Highway 101. Annual Averaged Daily Traffic (AADT) volume westbound on Highway 101 between Exits 5A and 6 at Windsor equalled 7,965 vehicles between 2015 and 2019, or approximately 2,900,000 vehicles per year (Nova Scotia Department of Transportation and Infrastructure Renewal 2021, 109). And while the volume of traffic on Highway 101 is gradually increasing, visitation at Fort Edward has declined from “approximately 3,000 visitors in the year 2000 to 1,100 in 2015” (Parks Canada 2016, 11). If more creativity and effort were devoted to mobilizing the extraordinary heritage resources outlined here, the broader community might benefit significantly, both culturally and financially.

³² 2009-10 data revealed that “80% of visitors are Canadian and 13% American. Of the Canadian audience, 32% are from Nova Scotia (21% of respondents were on a day-trip from Halifax), 17% from Ontario, and the remainder from the rest of Canada” (Parks Canada 2016, 10).

7.0 RESULTS AND DISCUSSION

Taken in its entirety, the evidence gathered to date shows that the study area, though it may be legally defined as two distinct and separate properties, remains nevertheless part of the archaeological landscape and heritage environment of Fort Edward National Historic Site of Canada:

- A pre-Deportation Acadian parish church stood approximately 30m north of the study area. Although there is reason to place the Acadian cemetery elsewhere, this ecclesiastical site is not well evidenced and its proximity to the study area raises the need for archaeological vigilance.
- The study area's proximity to Fort Edward also implicates it in considerations of the fort's views of the Avon River, which Parks Canada states are essential to the national historic site's commemorative integrity.
- Several 18th century maps place buildings and other extramural architectural features associated with Fort Edward unambiguously within the study area.
- The Mauger-Deschamps truckhouse, a significant site in Windsor's commercial heritage and a locus at which part of the Treaty relationship between the British Crown and the Mi'kmaq was fulfilled, was adjacent to the study area, across Cobbett Street. Some of the activities centered on the truckhouse may have "spilled over" to the study area, and indeed the best 18th century map of the truckhouse places an unidentified building in the study area.
- Aerial photographs and mapping show structures associated with the Windsor Agricultural Fair, a designated event of national historical significance, unambiguously within the study area.

Potential archaeological features associated with structures depicted on historical maps and aerial photographs are plotted in **Figure 30**. All of the structures noted on historical maps and aerial photographs are located outside the footprint of the large swimming pool built in the 1960s. It is noteworthy that the legend on Edward Wight's 1757 map of Fort Edward indicates the "Soldiers Hutts should be nearer the Glacis." How much nearer cannot be known, but it is likely that at least some of the structures he drew were located in the study area.

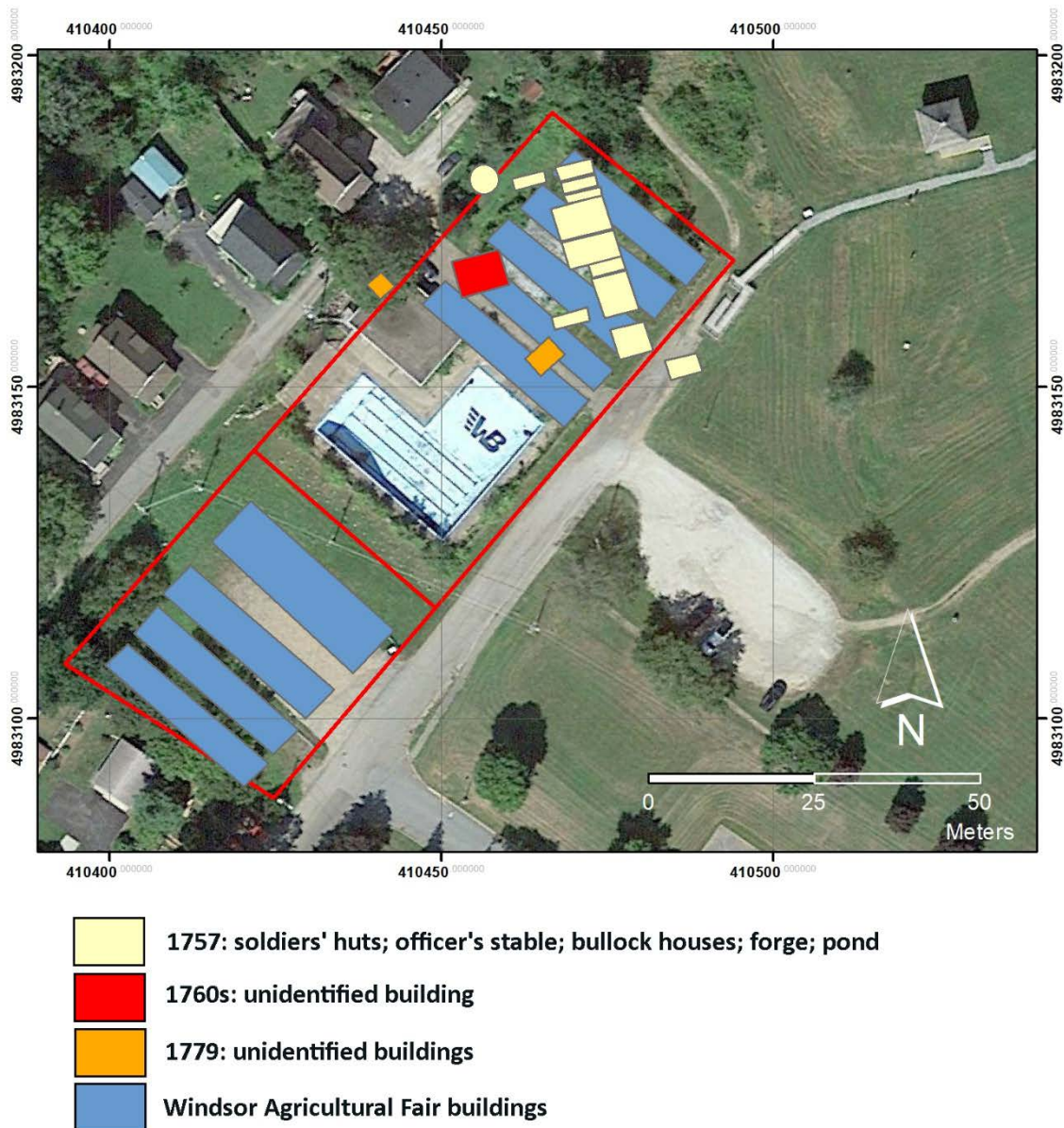


Figure 30: Archaeological potential map showing the locations of former structures identified using historical maps and aerial photographs. SOURCE: Google Earth 2015.

The integrity of these and related features is difficult to ascertain without geophysical prospection and archaeological test excavation. The study area has been significantly altered in recent decades by grading, the excavation of the pool, and the installation of associated infrastructure. In November 2019 the site was capped with imported fill.³³ LiDAR data offers some assistance in quantifying these

³³ M. Philipps to J. Fowler, 19 February 2022.

impacts (**Figure 31**).³⁴ It appears likely that material excavated from the pool in the 1960s was cast up to form berms on the west, south, and east sides of the pool. The upslope – or roughly north – side appears essentially flush with the (previously graded?) surface. ***Based on the evidence consulted to date, it appears the construction of the large swimming pool in the 1960s did not likely directly impact any of the anticipated archaeological features.***

In general, the northernmost of the two properties (PID 45059797), which is also the closer of the two to Fort Edward, appears to contain the most and earliest archaeological evidence associated with Fort Edward and perhaps the truckhouse. This area appears to have been graded, but we do not know when. It may have happened in the early colonial period, in which case early archaeological features are more likely to survive in primary context. If grading took place later, for example in the Victorian period, as part of renovations of the fairgrounds, then the earlier archaeological remains in the upslope part of the property are likely to have been negatively impacted. The more substantial buildings shown on the 1760s and 1770s maps, on the other hand, may well have received a protective blanket of sediment, enhancing their likelihood of survival to present times. If any of these buildings had cellars, wells, or privies, then these are even more likely to remain intact because of their greater depth. As loss traps, they may contain valuable archaeological deposits.

In conclusion, it should not be assumed that previous construction activities at the site, though appearing heavily disruptive, actually destroyed much of the archaeology. Contrary to appearances, significant archaeological deposits might actually survive relatively intact.

³⁴ Two sets of provincial LiDAR data are available. The first, flown in 2011 (months and days unknown) with a pulse spacing of 0.67, was collected with a REIGL Q680i. The second was collected in the summer of 2019 with a pulse spacing of 0.32 using a REIGL VQ1560i and Q780.

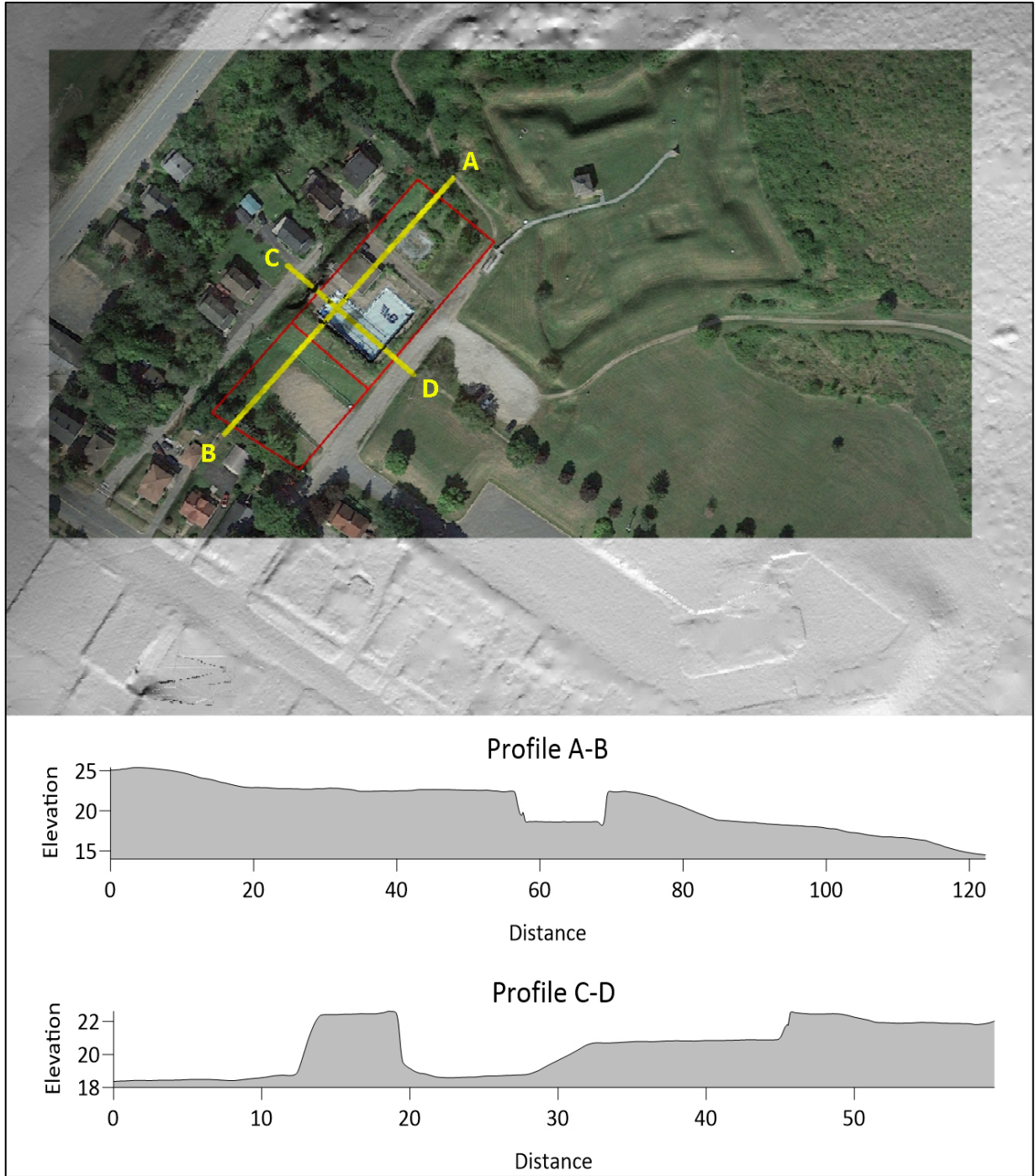


Figure 31: LiDAR data of the study area (outlined in red) and its surroundings with profiles indicating variations in relief arising from previous construction activities. Scale in metres; north at top. SOURCES: Province of Nova Scotia 2019 and Google Earth 2015.

8.0 INTERPRETATION

The primary purpose of this exercise is to assess the archaeological potential of the two properties comprising the study area. As detailed above, there is strong evidence of a range of historical activities in and adjacent to the study area, and compelling evidence that many of these activities left archaeological deposits. Despite past construction activities, there is good reason to expect that at least some of the archaeological resources inventoried here may be well preserved. Other objects and features are likely in secondary contexts. The conclusions and recommendations articulated in the next section reflect these facts and inferences, along with the considerable significance and untapped heritage resource development potential of Fort Edward National Historic Site.

Although visitation has declined in recent years, “[m]any people in the community of Windsor – area residents, members of the West Hants Historical Society, town councilors, and staff, among others – have a strong interest in the future of Fort Edward National Historic Site” and “see Fort Edward as a valuable community asset” (Parks Canada 2016, 35). Parks Canada’s most recent management plan articulates two key strategies for increasing visitation at Fort Edward National Historic Site. The first aims to *inspire the discovery of Fort Edward NHS* by:

- improving the quality of pre-trip information;
- working with others to enhance connections with “a network of national historic sites in the region;” and
- enhance visitors’ opportunities “to experience the Fort Edward view-plane and grounds.”

The second strategy aims to cultivate *shared stewardship* over Fort Edward NHS and aims to transform the site into a *community gathering place* by:

- involving “area residents, the Mi’kmaq, partners, and stakeholders” in protecting Fort Edward’s cultural resources and heritage values; and
- encouraging “area residents, the Mi’kmaq, partners, and stakeholders” to use Fort Edward NHS as a community gathering place (Parks Canada 2016, 35–36).

One is struck by the depth and richness of the heritage resources in and around Fort Edward, by their enormous potential for mobilization, and by their sadly neglected state at present.

9.0 EVALUATION OF RESEARCH

This ARIA relies on standard historical archaeological and empirical landscape archaeological methods and was informed by highly resolved and thorough cartographic, photographic, and ethnohistorical data. The MARI was consulted in order to characterize the study area's archaeological context, particularly in relation to Indigenous sites. To this end, feedback was also elicited from the Mi'kmaq Rights Initiative's Archaeology Research Division.³⁵

An extensive corpus of archival mapping was consulted, and these sources were georeferenced and collated with modern LiDAR evidence to help model archaeological potential. The exercise revealed that, not surprisingly, historical maps frequently exhibit measurement errors in addition to other distortions and omissions. These have been controlled by comparing and collating maps, and by comparing map evidence to independent sources such as land records (deeds), written documents, art, and historical photography whenever possible.

Considerations of archaeological significance and heritage value accounted for varied traditions and sought input from Parks Canada, specialists in local history and heritage, and members of Acadian and Mi'kmaq communities.

Field reconnaissance on 12 February was hampered by the presence of snow, which obstructed vision, but the site has been capped with fill and is unlikely to reveal significant visual evidence in its present state.

10.0 CONCLUSIONS AND RECOMMENDATIONS

Several conclusions and recommendations arise from this study. They range from general considerations pertaining to the value and potential communal benefit of the heritage resource, to specific steps that should be taken to safeguard archaeological resources in the event of future construction.

10.1 General Conclusions and Recommendations

As a cultural asset, the property at the centre of this ARIA – like Fort Edward more generally – represents a potentially very significant heritage resource for the West Hants Regional Municipality. This potential is perhaps not widely recognized because the site's enormously rich and multifaceted history is not very well known. Nor has this site found the kinds of champions who have advanced the cause of heritage development elsewhere along the floor of the Annapolis Valley.

³⁵ J. Fowler to T. Jacobson, 18 January, 2022; T. Jacobson to J. Fowler, 02 February 2022.

Fort Anne, which, as we have seen, is something of a sister site to Fort Edward, was the very first site designated in Canada's national historic sites system in 1917. But this development, which today anchors Annapolis Royal's heritage infrastructure and economy, was nearly doomed by local businessmen who wanted to level to fort's ramparts for commercial development. Heritage activists fought to rescue it from destruction through the late 19th and early 20th centuries, and again in the 1970s, when the town fell on hard times and a plan was again floated to level to fort to build housing (Moody 2014, 214, 303).

Across the Annapolis River, Port-Royal National Historic Site's prominence owes much to its association with the heroic career of Samuel de Champlain, the Father of New France. The Port-Royal Habitation reconstruction began with a small group of passionate heritage advocates lead by Harriet Taber Richardson and Loftus Morton Fortier, who attracted the support of local and international politicians and other leaders (including the governors of Massachusetts and Virginia, the American ambassador to Canada, and the President of Harvard University). They raised significant funds through private donations before the project was adopted and completed by the Canadian federal government in the 1930s (Schmeisser 2001, 4–12).

Grand-Pré National Historic Site, meanwhile, though stewarded by Parks Canada, is a cultural treasure of the Acadian people, who have played a significant part in its development and management for over a hundred years. An Acadian descendant, John Frederic Herbin, in 1907 bought the land that would become the heart of the national historic site and world heritage site, and the funds to build the iconic memorial church in 1924 were raised by donations from Acadians across Canada and the United States (Fowler and Noël 2017, 53; B. LeBlanc 2003, 121). Each of these sites has enjoyed, and continues to benefit from, an active constituency of promoters both outside and inside the official heritage system. *In each case, community members and local governments made the crucial investments of time and money to initiate heritage resource development projects that were subsequently adopted and reinforced by federal investment.*

Fort Edward, meanwhile, despite extraordinary and varied heritage resources, has been comparatively neglected, to the detriment of the local culture and economy.

A period of reflection and meaningful dialogue with partner organizations, especially Parks Canada, and local and descendant communities (e.g. Mi'kmaq, Acadian), seems warranted in determining the best future course of action with respect to these properties.

10.2 Archaeological Heritage Mitigation During Future Construction

Should further ground disturbance be planned for any part of the study area, **it is recommended that a thorough Phase 2 ARIA be undertaken in advance** to better assess the nature of, and mitigate potential impacts to, archaeological resources.

Despite these precautions, should mechanical excavation encounter archaeological evidence, it is recommended that contractors temporarily pause the work and contact John Cormier, Coordinator of Special Places at the Nova Scotia Department of Communities, Culture, Tourism and Heritage: (902) 424-6475 and/or john.cormier@novascotia.ca.

Finally, although Parks Canada's viewplane is not part of provincial jurisdiction or the Special Places Protection Act's regulatory framework, the West Hants Regional Municipality is advised of Parks Canada's concerns in relation to the viewplane, particularly regarding PID 45059797, which is also the property with the greater number of documented archaeological features.

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WEST HANTS REGIONAL MUNICIPALITY REPORT

Information ✓	Recommendation	Decision Request	Councillor Activity ✓
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To: West Hants Regional Municipal Council

Submitted by: Jim Ivey, Councillor, Windsor South, District 11

Date: May 24, 2022

Subject: Storm Capacity Culverts and Lagoons

LEGISLATIVE AUTHORITY

RECOMMENDATION or DECISION REQUEST

TBD

BACKGROUND

Over the course of the last year West Hants has experienced several rain and flood events that have negatively impacted residents within the region.

Two areas of concern for consideration in this report include: 1. properties on Kingsview Drive off College Road (just prior to the Manning Retirement property, and 2. the wastewater lagoons at the end of Centennial Drive off Wentworth Road.

The purpose in raising these two items before Council is to determine if the capacity of our infrastructure in the two areas is sufficient to handle the increasing volume of storm and melt events we are experiencing or if mitigation measures are required to diminish the impacts on our residents and the infrastructure we currently have in place.

Property ✓	Public Opinion □	Environment ✓	Social □	Economic ✓	Councillor Activity □
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DISCUSSION

Kingsview Drive: |

On February 17th a combination of a rain and snow-melt event occurred which resulted in

overflowing culverts and ditches along the Kingsview drive and College Road area. Similar flood-like conditions have previously occurred on the street which have also resulted in flooded basements and property damage.

The concerns have been raised with Municipal staff and also highlighted during the new College Road development agreement process.

Images and Videos of the flood-like conditions were taken February 18th, almost 24 hours after the rain from the night prior (Feb 17th).

The questions regarding Kingsview Drive and our culverts generally are:

1. Have the culverts been maintained in a manner sufficient to handle the increased flooding that is occurring?
2. Does an alternate solution exist to mitigate the flooding?
3. Do we require a review of our culverts in Windsor to determine if the capacity needs to be increased by widening or increasing their depth?
4. Is it appropriate to integrate the storm water flow from Kingsview into the new design for College Road?



More Kingsview Images: [Stored on Google Photos](#)

Videos of Kingsview Culvert Flow: [Stored on Google Drive](#)

Windsor Lagoons Centennial Drive

On February 18th the Windsor Lagoons experienced a backup of its system resulting from the rain and melt conditions the day prior. The pressure within the system was sufficient to delay the deposit of leachate from the landfill into the lagoon system and thus creating a risk for both the lagoons and the landfill.

Hose draped across the road from the effluent manhole to lagoons.



The solution to resolve this issue was ultimately and with appreciation, facilitated through the use of the mobile pump that was rented to serve as a preventative tool for Cunnable Creek. (The pump was used to pull the effluent out of nearby manhole to transit / aerate it over and into the lagoons).

The questions regarding the Lagoon system is:

1. Is our capacity within the Lagoon system sufficient to handle the increasing occurrence of rain and snow melt and how much capacity / lifespan remains?
2. Do we need a mitigation measure or resource to prevent a future occurrence that would not involve the use of the mobile pump?

NEXT STEPS

To Be Determined

FINANCIAL IMPLICATIONS

To Be Determined

ALTERNATIVES

N/A

ATTACHMENTS

CHIEF ADMINISTRATIVE OFFICER REVIEW

Report Prepared by: Jim Ivey, Councillor, Windsor South, District 11

Report Reviewed by: _____
(Name and Title)

Report Approved by: _____
(Name and Title)



To: West Hants Regional Municipality

From: Tim Ambrose, C.E, G.S.C

Date: May 24,2022

Project Name: 74 Bowman Road, Windsor NS

To whom it may concern,

REWS Development was retained to complete the demolition of the above mentioned project. Asbestos and lead paint was discovered . The lead paint was removed and we hired an engineer to perform an assessment of the fire damaged property which he deemed unsafe. I contacted Jim Leblanc with Nova Scotia department of Environment and Labour. We advised him of the situation and he notified the officer from the Windsor area to advise the home would be demolished with the asbestos plaster in place. Once the building was demolished all waste was sent to Torebrook landfill and it was placed in their asbestos cell. Because the asbestos and building structure was mixed it was considered less than 1% asbestos containing however it was still disposed as if it was asbestos.

If you have any questions or concerns, please feel free to contact me.

Thank you,
Tim Ambrose, C.E, G.S.C
Co-Owner
Ricky's Environmental Waste Solutions
REWS Developments
902-410-8636



WEST HANTS REGIONAL MUNICIPALITY REPORT

Information <input type="checkbox"/>	Recommendation <input checked="" type="checkbox"/>	Decision Request <input checked="" type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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To: West Hants Regional Municipal Council

Submitted by: Jim Ivey, Councillor, Windsor South, District 11

Date: May 24, 2022

Subject: Fees Policy – Amendment to Sidewalk Cafes

LEGISLATIVE AUTHORITY

MGA 49 Power to make Policies
 MGA 309 By-laws for Protection of Streets
 MGA 314 Street Encroachments
 (WHRM Ref Sidewalk File: #20-26)

RECOMMENDATION or DECISION REQUEST

Council to direct staff to amend the fees for Sidewalk Cafes in the Fees Policy as originally approved by motion of Council on June 22, 2021 and then inadvertently varied by Council on April 26, 2022, such that the fees for Sidewalk Cafes will be \$1.00 per square foot per term.

BACKGROUND

When updating the fees from the previous motion of Council dated June 22,2021, the motion for Sidewalk Cafes was inadvertently read as Mobile Canteens. The motion to amend is to correctly align the service with the applicable fees.

Property <input type="checkbox"/>	Public Opinion <input type="checkbox"/>	Environment <input type="checkbox"/>	Social <input type="checkbox"/>	Economic <input checked="" type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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DISCUSSION

NEXT STEPS

Update fees schedule to reflect amendment

FINANCIAL IMPLICATIONS

Staff time to update and amend.

ALTERNATIVES

N/A

ATTACHMENTS

N/A

CHIEF ADMINISTRATIVE OFFICER REVIEW

Report Prepared by: Jim Ivey, Councillor Windsor South, District 11

Report Reviewed by: _____
(Name and Title)

Report Approved by: _____
(Name and Title)



WEST HANTS REGIONAL MUNICIPALITY REPORT

Information <input type="checkbox"/>	Recommendation <input checked="" type="checkbox"/>	Decision Request <input checked="" type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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To: West Hants Regional Municipal Council

Submitted by: Jim Ivey, Councillor, Windsor South, District 11

Date: May 24, 2022

Subject: Fees Policy – Amendment to Mobile Canteens

LEGISLATIVE AUTHORITY

MGA 172 Power to make By-laws
MGA 173 Vending on Streets
(Ref WHRM Mobile Canteen File #20-26)

RECOMMENDATION or DECISION REQUEST

Council to direct staff to amend the fees for Mobile Canteens in the Fees Policy as originally approved by motion of Council on June 22, 2021 and then inadvertently varied by Council on April 26, 2022, such that the fees for Mobile Canteens will be:

\$25 / special event on public property (14 days or less)
\$100 / three (3) months
\$200 / an additional three (3) months on the same property
\$300 / an additional three (3) months on the same property
\$400 / an additional three (3) months on the same property
\$1000 / year on the same property

BACKGROUND

When updating the fees from the previous motion of Council dated June 22, 2021, the motion for Mobile Canteens was inadvertently read as Sidewalk Cafes. The motion to amend is to correctly align the service with the applicable fees.

Property <input type="checkbox"/>	Public Opinion <input type="checkbox"/>	Environment <input type="checkbox"/>	Social <input type="checkbox"/>	Economic <input checked="" type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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DISCUSSION

NEXT STEPS

Update Fees schedule to reflect amendment

FINANCIAL IMPLICATIONS

Staff time to update and amend.

ALTERNATIVES

N/A

ATTACHMENTS

N/A

CHIEF ADMINISTRATIVE OFFICER REVIEW

Report Prepared by: Jim Ivey, Councillor Windsor South, District 11

Report Reviewed by: _____
(Name and Title)

Report Approved by: _____
(Name and Title)



Valley REN Activity Report - April 2022

#	Focus	Actions and Progress since last report
1	Business Development	<ul style="list-style-type: none"> • BusinessNOW Program: As of year end, 76 businesses were provided in depth support/assistance through BusinessNOW. 37 start-ups (less than 1 year), 36 existing businesses and 3 community interest businesses were supported. In April, we worked with 10 businesses through BusinessNOW. • NS MIT REAP: Work continues on the final strategy and stakeholder engagement plan for the implementation phase. The Innovation Driven Entrepreneurship Funding is open for submissions, with each team able to access \$60,000. Intake of applications began in March and continues through May and June (anticipate submission occurring in June). The must win battle is how to promote the Annapolis Valley as an agricultural technology testing, demonstration and acceleration region. A final assignment will also be submitted soon, with plans underway to visit MIT and an all team celebration in June.
2	Workforce Development	<ul style="list-style-type: none"> • Connector Program: As of year end, 25 new Connectees, 10 new Connectors (9 total), 12 new matches made and 3 of the Connectees have found jobs. The Connector Program has officially been renewed for another year. As of April 1, 2022, there are 6 new Connectees, 2 new Connectors and 4 new matches made. • Regional Workforce Development Strategy: Strategy officially launched and accessed at http://www.valleyren.ca/projects-and-programs/regional-workforce-development-strategy/. Meetings are scheduled for April and May with each of the organizations that would make up the Workforce Alliance. Terms of Reference in development for Workforce Alliance. • Immigration Funding: Applied for funding through the Province to secure a coordinator to increase awareness of Provincial immigration programs to employers and help employers navigate to programs to support their workforce challenges.
3	Sector Development	<ul style="list-style-type: none"> • Continuous Improvement: The first continuous improvement awareness session will take place on April 20th in West Hants. • Contemporary Leadership Training: Curriculum development is complete, due to current training taking place at NSCC, promotion of the program will begin in the Spring and delivery will take place in September 2022. • STAR Program: The consultant was back in the region for the second round of consultation sessions aimed at vision development and idea generation on April 25th to April 28th. There are 12 sessions held throughout the region, engaging with just over 100 people and operators.
4	Regional Marketing	<ul style="list-style-type: none"> • Regional Marketing Website: To view the regional marketing website, visit: www.haveitallav.ca. • Marketing Campaign: The videos promoting physicians are complete. The media strategy has been received and approved. Launch of the marketing campaign will begin in May and will continue through the remainder of the year, and will transition to also include promotion to skilled trades.
5	Regional Recovery Taskforce and Regional Development	<ul style="list-style-type: none"> • Recovery Taskforce: 111 meetings to date with Regional Economic Recovery Taskforce and Response Teams. • Office Relocation and Open House: Renovations are expected to be complete in May with an Open House planned for May 25. Details to be circulated soon. • Taking Care of the Valley: The part time coordinator has begun and Emily Kennedy was chosen as the successful candidate by Pier Labs. First Steering Committee meeting held with meeting 2 and 3 already scheduled. The project has two phases: Phase One - Research Phase (now until Oct. 2022): steering committee formed & meeting, NSCC ethics review conducted. Phase Two - Design Phase (Nov. 2022 - May/June 2023): prototyping, reports, sharing findings. • 2021-2022 AGM: Save the date for the morning of June 23rd. As soon as the venue is confirmed, a save the date will be circulated. • Valley REN activity update presentations have been given to all municipal councils and Glooscap First Nation.



Committee of the Whole Excerpts
May 10, 2022

New Provincial Non-Residential Deed Transfer Taxation

Effective April 1, 2022, the Province of Nova Scotia announced that it will be implementing new property taxes impacting non-resident property owners. The Provincial Deed Transfer Tax (PDTT) is effective for all purchase and sale agreements and other specific transfers starting 1 April 2022.

The recommended motion was that Committee of the Whole recommend that ...


COUNCIL DIRECTS STAFF TO COMPOSE A LETTER WITH REGARDS TO THE PROVINCES ENTRY INTO THE DEED TRANSFER TAX ARENA DISCOURAGING THEM FROM CONTINUING WITH THAT INITIATIVE. AND FURTHER THAT THE LETTER BE FORWARDED TO ALL 48 MUNICIPAL UNITS, MLA MELISSA SHEEHY-RICHARD AND THE NOVA SCOTIA FEDERATION OF MUNICIPALITIES (NSFM).



WEST HANTS REGIONAL MUNICIPALITY REPORT

Information <input type="checkbox"/>	Recommendation <input type="checkbox"/>	Decision Request <input checked="" type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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To: Committee of the Whole

Submitted by: 
Mark Philips, Chief Administrative Officer

Date: May 10, 2022

Subject: Non-Residential Deed Transfer Taxation

LEGISLATIVE AUTHORITY

N/A

RECOMMENDATION or DECISION REQUEST

TBD

BACKGROUND

Effective April 1, 2022, the Province of Nova Scotia announced that it will be implementing new property taxes impacting non-resident property owners. As a part of the 2022-2023 provincial budget, the Province of Nova Scotia is introducing the Non-Resident Provincial Deed Transfer Tax. Effective May 5, 2022 the Non-Resident Property Tax was withdrawn by the government.

The Department of Finance and Treasury Board has developed a web page with more information for each of these tax measures:

<https://novascotia.ca/finance/en/home/taxation/tax101/non-resident-deed-transfer-tax-and-property-tax.html>

Provincial Non-resident Deed Transfer Tax

The Provincial Deed Transfer Tax (PDTT) is effective for all purchase and sale agreements and other specific transfers starting 1 April 2022.

The PDTT applies to all residential properties or portion of property deemed residential with 3 dwelling units or less, including vacant land classified as residential.

The PDTT is a 5% tax levied on the purchase price or the assessed value of property (whichever is greater).

Exemptions

Some deed transfers are exempt from this tax. They include:

- transactions involving an Agreement of Purchase and Sale dated before 1 April 2022
- transactions only including residential property (or a portion of residential property) with more than 3 dwelling units
- residential property with 3 or less dwelling units being transferred to grantees where 50% or more of the ownership is by residents of Nova Scotia
- residential property with 3 or less dwelling units being transferred to grantees who are not residents of Nova Scotia, if they intend to move to Nova Scotia within 6 months of the property transfer
- property being transferred between spouses/common law partners (or former spouses or common law partners if the transfer is for the purpose of division of marital/jointly held assets)
- all of the statements in this bullet must be true for this exemption to qualify.
 - deeds being registered to simply confirm, correct, modify, or supplement a deed previously given,
 - there is no consideration beyond \$1 and
 - the deed does not include more property than the previous deed
- residential property being transferred to a foreclosing mortgagee
- residential property being transferred from an executor to an eligible beneficiary under a will. An eligible beneficiary is a spouse, common-law spouse, child, grandchild, parent or sibling of the testator or a child or grandchild of the testator's spouse or common-law spouse

- residential property being transferred from an administrator of an estate to a person entitled to the estate under the Intestate Succession Act or the intestacy laws of another jurisdiction
- transactions only including property classified as commercial/resource (no portion of the property is classified as residential)
- transactions where the grantee is a registered charity and the residential property in this transaction will not be used for commercial, industrial or other business purposes.

Property <input checked="" type="checkbox"/>	Public Opinion <input checked="" type="checkbox"/>	Environment <input type="checkbox"/>	Social <input type="checkbox"/>	Economic <input checked="" type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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DISCUSSION

Many municipalities have reviewed and weighed the effects that the proposed taxation will have on their regions. Many have communicated their support or lack thereof through letters directed to various levels of government.

This matter is before Council for their consideration as it is an active intergovernmental discussion. It is a discussion currently being pushed by NSFM (Nova Scotia Federation of Municipalities). Council may decide not to weigh in on the matter. It is most likely Council will play an advocacy role if Council decides to forward an opinion on the matter to the government or NSFM. As noted above the Non-Residential Tax rate has been withdrawn as of May 5, 2022.

NEXT STEPS

To be determined by Council.

FINANCIAL IMPLICATIONS

ALTERNATIVES

- Council can choose not to support the recommendation.

ATTACHMENTS

- The Municipality of Chester
- The Municipality of the District of Guysborough

From: Pam Myra (she/her) <pmyra@chester.ca>

Sent: April 8, 2022 12:06 PM

Subject: Copy of Correspondence to Premier Houston - Proposed Provincial Non-Resident Property Tax and Deed Transfer Tax.

Good afternoon,

Attached please find copy of correspondence forwarded to Premier Houston with regard to the proposed Provincial Non-Resident Property Tax and Deed Transfer Tax.

Forwarded on behalf of
Warden Allen Webber



Pam Myra (she/her)

Municipal Clerk

Corporate & Strategic Management
151 King Street, Chester, NS, B0J 1J0

Office: 902-275-4109
General Inquiries: 902-275-3554
Cell: 902-277-1872
Web: www.chester.ca



♻️ Consider the environment. Do you really need to print this email?

This message contains confidential information and is intended only for the intended recipients in communication with the Municipality of Chester. If you are not an intended recipient you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. E-mail transmission cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender therefore does not accept liability for any errors or omissions in the contents of this message, which arise as a result of e-mail transmission. If verification is required please request a hard-copy version.



Office of the Warden
The Municipality of Chester
151 King St, PO Box 369
Chester, NS B0J 1J0

Phone: (902) 275-3554
Fax: (902) 275-4771
www.chester.ca

[f /ChesterMunicipality](#)
[@chestermun](#)

April 7, 2022

Honourable Tim Houston
One Government Place – 7th floor
1713 Barrington Street
Halifax, Nova Scotia B3J ZA4

Via Fax: 902-424-0667

Dear Premier Houston:

The Council of the Municipality of the District of Chester discussed the proposed non-resident Provincial property tax; and the proposed non-resident Provincial deed transfer tax announced as part of the Province's 22/23 budget. Council understands that the initiative's stated intent is to make housing more attainable and available. However, no information and data has been made publicly available that clearly defines the problem; or demonstrates how the initiative will solve it.

These proposed initiatives should be abandoned so that alternative and refined measures can be developed with insight provided by municipalities; relevant business sectors and associated business associations such as Real Estate and Tourism; and the community.

There are many other reasons why Council opposes the initiative:

1. The annual \$2.00 per \$100 rate is exorbitant. The Municipality has over 1,200 property tax accounts where tax bills are mailed out of province. The assessed value of the properties matched to these accounts could result in an increase up to \$5 million in property tax in our municipality – by far the single largest property tax increase ever levied for our communities.
2. The Province is encroaching into the municipal tax base with this form of direct provincial property taxation. Property tax room will be lost to municipalities that already rely heavily on property taxation and do not have authority to levy income or other more progressive taxes.
3. If the initiative is intended to address housing supply, then the funding raised should be directed to the creation of housing supply and should remain in the

NOVA SCOTIA'S TREASURE

municipality where it is collected to be invested in projects that will see an increase in attainable and affordable housing.

4. The Council does not anticipate that the properties impacted in our municipality are aligned with the stated attainable housing goals. In other words, most properties sold as a result of the new \$2.00 per \$100 tax rate are not likely to be properties relevant to the stated goal.
5. Seasonal property ownership by non-residents has been a long-standing activity in our communities including generational ownership of property. These community members contribute to social, recreational, cultural, and other activity which creates significant positive economic impacts in our Municipality and throughout rural Nova Scotia. Many of these community members contribute their time and money to community organizations and facilities. Council is particularly concerned that this has not been considered and may be lost. Council is also concerned that new construction activity being planned by non-residents will be cancelled.

The Council does support the goal of increasing the amount of attainable housing in our Municipality, and in the Province. Your government's increased focus on this core function is positive. Council is taking its own steps to support this goal in areas that are core to municipal responsibilities.

We intend to invest more in core infrastructure that supports new and expanded residential development. We recently doubled the budget for a progressive low-income property tax exemption program for homeowners. We have amended our Municipal Planning Strategy to support a variety of housing options. An enhanced regulatory framework to manage/dampen the rapid growth of the sharing economy (Air BnB) in our region is also being explored. Council has also approved \$100,000 in funding to a not-for-profit affordable housing initiative in New Ross and has agreed to waive development fees for this proposed project.

Council is supportive of solutions that solve problems. However, the current proposal has too many unanswered questions and will likely create negative consequences disproportionate to the positive consequences.

Please take the time necessary to develop solutions that will achieve government's goal of providing attainable and affordable housing for Nova Scotia residents.



Yours truly,



Allen Webber
Warden, Municipality of the District of Chester

Copy: Minister of Finance, Allan MacMaster
Minister of Municipal Affairs & Housing, John Lohr
MLA Chester-St. Margaret's, Danielle Barkhouse
President, Nova Scotia Federation of Municipalities, Amanda McDougall





Office of the Warden

April 11, 2022

Honourable Tim Houston, Premier
Office of the Premier
7th Floor, One Government Place
1700 Granville Street
Halifax, NS
B3J 1X5

Re: CFA TAXES

Dear Honourable Premier:

At a public meeting held April 6, 2022, Council expressed its unanimous opposition to both the non-resident property tax and the non-resident deed transfer tax that were announced as part of the 2022/2023 Provincial Budget. Although the Municipality supports the objective of making more affordable housing available to our residents, our Council believes that the method being used here by your Government is way off the mark, and will likely prove to be very costly to the Province, especially to Municipalities in rural areas on a go forward basis.

Council is asking that your Government abandon your **CFA TAX** initiative. If the real goal is making more affordable housing available for NS Residents, then we would ask you to bring all stakeholders together to come up key initiatives that do not unfairly attack our residents who live here for periods of the year, and happen to have a full-time residency elsewhere.

Here are some points to consider:

- 1) In Nova Scotia, Municipalities have very few tools that it can call its own when it comes to revenue generation. Two of those tools have been the deed transfer tax and property taxes. Now the Provincial Government is reaching into the municipal toolbox and using tools that are specific to municipalities to raise funds for the Province. If the Federal Government was reaching into the Provincial toolbox of revenue generators, your government wouldn't be too happy about it, and that should give you a sense of why our Municipality stands in opposition to this.

Cont'...



- 2) Our deed transfer tax is 1% of the purchase price. Our base tax rate is 77 cents per \$100 of assessment. We use every tool in our toolbox to keep those fees and taxes low, including generating less than 40% of our total revenues from taxation. We do this so we can attract more residents to our communities, to keep the cost of living as low as possible for all those who live here, and to stem the tide of outmigration. For a Municipality struggling to stabilize and grow our population, your CFA TAX likely killed all those efforts.
- 3) The annual \$2.00 per \$100.00 of assessment for an additional property tax is simply exorbitant! Compare this to our .77 tax rate and it is quite evident that these new taxes are unfair to our part time residents. For a \$250,000.00 assessment, the part time resident will pay us a base tax amount of \$1,925.00 and now will pay the Province an additional \$5,000.00 in property taxes. And it's not so much about the people that will come here, as they will make that decision with the knowledge about the new CFA TAXES that they will face. But it's patently unfair to those who have made that decision to have a secondary home in Nova Scotia prior to these new taxes being implemented. The deal for those when they made that purchase in Guysborough, was \$1,925.00 with potential marginal increases from the Municipality going forward, not the 'sledge hammer' new CFA Tax that you've implemented.
- 4) Out of Province home purchasers make investments in our communities! If they buy a vacation property or a secondary home, they pay taxes, they buy services, they buy goods, and they contribute to the community through their volunteer work and in other ways to help build our communities. Some make significant investments in business or they take properties that are run down, or have no development potential, and make them into something that everyone can be proud of. Let me give you two quick examples:
 - a) We have an investor from Ontario who happened upon Guysborough almost 30 years ago, fell in love with the place, bought a vacation property, and over time has invested more than \$20,000,000.00 into Guysborough, and the Province as a whole. The family is a wonderful addition to our community, has employed a large number of our residents over the years, and has become a producer and exporter of NS goods. Think about all of the Provincial and Municipal Taxes that this family has contributed to our economy, on top of the jobs and social investments into our communities. About two years ago, the same proprietor bought, what is likely a retirement home in

Cont'...



the center of Guysborough, and now with these two residential properties, will pay tens of thousands of dollars in additional taxes in the coming years. That wasn't the deal this family signed up for when they came here almost 30 years ago, and it is patently unfair, simply patently unfair!

- b) About 5 years ago, a couple from Ontario who had family connections to our Municipality decided to buy a retirement home in the Shiretown of Guysborough. They didn't buy a traditional home, they bought a post office building from Canada Post, a large towering structure on the main street of Guysborough that had a 'town square type of clock' that wasn't working. Likely the building wouldn't have found a purchaser and would eventually have encountered a wrecking ball. What did this family do? They hired local carpenters, plumbers, and electricians, bought buildings supplies from the local hardware store, spent hundreds of thousands of dollars to restore, including the clock, and today it is a beautifully restored residential home. Now their thank you, is an additional unwelcome bill from the Provincial Government, and more so it's the messaging that you're sending them. As a side note to this story, when we were looking to host a reception for 10 Resident Doctors from Dalhousie in January of this year, guess who stepped up to host them. Yes, this family did. They understand the importance of recruiting health professionals to rural communities, and are a partner in helping us do that.

- 5) Our Council are closest to the housing situation in the Municipality of the District of Guysborough. Our Councillors do not believe that the intention of the new CFA TAXES is going to fix the problem that the Provincial Government believes it's going to fix in a Municipality like Guysborough. We have more than 2100 square kms of land, with a population of 4600 people. We need more housing options for those who can least afford to buy or rent a home, and our Municipality is willing to contribute to those conversations with both the Federal and Provincial levels of government, the levels of government who have traditionally held the responsibility for affordable housing. Levying new taxes on those who invest in our communities, and who have previously invested under a different set of rules, will not solve the affordable housing problem, in rural communities like Guysborough.

Cont'...



Mr. Premier, sometimes what works in urban areas, have unintended negative consequences in rural areas like Guysborough. We are asking you to rescind your decision on the new CFA Tax model and to engage stakeholders in direct conversations that can positively impact the affordable housing file in all areas of the Province.

I look forward to hearing from you.

Sincerely,

Vernon Pitts

Warden

C. Honourable Allan MacMaster, Minister of Finance

Honourable Greg Morrow, Minister & MLA

Ms. Amanda MacDougall, President, NSFM

John MacKinnon, President AMANS

NSFM Municipalities



Committee of the Whole Excerpts
May 10, 2022

2022-23 Grants and Contributions

Each year, the Municipality receives numerous requests for funding from worthwhile not-for-profit or charitable community organizations who, through volunteer efforts provide services to the community. Grants and contributions are recommended based on the understanding they are for services or activities which council has or is likely to deem required by the municipality and within the Municipality's legislative mandate. .

The recommended motion was that Committee of the Whole recommend that ...

**COUNCIL DEFER THE 2022-23 GRANTS AND CONTRIBUTIONS
RECOMMENDATION REPORT UNTIL AFTER THE BUDGET HAS BEEN
APPROVED.**



WEST HANTS REGIONAL MUNICIPALITY REPORT

Information <input type="checkbox"/>	Recommendation <input checked="" type="checkbox"/>	Decision Request <input type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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To: West Hants Regional Municipality Committee of the Whole
Submitted by: Kathy Kehoe, Director Community Development
Date: May 3, 2022
Subject: 2022 Grants and Contributions

LEGISLATIVE AUTHORITY

Municipal Government Act,

Power to expend money

65 The council may expend money required by the municipality for

(au) a grant or contribution to

- (i) a society within the meaning of the *Children and Family Services Act*,
- (ii) a mental health clinic in receipt of financial assistance from the province,
- (iii) an exhibition held by an educational institution in the municipality,
- (iv) a club, association, or exhibition within the meaning of the *Agriculture and Marketing Act*,
- (v) any charitable, nursing, medical, athletic, educational, environmental, cultural, community, fraternal, recreational, religious, sporting or social organization within the province,
- (va) a day care licensed under the *Day Care Act*,
- (vi) a registered Canadian charitable organization,
- (vii) a village,

and the municipality shall publish annually a list of the organizations and grants, or contributions made pursuant to this clause in a newspaper circulating in the municipality

RECOMMENDATION

Committee of the Whole recommends that:

Council adopts the attached summary, as presented, recommending grant funding to the listed recipients and authorize staff to release funds once all requirements, as outlined under the Grant and Contribution Policy, have been met.

Further

...it be recommended to Council, to approve the use of \$5,000 from the Canada Community Building Fund for the Newport and District Rink Commission to fund the purchase of an Ice Resurfacer, to improve recreational services.

Further

...it be recommended the following grants be approved from the 5% Reserve Fund:

- Brooklyn District Elementary School to fund the unspent portion of the Phase 1 of the Tennis Court Repairs that was approved in 2021 in the amount of \$4,827
- Brooklyn District Elementary School to fund Phase 2 of the Tennis Court Repairs in the amount of \$5,000
- West Hants Trails Association to fund the purchasing of an outdoor leisure structure for the Ardoise Community Park in the amount of \$2,500
- Brooklyn Volunteer Fire Department to fund trail maintenance for the Brooklyn Fire Department Trail in the amount of \$2,075
- Glooscap Heritage Archers Association to assist with the cost of installing a new deck and roof repairs in the amount of \$1,000

BACKGROUND

Property <input type="checkbox"/>	Public Opinion <input type="checkbox"/>	Environment <input type="checkbox"/>	Social <input checked="" type="checkbox"/>	Economic <input checked="" type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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Each year, the Municipality receives numerous requests for funding from worthwhile not-for-profit or charitable community organizations who, through volunteer efforts provide services to the community. Staff have reviewed the requests and coordinated the funding recommendations within the approved budgeted allotments and in keeping with the Grants and Contributions Policy. Funding requests were received from sixty-five different organizations and, of those applications three were received after the advertised deadline. Staff have not recommended funding the late applications from organizations based on the Grants and Contributions Policy.

Grants and contributions are recommended based on the understanding they are for services or activities which council has or is likely to deem required by the municipality and within the Municipality's legislative mandate.

According to the rules around expending Canada Community Building Fund monies to third parties, Council must, by separate motion, authorize each expenditure.

DISCUSSION

Grants are generally provided in the form of funds, while contributions may be through in-kind support using municipal resources, both tied to a specific outcome. Both sources of support must be reported annually by the Municipality, as is required by legislation.

Council has the authority to fund projects outside of the maximum approved funding allocations stated in this Policy.

The following annual grant types have been identified by the municipality:

1. Operating grant – Maximum contribution \$1,500
2. Community Capital Project grant Maximum contribution \$2,500
3. Public Safety Grants – Maximum contribution of \$7,500
4. Community Recreation Program grant – Maximum contribution \$1,000
5. Community Event grant – Maximum contribution \$1,000
6. Special Events Operations & Promotion grant – Maximum contribution \$5,000
7. Leadership grant – Maximum contribution - \$1,000
8. Sponsorship Advertising/Donation of Prizes Requests – Maximum contribution per organization per year \$100.
9. Youth Travel Assistance – Maximum Contribution Limits apply
10. Community Trail Funding Program – Maximum contribution - \$2,500
11. Major Capital Project grant - Depending on the funding source identified by staff, additional requirements may be necessary to maintain eligibility.
 - a. Gas Tax funding requirements:
 - a. Agreement to abide by the Municipal agreement with the Province of Nova Scotia
 - a. Community Energy Systems - \$2,500 limit
 - a. Cultural Infrastructure - \$5,000 limit
 - a. Tourism Infrastructure - \$5,000 limit
 - a. Recreational Infrastructure - \$5,000 limit
 - a. Broadband Connectivity - \$5,000 limit
 - a. Trails - \$2,500 limit
12. In-kind Contributions

Canada Community Building Fund, formerly Federal Gas Tax Grants: Throughout the year, council also receives requests for financial support from a variety of organizations for funding which far exceeds the budgeted grant values. These requests are referred to the grants and contributions process for validation and suitability for other sources of funding, such as Canada Community Building Fund. Changes to the qualifying criteria for use of the Canada Community Building Fund permits the Municipality to offer capital funding to third party, not-for profit organizations. But all contributions are still subject to the stacking limitations imposed by the federal government.

Council has received requests for funding of an eligible capital nature from:

1. Newport & District Rink Commission – funding the support the purchase of an Ice Resurfacer - \$5,000

As per Canada Community Building Fund agreement, should Council approve the motions stated above, the Municipality will enter into an agreement with the groups based on the terms and conditions required under the agreement. This includes ensuring the organizations continue to operate the facility for the same purpose as stated in the application for up to 10 years. Failing to do this will require the organizations to reimburse the Municipality for the funds at a prorated rate, based on years of use.

Attached you will find the Grants & Contributions requests and staff recommendations. Of which, two of the requests, the Windsor Lions Club and the Newport & District Rink Commission's applications far exceeded the maximum contribution limits as outlined in the Grants & Contribution Policy RCOFN-012.00. These requests are beyond our program design and capacity but before Council for your added consideration if Council chooses.

NEXT STEPS

If approved, staff will notify groups and organizations of the decision of Council and will process the grants as approved.

FINANCIAL IMPLICATIONS

Grants and Contribution funding is proposed in the 2022/23 budget, in the amount of \$115,000 and grants will be finalized upon Budget approval. Based on the proposed summary, there is \$127,892 being recommended, with \$107,490 being funding through the operating budget. The remaining is proposed from the 5% reserve and the Canada Community Building Fund. The remaining balance is the associated to Public Safety, and grants under this category are for non-profit organizations registered with the Municipality that provided or ensure public or community safety.

Sufficient Canada Community Building Funding exists for the eligible project. It should be noted that financial support from this fund must be approved by West Hants Regional Council annually for eligible projects.

RECOMMENDED	
Operating	\$44,500.00
Community Capital Project	\$14,050.00
Public Safety	\$7,500.00
Community Recreation Program	\$6,000.00
Community Event	\$2,500.00
Special Events Operations & Promotions	\$9,195.00
Leadership	\$3,000.00
Community Trail Fund	\$2,500.00
Major Capital	\$3,500.00
In-Kind	\$14,745.00
Canada Community Building Fund	\$5,000.00
5% Reserve Fund	\$15,402.00
Grand Total	\$127,892.00

ALTERNATIVES

Council can approve, amend, or change any recommendation presented by staff with the understanding these decisions may fall outside of the established policy. This is not the course of action recommended but is within Council’s purview.

ATTACHMENTS

- West Hants Regional Municipality Grants and Contributions Policy RCOFN-012.00
- Grants & Contributions Application & Recommendation Summary

CHIEF ADMINISTRATIVE OFFICER REVIEW

The grant recommendations noted by the Director are in alignment with the existing grant policy and traditional level of spending. There are some amazing projects and programs that will benefit the community and some very active groups carrying them out. THANK YOU!

As noted, there are applications that exceed the eligible funding within the grant categories. These too, are valuable projects to the community. There is ample discretion for Council within the policy if Council chooses to consider supporting a group outside the policy. As this is the annual time of year that grants are considered it is suggested Council revisit the attached policy to ensure it reflects their wishes.

“2.0 POLICY OBJECTIVE The objective of this policy is to treat all organizations fairly, equitably and reasonably, within the parameters established by Council as follows: a) Youth development b) Senior support and services c) Public safety d) Provincial events e) Heritage and Culture On an annual basis Council will determine the amount of funding during the budget process. “

Having a consistent and clear grant policy is important for those applying annually.

Report Prepared by: _____
Kathy Kehoe, Director Community Development

Report Reviewed by: _____
Carlee Rochon, Director, Financial Services

Report Approved by:  _____
Mark Phillips, Chief Administrative Officer

West Hants Regional Municipality Grants and Contributions Recommendations 2022

Organization	Project	Recommended											5% Reserve	Variance	Restrictions			
		Operating	Community Capital Project	Public Safety	Community Recreation Program	Community Event	Special Events Operations & Promotions	Leadership	Community Trail Fund	Major Capital Project	In-Kind	Canada Community Building Fund						
9-Lives Cat Rescue Society Total Request - \$1,500	Operating Grant - \$1,500 To assist with costs of the spay/neuter program for feral, barn and stray cats.	1,500.00																
Annapolis Valley Chapter of Autism NS Total Request - \$2,500	Operating Grant - \$1,500 - To assist with costs associated with the rental space and pool fees in Windsor for the Respite and Recreation Summer Camp. Community Recreation Program - \$1,000 -To assist with costs associated with accessing a variety of community outings such as Aylesford Zoo , community swimming pools, outdoor summer recreation supplies, and other various local opportunities.				nil							1,250.00				1,250.00	to access WHRM facilities where there is a facility booking fee.	
Annapolis Valley Farm to School Total Request - \$1,500	Operating Grant - \$1,500 - To assist with costs associated to support the contract position (and mileage) of the Farm to School Coordinator.	1,000.00														500.00		
Ardoise Community Recreation Center Total Request - \$2,500	Operating Grant - \$1,500 - To assist with costs associated to help with maintenance and day to day operating expenses such as heating, insurance, power. Community Event Grant - \$1,000- To assist with costs associated with the Annual Family Fun Day and Car Show.	1,500.00				750.00										250.00		
Avon Community Farmers Market Total Request - \$5,000	Operating Grant - \$1,500 - To assist with costs associated with CGL insurance, Farmers Market of Nova Scotia membership. Special Events Grant - \$3,500 - To assist with costs associated to have multiple larger market events during the regular season and expand the holiday market.	750.00										750.00				3,500.00		
Avon River Heritage Society Total Request - \$5,000	Operating Grant - \$1,500 - To assist with costs associated with regular operating expenses. Special Events Operations & Promotion Grant - \$3,500 - To assist with costs associated with the Avon River Heritage Museum and community and cultural events, activities that take place in the Avon Spirit Shipyard (Artisans in Action, The Great Little Art Show, Open Studio, Paint Avondale, Wharf Day, Mosher Family Reunion, Sofa Sunday's. Total Request - \$5,000	1,500.00					2,000.00										1,500.00	
Avon River Rollers Society Total Request - \$2,500	Operating Grant - \$1,500 - To assist with costs associated with general operating expenses such as facility rentals and team gear maintenance. Community Recreation Program - \$1,000 - To assist with costs associated with expanding and improving ARR's recreational program for the West Hants community and secure team skates, protective equipment to further goal of reducing barriers to accessibility.				500.00							1,250.00				750.00		
Avon Sport and Social Community Total Request - \$4,000	Operating Grant - \$1,500 - To assist with costs associated with facilities and equipment at events which include ball hockey, soccer, baseball, broom ball etc. Community Capital Project Grant - \$2,500 - To assist with costs associated to refurbish goalie nets with upgraded paint to add longevity and establishing a putting basket for the disc golf which would be accessible to the public. Total Request - \$4,000		750.00									1,500.00				1,750.00		
Avon View High School Boys Hockey Total Request - \$5,000	Special Events Operations & Promotion Grant - \$5,000- To assist with costs associated with the Annual Birthplace of Hockey High School Tournament. Total Request - \$5,000 (Not incorporated)											2,000.00				3,000.00	incorporation required before grant is processed	
Avondale Community Club Total Request - \$7,500	Community Capital Project Grant - \$2,500 - To assist with costs associated with interior upgrades, gutters, fascia, foundation repair, picnic tables, covered porch/outdoor stage, general maintenance/fixing upgrades. Special Events Operations & Promotion - \$5,000 To assist with costs associated with the Annual Avondale Wharf Day.		2,000.00			750.00										4,750.00		
Belmont Hall Association Total Request - \$1,500	Operating Grant - \$1,500 - To assist with costs associated with minor projects, wheelchair ramp repair, sealing of Windows, varnishing floors, septic upgrade and minor painting and labour.		1,500.00													-		
Bramber New Horizons Hall Total Request - \$2,500	Community Capital Project Grant - \$2,500 - To assist with costs associated with hall expenditures, specifically to purchase a new bingo machine.	1,000.00														1,500.00	specifically to offset operating expenses.	
Brooklyn District Elementary School Total Request - \$8,000	Community Trail Funding Program - \$1,500 - To assist with costs associated with mowing the trail system behind BDES. Major Capital Project grant- \$6,500 - To assist with costs associated with the second phase of restoration of old tennis court area, remove old net posts, patch the pavement cracks and holes, install 1 new set of posts and install a net, cover the path with gravel, purchase outdoor hockey nets for the other side of the courts. Total Request - \$8,000										1,500.00			5,000.00	1,500.00		will issue once the 2021/22 grant funds are expended	
Brooklyn District Elementary School Total Carry Over Request - \$4,827	Have made a request to approve the use of the unspent funds of their 2021 municipal grant \$4827. (tennis court repairs) Total Carry Over Request - \$4,827													4,827.00	-			
Brooklyn Volunteer Fire Department Auxiliary Total Request - \$4,575	Community Trail Funding Program - \$2,075 - To assist with costs associated with additional gravel, railing added to bridge crossing brook, materials to control grass growth in summer and salt for winter, and additional signage for the trail. Community Capital Project Grant - \$2,500 - To assist with costs associated with purchasing new tables and coffee center. Total Request - \$4,575.		nil											2,075.00	2,500.00			

Organization	Project	Recommended											5% Reserve	Variance	Restrictions
		Operating	Community Capital Project	Public Safety	Community Recreation Program	Community Event	Special Events Operations & Promotions	Leadership	Community Trail Fund	Major Capital Project	In-Kind	Canada Community Building Fund			
Burlington and District Club Total Request - \$4,000	Operating Grant - \$1,500 - To assist with costs associated with operating expenses to remain accessible to the community. Community Capital Project Grant - \$2,500 - To assist with costs associated with painting the exterior wood paneling and trim in the main gathering area of the hall.	1,500.00	2,000.00											500.00	
Dragonfly Haven Therapeutic Farm Total Request - \$1,000	Community Event Grant - \$1,000 - To assist with costs associated to make the farm safe in different ways such as a fence around the property to protect people and the animals from harm, and hosting culture activities.	1,000.00												-	
Ellershoush Community Hall Total Request - \$1,500	Operating Grant - \$1,500 - To assist with operating costs for the hall.	1,500.00												-	
Falmouth Community Association Total Request - \$1,500	Operating Grant - \$1,500 - To assist with operating costs. In Kind - Municipal staff to assist with Teddy Bear Lamboree.	1,500.00								400.00				-	
Full Circle Festival Society Total Request - \$6,500	Operating Grant - \$1,500 - To assist with operating costs. Special Events Operations & Promotions Grant - \$5,000 - To assist with costs associated to support local artist fees for the "Sofa Sundays" series as well as promotion and marketing costs for all events.	nil					1,500.00							5,000.00	
Glooscap Heritage Archers Association Total Request - \$4,000	Operating Grant - \$1,500 - To assist operating costs. Community Event Grant - \$1,000 - To assist with costs associated with completing the new deck and roof started last year.	1,500.00											1,000.00	-	
Gordon Hughes Tennis Club-Windsor	Operating Grant - \$1,500 - To assist with costs associated with operating costs. Community Capital Project Grant - \$2,500 - To assist with costs associated with resurfacing the courts.	1,000.00	2,000.00											1,000.00	
Hants County 4-H Leaders Council Total Request - \$2,500	Operating Grant - \$1,500 - To assist with operating costs. Community Event Grant - \$1,000 - To assist with costs associated with Hants County Exhibition prizes for members and special awards for achievements, junior and senior member tours, 4-H Family skate event.	1,500.00								250.00				750.00	
Hants County Christmas Angels Society Total Request - \$3,000	In Kind Contributions - For the use of the Community Center for the annual webathon/telethon. Requesting use of the Aquatics building for operation headquarters in the month of December.									3,000.00				-	
Hants County Senior Safety Association Total Request - \$7,500	Public Safety Grant - \$7,500 - To assist with costs associated to promote health and safety services, free of charge to every senior in Hants County. To support the well-being, independence, health and safety of seniors in their homes and in their community.			7,500.00										-	
Hants Learning Network Association Total Request - \$1,500	Operating Grant - \$1,500 - To assist with operating costs associated with food, transportation, school supplies, and specialized supports.	1,500.00												-	
Hants Shore Health Association Total Request - \$2,000	Community Recreation Program Grant - \$1,000 - To assist with costs associated with instructors, facility usage, gift certificates for March Moving Challenges with a TWIST, and presenters or organizations. Community Event Grant - \$1,000 - To assist with costs associated to offer a Friendly Visitor Program along the Hants Shore Community, where volunteers will visit seniors in the community.				1,000.00			1,000.00						-	
Hants West Food Action Council Total Request - \$1,650	Operating Grant - \$850 - To assist with costs associated to help with the soup kitchen. Community Event Grant - \$800 - To assist with costs associated with holding two community event meals a year, in July at Victoria Park and another during the holiday season.	750.00								500.00				400.00	
Hants West Wildlife Association Total Request - \$3,500	Community Recreation Grant - \$1,000 - To assist with costs associated with outdoor programs for all ages, abilities, genders, etc. Special Events - \$2,500 - To assist with costs associated with the Hunters Education Program/Learn to Shoot (ongoing event that engages people from 12-adult to foster an environment where families, couples and people regardless of abilities, genders will be welcome.)				1,000.00		nil							2,500.00	
Hantsport & Area Historical Society Total Request - \$10,675	Operating Grant - \$1,500 - To assist with operating costs. Major Capital Project Grant - \$9,175 - To assist with costs associated with Flagpole installation, directional highway metal post, exterior brick wall repair, and purchase of 3 new computers.	1,500.00	2,500.00											6,675.00	
Hantsport Music Fest Society (HMF) Total Request - \$2,500	Special Events Operations & Promotion Grant - \$2,500 - To assist with costs associated with the Hantsport Music Festival.						1,500.00							1,000.00	
Hillview Cemetery Association Total Request - \$1,500	Operating Grant - \$1,500 - To assist with costs associated with maintenance and upgrades to the cemetery, mowing on a regular basis, and level ground off with topsoil.	750.00												750.00	
Kempt Shore Preservation Society Total Request - \$4,000	Operating Grant - \$1,500 - To assist with costs associated with the maintenance of the cemetery. Capital Project Grant - \$2,500 - To assist with costs associated with interior repairs of church to prevent further deterioration.	750.00	500.00											2,750.00	
Mermaid Theatre of Nova Scotia Total Request - \$1,000	Community Recreation Program Grant - \$1,000 - To assist with costs associated to continue digital production of Story Box Theatre to encourage youth to participate in the arts through online offerings via the company's Mermaid TV portal and social media.				1,000.00									-	
Mount Denson Community Hall Total Request - \$4,000	Operating Expense - \$1,500 - To assist with costs associated with general hall maintenance of the hall and expenses. Community Capital Project Grant - \$2,500 - To assist with costs associated with larger repairs, new front door, roof painted, etc.	1,500.00	1,000.00											1,500.00	

Organization	Project	Recommended											5% Reserve	Variance	Restrictions	
		Operating	Community Capital Project	Public Safety	Community Recreation Program	Community Event	Special Events Operations & Promotions	Leadership	Community Trail Fund	Major Capital Project	In-Kind	Canada Community Building Fund				
Nova Scotia Association of Garden Clubs c/o Mount Denson Garden Club Total Request - \$6,500	Operating Grant - \$1,500 - To assist with costs associated with rent, office supplies, used garden tiller. Special Events Operations & Promotion Grant - \$5,000 -To assist with costs associated with promotional signs , coroplast A-frame signs, aprons for advertising/promotional purposes, business cards, promotional tags, fundraising prizes, speakers and travel, workshops, supplies, tours.	750.00					750.00								5,000.00	
Music in Communities Total Request - \$2,500	Operating Grant - \$1,500 - To assist with operating costs. Community Event Grant - \$1,000 - To assist with costs associated to provide established programming to the West Hants area including summer music at the Windsor Waterfront, Music Summer camps for teens.	nil				nil									2,500.00	no financials provided
New Boundaries Total Request - \$1,500	Operating Grant- \$1,500 - To assist with costs associated with general operating expenses in running the programs.	1,500.00													-	
Newport & District Rink Commission Total Request - \$150,000	Operating Grant -\$50,000 - To assist with operating expenses to provide a cost-effective facility for users from West Hants. Major Capital Project Grant - \$100,000 - To assist with costs associated with several projects to be completed over the coming years such as the replacement of an ice resurfacers, ice plant overhaul, lighting fixture replacements, additional dressing rooms. Grant funding is being requested for the Ice Resurfacers (replacement cost \$165,000 & ice plant compressor overhaul spring 2022-23).	1,500.00										5,000.00		143,500.00		
North Pro Wrestling Canadian Wrestling (New Brunswick group) Total Request - \$4,000	Community Event Grant - \$1,000 - To assist with costs associated with promotion of the recreational event that promotes health and team work. Special Events Operations & Promotion- \$3,000- To assist with cost of events. (Not incorporated)	nil													4,000.00	
Pisiquid Canoe Club Total Request - \$9,000	Operating Grant - \$1,500 - To assist with costs associated with coaching and operating costs, to reduce user/membership fees. Public Safety Grant - \$7,500 - To assist with costs associated to purchase an AED for the club/community use, along with associated Emergency First Aid and CPR training costs for all staff.	1,500.00			1,500.00										6,000.00	
Poplar Grove Community Hall Total Request - \$1,500	Operating Grant - \$1,500 - To assist with costs associated with upgrading the wheelchair ramp, replacement of the kitchen sink and faucets.	1,500.00													-	
Quick As A Wink Theatre Society Total Request - \$2,000	Quick As A Wink Theatre Society - Community Recreation Program Grant - \$1,000 - To assist with costs associated to fund the summer theatre camp programs. Leadership Grant-\$1,000 - To assist with costs associated with hiring 4 summer students to facilitate the teaching and supervision of the campers.				1,000.00			1,000.00							-	
Scotia XC Total Request - \$1,500	Operating Grant - \$1,500 - To assist with costs associated with grooming ski trails on the Dill farm and trails at the Haliburton House for Multi purpose use.	1,500.00													-	
Square Roots Enactus Saint Mary's Windsor Total Request - \$1,500	Operating Grant - \$1,500 - To assist with costs associated with operations of the social enterprise program that aims to help relieve food insecurity, support local farmers and reduce food waste.	750.00													750.00	
Sweets Corner Community Hall Total Request - \$1,500	Operating - \$1,500 - To assist with costs associated with operations and miniatous of the facility to maintain its availability to the general public.	1,500.00													-	
Upper Burlington Community Hall Association Total Request - \$1,800	Community Capital Project Grant - \$1,800 - To assist with costs associated with siding on the east end of the hall, and new electrical panel.		1,800.00												-	
Upper Vaughan Community Hall Total Request - \$1,500	Operating Grant -\$1,500- To assist with costs associated with operating and regular maintenance.	1,500.00													-	
Valley Child Development Association Total Request - \$1,500	Operating Grant - \$1,500 - To assist with operating costs for the Behavior Intervention Program in the West Hants Regional Municipality and Kings County for children at risk emotionally and socially.	750.00													750.00	
Valley Doulas & Kings County Family Resource Centre Total Request - \$1,500	Operating Grant - \$1,500 - To assist with costs to provide support for the facilitation of regularly scheduled prenatal classes and workshops throughout the year, as well as postpartum support for new families.	750.00													750.00	
Valley Maple Leafs Total Request - \$1,500	Operating Grant - \$1,500 - To assist with costs associated with operations to offset the expenses in lieu of not being able to have yearly golf tournament for the past two years due to Covid restrictions. (Not incorporated)	nil													1,500.00	not incorporated
West Hants Dial A Ride Total Request - \$30,000	Community Capital Project Grant - \$2,500 - Major Capital Project Grant - \$27,500- To assist with costs associated to subsidize drives for those residing in the West Hants Region.	nil													30,000.00	funded through the operating budget
West Hants Historical Society Total Request - \$2,500	Operating Grant - \$1,500 - To assist with costs associated with day to day operations, payment towards insurance, power bills, and other costs for the maintenance of the building. Community Event Grant - \$1,000 - To assist with costs associated to hold monthly events with guest speakers and a summer event in partnership with Haliburton Museum.	1,500.00				1,000.00									-	
West Hants Minor Baseball Total Request - \$1,500	Operating Grant - \$1,500 - To assist with costs associated with general operating costs - field maintenance, fuel costs, building upkeep, equipment etc.	1,500.00													-	

Organization	Project	Recommended											5% Reserve	Variance	Restrictions	
		Operating	Community Capital Project	Public Safety	Community Recreation Program	Community Event	Special Events Operations & Promotions	Leadership	Community Trail Fund	Major Capital Project	In-Kind	Canada Community Building Fund				
West Hants Trails Association Total Request - \$3,500	Community Capital Project Grant - \$2,500 -To assist with costs associated with purchasing materials for an outdoor leisure structure for shelter from elements and gathering place for community events and activities for the Ardoise Park. Community Trail Funding - \$1,000 - To assist with costs associated with general maintenance and insurance for trails.								1,000.00					2,500.00	-	
Windsor and District Lions Club Total Request - \$20,297.79	Major Capital Project - \$12,477.50 - To assist with costs associated to install a NFPA 96 hood vent in the kitchen area at the community center. In-Kind -\$7820.29 To cover the rent for the use of the room and kitchen area in the Windsor Community Centre. (In Default)										3,500.00	nil			16,797.79	Pending active status with the Registry of Joint Stock Companies
Windsor Bluefins Parent Association Total Request - \$2,500	Operating Grant - \$1,500 - To assist with the cost of operating the program. Leadership Grant - \$1,000 - To assist with costs associated with training new coaches for youth and to help with the cost of the matches.	nil							1,000.00			1,500.00			-	
Windsor Day Care Centre Total Request - \$1,145	In-Kind -\$1,145 Donation of a 1 hour swim time for school age children and 1/2 hour swim time for toddler/preschool children each day during the summer months.											1,145.00			-	
Windsor Karate Parents Association Total Request - \$1,500	Operating Grant -\$1,500- To assist with costs associated with upgrading electrical in building to meet with standards, repair roof to fix leak.	1,500.00													-	
Windsor Masonic Society Total Request - \$1,500	Operating Grant - \$1,500 - To assist with costs associated with operating expenses, utilities, insurance.	1,500.00													-	
Windsor Region Events Society Total Request - \$4,645	Special Events Operations & Promotion Grant - \$3,445 - To assist with costs associated with hosting the Windsor Kids Triathlon. In-Kind \$1,200 - Use of the pool, community centre, staff, street cleaning, barricade use.							3,445.00				1,200.00			-	
Windsor Senior Citizen Bus Society Total Request - \$1,500	Operating Grant - \$1,500 - To assist with costs associated with operating.	1,500.00													-	
Windsor Agricultural Society Total Request - \$1,250	Operating Grant - \$1,250 - To assist with costs associated with operating the grounds.	nil													1,250.00	application received after the advertised deadline
Bramber Cemetery Organization Total Request - \$1,500	Operating Grant - \$1,500 -To assist with costs associated with headstone repairs.	nil													1,500.00	application received after the advertised deadline
Pembroke Chapel and Cemetery Assoc. Total Request - \$1,500	Operating Grant - \$1,500 - To assist with costs associated with operating costs.	nil													1,500.00	application received after the advertised deadline
Total		65	44,500.00	14,050.00	7,500.00	6,000.00	2,500.00	9,195.00	3,000.00	2,500.00	3,500.00	14,745.00	5,000.00	15,402.00	258,372.79	

2022	Budgeted Funds Proposed
Grants & Contributions	\$97,500.00
Public Safety	\$15,000.00
Comm. Trail Fund	\$2,500.00
Grand Total	\$115,000.00

RECOMMENDED	
Operating	\$44,500.00
Community Capital Project	\$14,050.00
Public Safety	\$7,500.00
Community Recreation Program	\$6,000.00
Community Event	\$2,500.00
Special Events Operations & Promotions	\$9,195.00
Leadership	\$3,000.00
Community Trail Fund	\$2,500.00
Major Capital	\$3,500.00
In-Kind	\$14,745.00
Canada Community Building Fund	\$5,000.00
5% Reserve Fund	\$15,402.00
Grand Total	\$127,892.00



Committee of the Whole Excerpts
May 10, 2022

Sewer Rates

The former West Hants Council combined their water utilities in June of 2019. discussions started in 2018. In December of 2018 a motion was made by Council to approve the rates for sewer service for customers in Three Mile Plains/Wentworth, Falmouth, and Hantsport, as set out in the sewer rate study prepared by G.A. Isenor Consulting Limited in association with Blaine S. Rooney Consulting Limited dated November 1, 2018.

The notice given to residents after the URAB board ruling on the water rates and sewer rates is attached. There was no mention of the sewer rates for 2022/2023.

The recommended motion was that Committee of the Whole recommend that ...

**COUNCIL DIRECTS STAFF TO BRING BACK TO COUNCIL A REPORT WITH
THE 2022-23 SEWER IMPACT.**



WEST HANTS REGIONAL MUNICIPALITY REPORT

Information <input type="checkbox"/>	Recommendation	Decision Request x	Councillor Activity <input type="checkbox"/>
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To: Committee of the Whole
Submitted by: Councillor Francis, District 5
Date: Tuesday May 10, 2022
Subject: Sewer Rate Increase

LEGISLATIVE AUTHORITY

Sewer Rates are approved by Council

RECOMMENDATION or DECISION REQUEST

That Council recommends to staff that the sewer rates for 2022/2023 remain the same as the 2021/2022 rates.

BACKGROUND

Property x	Public Opinion <input type="checkbox"/>	Environment <input type="checkbox"/>	Social <input type="checkbox"/>	Economic <input type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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DISCUSSION

A resident reached out regarding the notice they received in their quarterly water bill last week. They received notice that effective April 1, 2022 their sewer rate would increase for 2022/2023.

The former West Hants Council combined their water utilities in June of 2019 discussions started in 2018. In December of 2018 a motion was made By Council....that Council approve the rates for sewer service for customers in Three Mile Plains/Wentworth, Falmouth, and

Hantsport, as set out in the sewer rate study prepared by G.A. Isenor Consulting Limited in association with Blaine S. Rooney Consulting Limited dated November 1, 2018 be adopted and that staff prepare the necessary changes to related by-laws and policies.

The notice given to residents after the URAB board ruling on the water rates and sewer rates is attached. There was no mention of the sewer rates for 2022/2023.

I respect and appreciate that staff has informed us in email documentation May 3 and 4, 2022 of the process especially for the councillors who were not part of the process. Staff also informed us that the notice was on our website under Utilities.

However residents were not notified of the 2022/2023 increase in the notice sent to them in 2019 at the time of the water and sewer water rates announced.

Staff have been asked to look at other options for sewer rates and it has been on the dash board since our first meeting under a Consolidated unit. This should not have a great impact on the budget for 2022/2023.

NEXT STEPS

FINANCIAL IMPLICATIONS

As we are still in the budget process for 2022/2023 adjustments can be made accordingly.

ALTERNATIVES

ATTACHMENTS

None

CHIEF ADMINISTRATIVE OFFICER REVIEW

(For use if report is from a Councillor. CAO to provide additional comments on background, department/staff responsible and workload, budget, options, preferred strategy. State "Not Applicable" if report is from staff which already incorporates CAO review.)

Report Prepared by: Debbie Francis,
Councillor District 5

Report Reviewed by: _____
(Name and Title)

Report Approved by: _____
(Name and Title)



Committee of the Whole Excerpts
May 10, 2022

Sidewalk Needs Assessment

West Hants Regional Municipality's population has been increasing for many years and we are at a stage where this trend is rapidly accelerating. A Sidewalk Needs Assessment is in strategic alignment with many of the goals of the West Hants Regional Strategic Plan. Areas in the Strategic Plan that sidewalks positively impact are Community Mobility and Connectivity, community beautification, employee attraction and retention. The WHRM Accessibility Plan, MCCAP and Active Transportation are also positively impacted.

The recommended motion was that Committee of the Whole recommend that ...

COUNCIL DIRECT STAFF TO COMPLETE A SIDEWALK NEEDS ASSESSMENT IN THE GROWTH CENTRES OF THE DENSELY POPULATED AREAS OF WEST HANTS REGIONAL MUNICIPALITY THE EXACT LOCATION OF THE NEEDED SIDEWALKS AND ASSOCIATED CROSSWALKS, THE WIDTH AND COMPOSITON, THE ESTIMATED CAPITAL COSTS, OPERATING COSTS, THE IMPACT ON PROPERTY TAX RATES AS WELL AS EXPECTED COST SHARE AGREEMENT THAT COULD BE IN PLACE WITH THE PROVINCE, A PRIORITY RANKING ALONG WITH A REASONABLE CONSTRUCTION CYCLE, A PUBLIC ENGAGMENT TOOL AND AN EXPLANATION OF THE METHODOLOGY USED TO DO THE ASSESSMENT AND FURTHER STAFF REPORT IN JUNE THE HIGHLIGHTS OF THIS RECOMMENDATION



WEST HANTS REGIONAL MUNICIPALITY REPORT

Information <input type="checkbox"/>	Recommendation x <input checked="" type="checkbox"/>	Decision Request <input type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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To: COTW

Submitted by: John Smith Councilor District 9

Date: May 5, 2022

Subject: Sidewalk Needs Assessment

LEGISLATIVE AUTHORITY

MGA 14, Powers of Council

RECOMMENDATION or DECISION REQUEST

Recommend Council direct staff to complete a Sidewalk Needs Assessment in the growth centres of Falmouth and Three Mile Plains that outlines: the exact location of needed sidewalks and associated crosswalks, the width and composition, the estimated capital costs, operating costs, the impact on property tax rates as well as expected cost share agreement that could be in place with the province, a priority ranking along with a reasonable construction cycle, a public engagement tool and an explanation of the methodology used to do the assessment.

BACKGROUND

West Hants Regional Municipality population has been increasing for many years and we are at a stage where this trend is rapidly accelerating. All areas of the municipality are experiencing growth. The topic of lack of sidewalks has come up many times from residents and this issue was recently discussed at the council table.

The Sidewalk Needs Assessment shouldn't be viewed as a definitive work, more of an information base to support decisions including supporting the public engagement process.

The Sidewalk Needs Assessment is in strategic alignment with many of the goals of the West Hants Regional Strategic Plan. Areas in the Strategic Plan that sidewalks positively impact are Community Mobility and Connectivity, community beautification, employee attraction and retention. The WHRM Accessibility Plan, MCCAP and Active Transportation are also positively impacted.

Property x <input type="checkbox"/>	Public Opinion <input type="checkbox"/>	Environment <input type="checkbox"/>	Social <input type="checkbox"/>	Economic <input type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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(Provide the Who, What, When, Where and Why. If a Councillor Activity Report check “Councillor Activity” and provide your update/info below in the “Discussion” section.)

DISCUSSION

NEXT STEPS

Review report at the Sept 13, 2022 COTW meeting.

FINANCIAL IMPLICATIONS

Use of staff time.

ALTERNATIVES

Council could decide not to have the assessment completed.

Council could decide to have a consultant complete a Sidewalk Needs Assessment.

Council could request a different recommendation.

ATTACHMENTS

(List any attachment to the report, if anything.)

CHIEF ADMINISTRATIVE OFFICER REVIEW

I support the recommendation in principle.

However, staff would request the opportunity to provide a response to Councillor Smith regarding the staff capacity to conduct this work. A high-level assessment may be achievable within the requested timeframe, but a more thorough report including cost details, intermunicipal jurisdictional considerations, storm water modifications (ditch infilling or alterations), etc... may require the dedication of an engineer or consultant. There are no known studies or reports originating from the former West Hants environment to support this request.

It is requested that staff prepare a report for the June COTW meeting providing Council with options to consider.

Report Reviewed by:  _____
Mark Phillips, Chief Administrative Officer

Avon River Causeway Correspondence
(aka Hwy. 101 Twinning, Aboiteau, Causeway, Lake Pisiquid)

First Name	Last Name	Correspondence Date	Meeting / logged
Danny	Dill	2020-06-30	2020-07-14 COTW
Quentin	Davison	2020-07-06	2020-07-14 COTW
Alyson	Bremner	2020-07-07	2020-07-14 COTW
Cecil	Rolfe	2020-07-13	2020-07-14 COTW
Pat	Porter	2020-07-13	2020-07-14 COTW
Nikki-Marie	Lloyd	2020-08-02	2020-09-08 COTW
Heather	Boylan (Martock)	2020-09-01	2020-09-08 COTW
Greg	O'Leary	2020-09-03	2020-09-08 COTW
Dr. Abby	Kirumira	2020-09-02	2020-09-08 COTW
Dean	Manning	2020-09-08	2020-09-08 COTW
David & Michelle	Rideout	2020-09-08	2020-09-08 COTW
Colleen	Walsh-Bouman	2020-09-08	2020-09-08 COTW
Nicholas & Alyson	Juurlink/Bremner (Linked Farms)	2020-09-08	2020-09-22 Council
Tasha	Rogers	2020-09-08	2020-09-22 Council
Brad	Carrigan	2020-09-23	2020-10-13 COTW
Karen	Carrigan	2020-09-23	2020-10-13 COTW
Elaine	Morehouse	2020-09-24	2020-10-13 COTW
Gary	Morehouse	2020-09-24	2020-10-13 COTW
Dr. A	Kirumira	2020-09-24	2020-10-13 COTW
Blake	Sarsfield	undated	2020-10-13 COTW
Greg	Webster	2020-10-01	2020-10-13 COTW
Bobby	Kidston	2020-10-02	2020-10-13 COTW
NSTIR	(Province of NS)	2021-01-13	2021-01-26 Council
Darren	Porter	2021-03-19	2021-03-23 Council
Rylan	Carrigan	2021-03-29	2021-04-13 COTW
Robin	Bremner-Popma (Hants Co Fed of Agri)	2021-03-29	2021-04-13 COTW
Roslyn	MacDuff	2021-03-29	2021-04-13 COTW
Darlene	Taylor	2021-03-23	2021-04-13 COTW
Daniel	Oulton	2021-03-26	2021-04-13 COTW
Karen	Carrigan	2021-03-26	2021-04-13 COTW
Marie & Andrew	Connolly	2021-03-26	2021-04-13 COTW
Robin	Thomson (Atlantic Division Canoe Kayak Canada)	2021-03-30	2021-04-13 COTW
Barbara	Hughes	2021-03-29	2021-04-13 COTW
Laura	Fisher	2021-04-01	2021-04-13 COTW

Avon River Causeway Correspondence
(aka Hwy. 101 Twinning, Aboiteau, Causeway, Lake Pisiquid)

First Name	Last Name	Correspondence Date	Meeting / logged
Nikki-Marie	Lloyd	2021-04-06	2021-04-13 COTW
Ken	Donnelly (Hwy 101 Twinning CLC)	2021-04-01	2021-04-13 COTW
Darren	Porter	2021-04-06	2021-04-13 COTW
Karen	Lynch	2021-04-09	2021-04-13 COTW
Carilee	Eddy	2021-04-15	2021-04-27 Council
Nikki-Marie	Lloyd	2021-04-19	2021-04-27 Council
Sheldon	Hope	2021-04-19	2021-04-27 Council
Adrienne	Wood	2021-04-22	2021-04-27 Council
Magda	Montgomery	2021-04-22	2021-04-27 Council
Sheldon	Hope	2021-04-26	2021-04-27 Council
Andrew	Smiley	2021-05-02	2021-05-11 COTW
Carrilee	Eddy	2021-05-03	2021-05-11 COTW
Denise	Forand	2021-04-27	2021-05-11 COTW
Erin	Naugler	2021-05-02	2021-05-11 COTW
Janet	Comeau	2021-05-02	2021-05-11 COTW
Kristyn	Anderson	2021-05-02	2021-05-11 COTW
Laura	Fisher	2021-04-01	2021-05-11 COTW
Nick	Rafuse	2021-05-03	2021-05-11 COTW
Nicole	McLeod	2021-05-02	2021-05-11 COTW
Robyn	Cook	2021-05-02	2021-05-11 COTW
Sheldon	Hope	2021-05-02	2021-05-11 COTW
Tammy	Hilden	2021-05-02	2021-05-11 COTW
Tracey	Sexton	2021-05-03	2021-05-11 COTW
Ginette	Pitcher	2021-05-03	2021-05-11 COTW
Greg	Miller	2021-05-05	2021-05-11 COTW
David & Michelle	Rideout	2021-05-05	2021-05-11 COTW
Sylvia & Vince	Burgess	2021-05-05	2021-05-11 COTW
Scott (Adrienne)	Miniou (Wood)	2021-05-03	2021-05-11 COTW
Barbara	Sullivan	2021-05-06	2021-05-11 COTW
Sandra & Skip	Hogan	2021-05-06	2021-05-11 COTW
Marie & Andrew	Connolly	2021-05-06	2021-05-11 COTW
Karen	Carrigan	2021-05-07	2021-05-11 COTW
Adrienne	Wood (Petition)	2021-05-07	2021-05-11 COTW
Lisa	Hines	2021-05-07	2021-05-11 COTW

Avon River Causeway Correspondence
(aka Hwy. 101 Twinning, Aboiteau, Causeway, Lake Pisiquid)

First Name	Last Name	Correspondence Date	Meeting / logged
Cam	Hartley	2021-05-07	2021-05-11 COTW
Troy & Vicki	Harvie	2021-05-07	2021-05-11 COTW
Jenn	McDermott	2021-05-08	2021-05-11 COTW
Jennifer	Daniels	2021-05-09	2021-05-11 COTW
Krista & Colin	Duncan	2021-05-09	2021-05-11 COTW
Robin	Bremner-Popma	2021-05-07	2021-05-11 COTW
Roslyn (Darlene) [Barb]	MacDuff (Taylor) [Hughes]	2021-05-08	2021-05-11 COTW
Wayne & Dianne	Hines	2021-05-09	2021-05-11 COTW
Bob & Sandra	Langdon	2021-05-10	2021-05-11 COTW
Brad	Hood	2021-05-10	2021-05-11 COTW
Ed & Cathy	Kerr	2021-05-10	2021-05-11 COTW
Ann	MacArthur	2021-05-10	2021-05-11 COTW
Carole Anne	Casey	2021-05-10	2021-05-11 COTW
Sarah	MacDonald	2021-05-10	2021-05-11 COTW
Andre & Donna	Arsenault	2021-05-11	2021-05-11 COTW
Aaron	Leblanc	2021-05-12	2021-05-25 Council
Adrian	Rooney	2021-05-19	2021-05-25 Council
Adrienne	Wood	2021-05-12	2021-05-25 Council
Barb	Sullivan	2021-05-16	2021-05-25 Council
Barbara	Beck	2021-05-15	2021-05-25 Council
Bethany	Rozee	2021-05-12	2021-05-25 Council
Carl	Siler	2021-05-12	2021-05-25 Council
Carol	Bradley	2021-05-16	2021-05-25 Council
Carol	McKinley	2021-05-12	2021-05-25 Council
Chad	Pothier	2021-05-18	2021-05-25 Council
Chris	Cann	2021-05-21	2021-05-25 Council
Connie	Shay	2021-05-15	2021-05-25 Council
Conrad	Mullins	2021-05-18	2021-05-25 Council
Darlene	Taylor	2021-05-15	2021-05-25 Council
Darren	Porter	2021-05-12	2021-05-25 Council
Darren	Woods	2021-05-13	2021-05-25 Council
Dawson	Sheehy	2021-05-16	2021-05-25 Council
Deanna	Hamilton	2021-05-15	2021-05-25 Council
Debbie	Porter-Wood	2021-05-13	2021-05-25 Council
Debbie	Siler	2021-05-15	2021-05-25 Council
Denise	Forand	2021-05-13	2021-05-25 Council

Avon River Causeway Correspondence
(aka Hwy. 101 Twinning, Aboiteau, Causeway, Lake Pisiquid)

First Name	Last Name	Correspondence Date	Meeting / logged
Devan	Archibald	2021-05-18	2021-05-25 Council
Diane	Ogilvie	2021-05-13	2021-05-25 Council
Erin	Naugler	2021-05-13	2021-05-25 Council
Ernest	Eddy	2021-05-15	2021-05-25 Council
Gerry	Young	2021-05-15	2021-05-25 Council
Gina	Cochrane	2021-05-12	2021-05-25 Council
Harry	Ullock	2021-05-15	2021-05-25 Council
Hope	Moon	2021-05-12	2021-05-25 Council
Ian	Shaw	2021-05-16	2021-05-25 Council
J	Davis (and J Griffith)	2021-05-17	2021-05-25 Council
Jacqueline	Farvacque	2021-05-12	2021-05-25 Council
Jayne	Murray	2021-05-16	2021-05-25 Council
Jeff	Redden	2021-05-17	2021-05-25 Council
Jennifer	Shaw	2021-05-16	2021-05-25 Council
Jocelyne	Marchand	2021-05-12	2021-05-25 Council
John & Sarah	Monette	2021-05-19	2021-05-25 Council
Jordan	Macumber	2021-05-12	2021-05-25 Council
Josette	Dugue	2021-05-12	2021-05-25 Council
Judy	Lynch	2021-05-13	2021-05-25 Council
June	Pedersen-LaPierre	2021-05-15	2021-05-25 Council
Justin	Cochrane	2021-05-12	2021-05-25 Council
Karen	Lynch	2021-05-18	2021-05-25 Council
Kathryn	Bergeron	2021-05-16	2021-05-25 Council
Kathy	Veinot	2021-05-15	2021-05-25 Council
Kyle	Pellegrini	2021-05-12	2021-05-25 Council
Lachlan	Riehl	2021-05-12	2021-05-25 Council
Laura	Stewart	2021-05-19	2021-05-25 Council
Lee	Billington	2021-05-12	2021-05-25 Council
Lee	Millett	2021-05-12	2021-05-25 Council
Lexie	Barkhouse	2021-05-12	2021-05-25 Council
Linda	Card	2021-05-11	2021-05-25 Council
Monique	Wood	2021-05-16	2021-05-25 Council
Nancy	Sheehy	2021-05-16	2021-05-25 Council
Nancy	Sheehy	2021-05-18	2021-05-25 Council
Nikki-Marie	Lloyd	2021-05-12	2021-05-25 Council
Nikki-Marie	Lloyd	2021-05-17	2021-05-25 Council

Avon River Causeway Correspondence
(aka Hwy. 101 Twinning, Aboiteau, Causeway, Lake Pisiquid)

First Name	Last Name	Correspondence Date	Meeting / logged
Olena	Kharytonova	2021-05-15	2021-05-25 Council
Pat	Porter	2021-05-12	2021-05-25 Council
Paula	Lake	2021-05-12	2021-05-25 Council
Robert	Bowkett	2021-05-18	2021-05-25 Council
Roslyn	MacDuff	2021-05-15	2021-05-25 Council
Ruth	Angevine	2021-05-13	2021-05-25 Council
Scotch Village	Farm	2021-05-19	2021-05-25 Council
Shirley	Pineo	2021-05-12	2021-05-25 Council
Stephen	Brooks	2021-05-12	2021-05-25 Council
Trudy	Sheehy	2021-05-17	2021-05-25 Council
Steven	Bouman	2021-05-17	2021-05-25 Council
Sue	Sheehy	2021-05-14	2021-05-25 Council
Susie	Smith	2021-05-12	2021-05-25 Council
Tasha	Rogers	2021-05-12	2021-05-25 Council
Tera	Brommit	2021-05-17	2021-05-25 Council
Toni-Lee	Burns	2021-05-12	2021-05-25 Council
Tony	Wood	2021-05-18	2021-05-25 Council
Tracey	Sexton	2021-05-16	2021-05-25 Council
Trevor	Levy	2021-05-12	2021-05-25 Council
Tricia	Brommit	2021-05-17	2021-05-25 Council
Vince & Sylvia	Burgess	2021-05-16	2021-05-25 Council
Loretta	MacEachern	2021-05-20	2021-05-25 Council
Tim & Jennifer	Bayers	2021-05-21	2021-05-25 Council
Darlene	Taylor	2021-05-25	2021-06-08 COTW
Darlene	Taylor	2021-05-25	2021-06-08 COTW
Darren	Porter (forwarded email from/to another source)	2021-05-27	2021-06-08 COTW
Dawn	Allen	2021-05-25	2021-06-08 COTW
John	Monette	2021-05-25	2021-06-08 COTW
Richard	Dunham	2021-05-25	2021-06-08 COTW
Carrilee	Eddy	2021-06-06	2021-06-22 Council
Darlene	Taylor	2021-06-09	2021-06-22 Council
Darren	Porter	2021-06-06	2021-06-22 Council
Lisa	Bland	2021-06-08	2021-06-22 Council
Krista & Scott	Lloy	2021-06-07	2021-06-22 Council
Nancy	Sheehy	2021-06-06	2021-06-22 Council
Karen	Beazley	2021-07-06	2021-07-13 COTW

Correspondence Received

First Name	Last Name	Correspondence Date	Meeting / logged
Katherine	Mcleod, P.Eng, Dept. Environment and climate change	2021-10-28 (Received)	2022-01-11 COTW
Hants County Legion		2021-11-25	2021-12-07 COTW
Hon. Melissa	Sheehy-Richard	2021-11-30	2021-12-07 COTW
Hon. John	Lohr	2021-11-30	2021-12-07 COTW
Hon. Kim	Masland	2021-12-01	2021-12-16 Council
NSUARB		2021-12-10	2021-12-16 Council
Bennet	Mary Lou	2021-12-13	2021-12-16 Council
Hon. Kim	Masland	2021-12-17	2022-01-11 COTW
Bland	Lisa	2021-01-17	2022-01-11-COTW
Wilson	John	2021-12-21	2022-01-11 COTW
Pineo	Shirley	2021-12-17	2022-01-11 COTW
Nelson	Gary	2022-01-11	2022-01-25 Council
Hon. Kody	Blois	2022-01-13	2022-01-25 Council
Denise	Forrand	2022-01-19	2022-01-25 Council
Dawn	Allen	2022-01-18	2022-01-25 Council
Sarah	Brothers	2022-01-19	2022-01-25 Council
Roland	Newcombe	2022-01-20	2022-01-25 Council
Valerie	Newcombe	2022-01-20	2022-01-25 Council
Andrea	Moore	2022-01-21	2022-01-25 Council
Gary	Nelson	2022-01-26	2022-02-08 COTW
Hon. Minister	Johns	2022-01-27	2022-02-08 COTW
Hon. John	Lohr	2022-02-01	2022-02-08 COTW
Hon. Joyce	Murray	2022-02-02	2022-02-08 COTW
Kim	MacQuarrie	2022-02-06	2022-02-22 Council
Sheldon	Hope	2022-02-08	2022-02-22 Council
Brad	Carrigan	2022-01-24	2022-03-08 COTW
Dr. Gordon	Haliburton	2022-02-14	2022-03-08 COTW
Hon. Kim	Masland	2022-03-01	2022-03-08 COTW
East Hants		2022-03-01	2022-03-08 COTW
Hon. John	Lohr	2022-03-22	2022-04-12 COTW
Andrea	Parker	2022-03-28	2022-04-12 COTW
Bulk Water Haulers		2022-03-30	2022-04-12 COTW
Mark	Wainman	2022-04-04	2022-04-12 COTW
Jeff	Houser	2022-03-23	2022-04-12 COTW
Kathrin	Winkler	2022-04-05	2022-04-12 COTW
Joseph, PVSC	Feeney	2022-04-14	2022-04-26 Council



**Jeux de
l'Acadie**

Wednesday, May 11, 2022

Subject: Launch of the Selection Process for the Host Municipality of the 44th “Finale des Jeux de l'Acadie” in 2025

Dear Municipal Officials,

On behalf of La Société des Jeux de l'Acadie (SJA), this is to advise your council that the selection process will soon begin for the host municipality (or group of municipalities) of the 44th “Finale des Jeux de l'Acadie” to be held in 2025.

You are no doubt aware that the “Finale des Jeux de l'Acadie” is a major event for the municipality or group of municipalities selected to welcome the Acadian youth participants. In fact, more than 1,100 athletes are expected to converge in June 2022 on the municipality chosen to host the 41th “Finale des Jeux de l'Acadie.” The numerous economic, social, technical and other spin-off benefits generated by the “Finale des Jeux de l'Acadie” make it a showcase event with immeasurable positive impact on the communities responsible for hosting it. A study of the tourism and economic impact of the “Finale des Jeux de l'Acadie” has demonstrated that some 27,000 visitors attend the various sports competitions and generate economic spin-off benefits totalling more than \$1.2 million for the host municipality and an additional \$400,000 for the host province as a whole. Far beyond this economic impact, however, the social impact of hosting the games cannot be understated in terms of fostering and promoting the volunteer culture that develops throughout the community along with the awareness that when we work together, we can achieve anything! We celebrated our 40th anniversary in 2019!

An important information session will be held on **Monday, May 30th, 2022, at 7:00 p.m. by zoom**. The objective of this information session, which is **mandatory** for all municipalities seeking to apply for selection to host the 2025 “Finale des Jeux de l'Acadie,” is to provide the management team of La Société des Jeux de l'Acadie an opportunity to present the parameters and criteria that have been defined for the process of selecting the host municipality



Jeux de l'Acadie

Municipalities interested in taking part in this information session are asked to **confirm their attendance by completing the enclosed form and returning it to our office via e-mail at info@jeuxdelacadie.org , May 26th, 2022**. Municipalities confirming their attendance in this manner may sign in up to three (3) representatives to the information session. Municipalities applying as a group may send a total of up to five (5) representatives to the session on behalf of their group. It is important to note that attending the information session is not binding in any manner whatsoever on any municipality.

Municipalities seeking to proceed with application to host the games will have until Friday July 1st, 2022, to confirm their intention. They will then have until Friday, September 16th, 2022, to prepare and submit their application to the SJA.

A screening committee formed by the SJA will conduct a thorough evaluation of all applications in September and October 2022. This evaluation will include a review of the application documentation, a meeting with the provisional committee of each municipality and visit to each site.

In October 2022, at the banquet of the Annual General Meeting of La Société des Jeux de l'Acadie, the name of the municipality selected to host the 44th "Finale des Jeux de l'Acadie" in 2025 will then be announced.

On behalf of the SJA, I consequently encourage your municipal council to seriously consider entering your municipality's name into the selection process to be the host municipality of the 44th "Finale des Jeux de l'Acadie" in 2025. This selection process is a rewarding exercise in itself that we highly recommend.

We look forward to seeing you at the information session on **May 30th 2022**, when we will be pleased to review the various aspects of the selection process and to answer any questions you may have in this regard.

For additional information, please contact Mr Luc Arseneau, Executive Director of La Société des Jeux de l'Acadie, at 506-863-9677 or by e-mail at luc@jeuxdelacadie.org

Sincerely,

Yves Arseneau

Fort Edward Lands Correspondence

First Name	Last Name	Correspondence	Meeting/Logged
Theresa	Newcombe	11/23/2021	2022-03-22 Council
Gary	Nelson	12/17/2021	2022-01-11 COTW
Lisa	Bland	12/17/2021	2022-01-11 COTW
John	Wilson	12/21/2021	2022-01-11 COTW
Gary	Nelson	1/11/2022	2022-01-25 Council
Andrea	Moore	1/21/2022	2022-01-25 Council
Valerie	Newcombe	1/21/2022	2022-03-22 Council
Gary	Nelson	1/26/2022	2022-02-08 COTW
Sara	Brothers	1/19/2022	2022-01-25 Council
Dawn	Allen	1/17/2022	2022-01-25 Council
Marty	Fougarty	2/5/2022	2022-03-22 Council
Dr. Gordon	Haliburton	2/14/2022	2022-03-08 COTW
Theresa	Newcombe	3/11/2022	2022-03-22 Council
Marie	Claude-Roiux	3/9/2022	2022-03-22 Council
Barbara	Gallagher	No Date	2022-03-22 Council
Roland	Newcombe	1/20/2022	2022-01-25 Council
Liz	Galbraith	12/16/2021	2021-12-16 COTW
Mary Lou	Bennet	12/13/2021	2021-12-16 COTW
Jean	Scotney	2/25/2022	2022-03-22 Council
Denise	Forand	3/16/2022	2022-03-22 Council
Jonathan Fowler	Fowler	3/13/2022	2022-03-22 Council
Heather	Pick	3/17/2022	2022-03-22 Council
Wanda	Donelle	2/22/2022	2022-04-12 COTW
Teresa	Newcombe	3/22/2022	2022-04-12 COTW
Patti	Quinn	3/22/2022	2022-4-12 COTW
Martin	Theberge	4/6/2022	2022-04-12 COTW
Rene	Cormier	4/12/2022	2022-04-26 Council
Daphnee	de Lamirande	4/29/2022	2022-05-12 COTW

Combined Overflow System Correspondence

First Name	Last Name	Date Received	Meeting/Logged
Katherine	MacLeod	10/27/2021	2022-01-11 COTW
Katherine	MacLeod	10/28/2021	2022-01-11 COTW
Carrilee	Eddy	3/13/2022	2022-03-22 Council
Anna	DeNicola	3/12/2022	2022-03-22 Council
Darren	Porter	3/13/2022	2022-03-22 Council
Ellen	Hart	3/13/2022	2022-03-22 Council
Jennifer	Davidson	3/13/2022	2022-03-22 Council
Felicia	McNeil	3/14/2022	2022-03-22 Council
Darren	Porter	3/15/2022	2022-03-22 Council
Susie	Smith	3/15/2022	2022-03-22 Council
Carol	Bradley	3/17/2022	2022-03-22 Council
Felicia	McNeil	3/21/2022	2022-04-12 COTW
Felicia	McNeil	4/11/2022	2022-04-26 Council

