WEST HANTS REGIONAL MUNICIPALITY
Council Meeting Agenda
July 25, 2023 - 6:00 p.m.
Sanford Council Chambers, 76 Morison Dr, Windsor, NS
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.

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1. Call to Order

2. Attendance

3. Announcements

4. Approval of the Agenda, including additions or deletions
   a) Dashboard Action Items – Information Log
   b) Dashboard Action Items – Dangerous or Unsightly Premises

5. Declaration(s) of Conflict of Interest

6. Presentations
   a) Purple Cow Internet Service Provider

7. Approval of Previous Meeting Minutes
   a) 2023-06-27 Council Meeting Minutes
   b) 2023-06-27 Public Hearing Minutes, Cole Drive Development Agreement
   c) 2023-06-27 Public Hearing Minutes, Benjamins Mill Wind Project Development Agreement

8. Public Hearings
   a) 997 Highway 14, Upper Vaughan PID 45041902 WHLUB Amendment

9. Second Readings
   a) 997 Highway 14, Upper Vaughan PID 45041902 WHLUB Amendment

10. Unfinished Business/Postponed Motions
    a) Proclamation Request from the West Hants Historical Society
    b) Falmouth Family Park Report – Director Kehoe
    c) POSSE Request for Funding Information Report – Clerk Snair

11. Mayor's Report

12. Committee(s) of Council Excerpts/Recommendations
    a) Committee of the Whole Excerpts (July 11, 2023)
       i. Chamber Improvements

ii. Development Officer Appointment
iii. Parkland Divestment Rezoning Request
iv. Security Camera Systems
v. WHRMPW23-06 Purchase of two (2) 1 Ton Trucks

b) Planning and Heritage Advisory Excerpts (June 13, 2023) – None (Mtg was cancelled)

13. Councillor Municipal Business/Activity Reports
a) Councillor Ivey, District 11 Activity Report

14. Correspondence
a) Information
1. Avon Causeway Activity Log
i. Beth McBrine Re The Lake Newspaper Article
ii. Judi Wilson Re Emergency Order Lake Pisaquid
iii. Dr. AK. Kirumira Re Reply from Fisheries and Oceans Canada (WHRM copied)

2. Correspondence Received Activity Log
i. 2023-07-12 Carrilee Eddy Re Declining to meet with Nikki-Marie Lloyd (WHRM copied)
ii. 2023-07-19 East Hants Letter Re Bill 236 - Railways Act - Windsor Hantsport Rail (WHRM copied)
iii. 2023-07-20 Matt Dunfield Question Re Falmouth Family Park

3. Fort Edward Activity Log - None

b) Requests
i. Falmouth Family Dog Park Letters of Support
1. Cecile Rolfe
2. Shiloh Pemberton
3. Linda Card
4. Hilary Bennett- Parker
5. Heather Pick
6. Frances Oliver
7. Jeff & Donna Dunfield
8. Amanda Cleveland
9. Andrea Armstrong
10. Anne Porter
11. Melissa Weir
12. Laura Kent
13. Kent Campbell
14. Wayne Hines
15. Barbara Tait

c) Outgoing Correspondence Log
    i. 2023-07-20 WHRM Letter Re Permanent Freshwater Resource for Agricultural Communities
    ii. 2023-07-20 WHRM Letter of Support for the Residents of Avon Street, Hantsport Re Erosion (Sent 2023-07-21)

15. New Business
    a) Albert Street Reconstruction WHRMPW22-06 – Additional Contingency Request – Recommendation Report – Manager Carrigan
    b) Dangerous or Unsightly Premise Information Report – CAO Phillips
    c) Little River Trail Bridge Recommendation Report – Director Kehoe
    d) Temporary Borrowing Resolution Recommendation Report – Manager Gibson
    e) Old Parish Cemetery Wall Construction – Additional Contingency Request – Request Report – Director Kehoe

16. In-Camera
    a) 2023-06-27 In-Camera Minutes
    b) MGA 22(2)(a) Land Matter
    c) MGA 22(2)(a) Personnel Matter

17. Next Meeting Date / Adjournment – July 31, 2023 Special Council Meeting 6 p.m.

M - Motion
D - Direction/Discussion

West Hants Regional Municipality
Dashboard (Action List)
July 25, 2023

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

Matter	Start Date	Deadline / Update	Status/Progess Updates	Resp.
Sewer Billing Review - Staff explore what the sewer rates would be if sewer util. fees were put back on the taxes.	2020-05-12		Discussions to occur once the Rate Study was completed.	CAO/Fin
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. PRIME has been engaged to create how the signs will look and are working on gathering suitable photos for Hantsport, Windsor and West Hants.	PW/Comm. Dev
W. B Stephens Building Design Project Management Tender Award (Municipal Office) - Draft an RFP that will look at A) the 100 King Street Building B) The 76 Morison Building and C) or an alternative new location is required to facilitate the needs of the Municipality.	2020-10-27	2022-on going	Ongoing - continue with RFP	CAO
Panuke Rd Event - Event to be arranged by Mayor	2021-03-09	Spring/Summer 2023	On-going, an event will be scheduled this year.	Mayor
Noise By-law - Staff revise by-law (Peace and Good Order)	2021-03-23	**March 2023**	DEFEATED - No direction provided.	CAO
Glooscap First Nation & WHRM Council Meeting - Send formal invite for a meeting to discuss many topics including reconciliation.	2021-06-22		On-going	Mayor
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		Pending, awaiting meeting dates from Glooscap Council	Mayor/CAO
65 Fort Edward Street (Municipal Lands) - the Public Hearing and Second Reading be adjourned until Ocober 2023	2022-06-28	2023-10	On-going meetings with Dr. Fowler (pending plan submission and approval) **POSTPONED SECOND READING UNTIL OCTOBER, 2023**	CAO/Planning

Matter	Start Date	Deadline / Update	Status/Progess Updates	Resp.
Security Cameras - Review and bring a report back to Council for further discussion and decision making re: security cameras within West Hants in consultation with IT and RCMP on locations.	2022-11-08	2023-07-25	Report presented at the July COTW mtg. Approved the over-budget Phase 3 – Fibre Camera System Project (along Wentworth Road and the Falmouth Bridge entrance to the former Town of Windsor) ($28,605.27, plus a 15% project contingency of $4290.79, plus applicable taxes). Pending approval.	Finance
Subdivision Street Lighting - Create a policy to come back to Council for review.	2023-01-10	2023-09-12	Approved, Report will be presented at **September** COTW	PW
WFD Rescue Engine - approve the award of tender WHRMAD22-03A for the supply of a Rescue Engine to the compliant bidder, Techno Fu Inc., at the tendered price of $1,496,490.36 plus applicable taxes.	2023-01-10	2023-10	Re-issue a new tender when permitted	CAO
Waste Collection By-Law - initiate the process for consolidating the Windsor and West Hants waste by-law to remove the disparities that exist between the two.	2023-03-28	**2023-09-12**	Approved, awaiting report/By-Law	PW
Public Participation Policy - staff explore amending the Public Participation Program Policy (PPPP) to include strengthening public notice of information meetings.	2023-03-28	**2023-09-26**	Approved, Report to follow	Plan
WH Historical Society Proclamation - proclamation will return to the July 25th meeting for official declaration within chambers.	2023-03-28	2023-07-25	Approved, will return to July Council meeting	CAO
Sidewalk Extension from Wentworth Road to the WH Sports Complex - prepare a report on what is required to extend the sidewalk from Wentworth Rd. to the WH Sports Complex and as a second step to include extending the sidewalk to the end of the block (intersection of Wentworth and Tregothic).	2023-04-11	**2023-09-12**	Approved, Report to follow	PW

Matter	Start Date	Deadline / Update	Status/Progess Updates	Resp.
Insurance - engage a consultant (if needed) to do a review of insurance costs across the Municipality (all operations) to be able to do a review to optimize insurance expenditures. (Amended - to be done within the next two months)	2023-04-12	**2023-10-10**	Underway	Fin
Council Chamber Improvements - Direct staff to add up to $30,000 to the budget to improve Chambers and bring a report on the costs.	2023-04-19	2023-07-25	Report presented. Staff purchase 21 chairs at a price range of $400.00 to $800.00 per chair. Pending Council approval.	CAO
Bulk Water Options - staff explore options for having bulk water rates reduced to previous levels prior to regulation from the UARB.	2023-04-19	**2023-10-10**	Approved, Report to follow	Fin
Downtown Draft Parking By-Law - staff prepare a draft Parking By-Law for WHRM to be reviewed by Council.	2023-05-09	**9/12/2023**	Approved, Report to follow	PW/By-Law
Short Term Rentals - Planning staff prepare a report with recommendations/regulations if appropriate for short term rentals within WHRM rentals. Report will go to PAC first.	2023-05-09	**2023-09-26**	Approved, Report to follow	Plan
Amendment to Land Use Bylaw Definition "Community Centres" - staff review the process that occurred and resulted in the change in Community Centre's definition and review the existing definition in comparrison to the original definition to determine if the current definition does result in a broader scope and the potential to create increased land use conflicts.	2023-05-23	2023-07-25	Approved, report presented at July COTW	Plan
Aberdeen Beach Road - staff explore the restricted vehicular access to Aberdeen Beach Road through a safety lens re: emergency vehicles (fire apparatus, ambulance and emergeny vehicles)	2023-06-13	**2023-09-26**	Approved, Report to follow	CAO/PW

Matter	Start Date	Deadline / Update	Status/Progess Updates	Resp.
Edward Drive and Underwood Road - provide a quote (class D estimate) on connecting Payzant to King Street and report back to Council within 3 months.	2023-06-13	**2023-09-26**	Approved, Report to follow	PW
Federation of Agriculture Letter of Support - write a letter of support for the residents of Avon Street for immediate action by the Federal and Provincial Governments to address the issues experienced as reported by the Avon Street group.	2023-06-13	2023-07-25	Sent July 20, 2023	CAO
Federation of Agriculture Letter of Support - send a letter to the appropriate ministers for the province of NS, the government of Canada, the Premier of NS and the Prime Minister of Canada stating firm support for a permanent long term fresh water resource for the community as stated by the Hants County Federation of Agriculture.	2023-06-13	2023-07-25	Sent July 20, 2023	CAO
Town Hall Mtg - Council hold a Town Hall mtg and extend an invitation to MP Blois and MLA Sheehy-Richard to attend and answer questions from the public.	2023-06-13	2023-07-11	Motion withdrawn at the July 11th COTW Mtg	CAO
Cell Phone Service -staff write a letter to the proper organizations re: the poor cell service in West Hants requesting that providers explore all options that would result in increased cellular service West Hants.	2023-06-27	2023-06-27	Approved, letter being drafted	CAO
Tax Exemption Concern - Staff determine if the property owned by a resident of Zwicker Lake qualifies for a tax exemption (PCC concern).	2023-06-27	2023-07-25	Approved, pending confirmation	FIN
CCBF Funding qualification - Staff write a letter to CCBF to confirm that the proposed septic system upgrades for the PCC fall under the criteria identifed by CCBF.	2023-06-27	2023-07-25	Approved, CCBF was contacted, awaiting a response	FIN

Matter	Start Date	Deadline / Update	Status/Progess Updates	Resp.
Development Officer - Council appoint Christopher Burns as a Development Officer effective July 24, 2023.	2023-07-11	2023-07-25	Pending Council Approval	PLANNING
Parkland Divestment - CAO be directed to submit an aplication to the Planning Dept. to consider rezoning lands previously identified as surplus, PID 45226636, 45045952, 45215290, 45221868, 45222254, 45218658, 45222049, 45236601 and 45225018 to provide opportunity for residential development.	2023-07-11	2023-07-25	Pending Council Approval	CAO/PLAN
(WHRMPW23-06) Two one ton trucks - Council approves the award of tender for the purchase of two (2) one ton trucks (WHRMPW23-06) from Pothier Motors Ltd. for the price of $105,744.22, and $130,642.92 plus applicable taxes less the trade in value of $45,000.	2023-07-11	2023-07-25	Pending Council Approval	PW/FIN
Falmouth Family Dog Park - Item to return to Council with more information on costs associated with sewer and water hook-ups as well and information on parks owned by the Municipality.	2023-07-11	2023-07-25	Item will return to July Council meeting with more information	CD
POSSE Funding Request - Item deferred to Council with more information	2023-07-11	2023-07-25	Item deferred to July Council meeting pending an information report	CAO
Windsor Agricultural Society Request - staff to prepare a report on the request made by the Windsor Agricultural Society pertaining to water usage and sewer amounts billed; and further that staff provide a refresher on how residential and commercial businesses are billed for water and sewer usages.	2023-06-27	2023-07-11	Report provided at the July COTW mtg	FIN

West Hants Regional Municipality
Dangerous or Unsightly Premises
Dashboard (Action List)
July 25, 2023

Matter	Meeting
Textile Building - Staff continue to monitor the site.	**Nov 8, 2022 COTW**
74 Bowman Road - Property owner understands their obligation	**Nov 8, 2022 COTW**

WEST HANTS REGIONAL MUNICIPALITY REPORT

Information ☐	Recommendation X	Decision Request ☐	Councillor Activity ☐

To: Mayor Zebian and Members of West Hants Regional Municipality Council

Submitted by: _____
Alex Dunphy, Planner

Date: July 25, 2023

Subject: WHLUB Amendment: 997 Highway 14, Upper Vaughan (PID 45041902); File # 23-01B

LEGISLATIVE AUTHORITY

Municipal Government Act Section 210

RECOMMENDATION

Staff do not recommend in favour of the application because the criteria 9.1.6 (c) safe and efficient roadway access, (e) (i) traffic safety, and (f) being considered obnoxious, as well as Policy 16.3.1 (a) (iii) adequacy of fire protection, (c) suitability of movement, (e) pattern of development, and (g) provincial requirements are not met.

If Council wishes to approve the amendment following the Public Hearing, the following motion would be in order:

…that Council gives Second Reading and approves amending Schedule A of the West Hants Land Use By-law to rezone 997 Highway 14, Upper Vaughan (PID 45041902) from the General Resource (GR) zone to the Resource Industrial (M-1) zone.

BACKGROUND

Property X	Public Opinion ☐	Environment ☐	Social ☐	Economic ☐	Councillor Activity ☐

The Planning and Development Department was first made aware of the existing use of the property due to a complaint which led to the owner applying for a rezoning. A completed application was received from William (Bill) Clarke on March 8, 2023. The application is to allow for commercial storage and distribution by rezoning the subject lot to the Resource Industrial (M-1) zone.

DISCUSSION

Two Public Information Meetings were held on April 13 and April 14, 2023. A total of 10 members of the public spoke between both meetings. The public comment period ended on April 28, 2023, with staff receiving 1 phone call, 1 letter, and 15 emails. The full comments from the public can be found in Appendix A.

On May 11, 2023, staff presented a recommendation report to the Planning and Heritage Advisory Committee (PAC/HAC). During the May 11 meeting, PAC/HAC unanimously recommended against the proposed rezoning.

On May 23, 2023, staff presented the PAC/HAC recommendation to Council for First Reading (Appendix A). Staff recommended that the application be brought to Public Hearing to continue with the public process and then Council could make final decision on the application at Second Reading. Council recommended the application move forward to Public Hearing.

On July 11, 2023, correspondence from Jenifer Tsang on behalf of the owner of the subject lot was circulated as correspondence to Committee of the Whole (Appendix B). If Council were to decide to follow the process outlined in the correspondence from Jenifer Tsang, the existing application would have to be withdrawn and a new application would be started. This process would require a Municipal Planning Strategy amendment to create the policy necessary to enable Council to consider a development agreement for the use, then a development agreement application process. This process would likely take over a year to complete.

NEXT STEPS

The process for this application is as follows.

Process
Staff Review
▼
Public Information Meeting – April 13 and 14
▼
PAC/HAC receives staff report and PIM Notes

PAC/HAC Review and Recommendation – May 11

▼

Regional Council First Reading – May 23

▼

Public Hearing & Second Reading – July 25

▼

Notice of Approval in Local Paper

▼

14-Day Appeal Period

APPENDICIES

Appendix A	2023-05-23 PAC/HAC Report to Council - WHLUB Amendment: 997 Highway 14, Upper Vaughan (PID 45041902); File # 23-01A
Appendix B	2023-07-11 Letter from Jenifer Tsang to Committee of the Whole

CHIEF ADMINISTRATIVE OFFICER REVIEW

The report reflects the ongoing review of this file and the lack of compliance by the property owners in relation to the property and the current activities being conducted on the site. Pending Councils' discussion and decision should Council not proceed with second reading, staff will be directed to communicate clearly with the property owner what structures and activities are clearly permitted on the property under the current zoning and direct the owner to take remedial action as required for non-compliant matters.

I support the position of planning staff regarding this matter.

Report Prepared by: _____
Alex Dunphy, Planner

Report Approved by: _____
Sara Poirier, Director of Planning and Development

Report Approved by: _____
Mark Phillips, Chief Administrative Officer

Appendix A – 2023-05-23 PAC/HAC Report to Council - WHLUB Amendment: 997 Highway 14, Upper Vaughan (PID 45041902); File # 23-01A

WEST HANTS REGIONAL MUNICIPALITY REPORT

Information ☐	Recommendation X	Decision Request ☐	Councillor Activity ☐

To: Mayor Zebian and Members of West Hants Regional Municipality Council

Submitted by: _____
Alex Dunphy, Planner

Date: May 23, 2023

Subject: WHLUB Amendment: 997 Highway 14, Upper Vaughan (PID 45041902); File # 23-01A

LEGISLATIVE AUTHORITY

Municipal Government Act Section 210

RECOMMENDATION

Staff do not recommend in favour of the application because the criteria 9.1.6 (c) safe and efficient roadway access, (e) (i) traffic safety, and (f) being considered obnoxious, as well as Policy 16.3.1 (a) (iii) adequacy of fire protection, (c) suitability of movement, (e) pattern of development, and (g) provincial requirements are not met.

If Council wishes to proceed to a Public Hearing the following motion would be in order:

…that Council gives First Reading and will hold a Public Hearing to consider amending Schedule A of the West Hants Land Use By-law to rezone 997 Highway 14, Upper Vaughan (PID 45041902) from the General Resource (GR) zone to the Resource Industrial (M-1) zone.

BACKGROUND

Property X	Public Opinion ☐	Environment ☐	Social ☐	Economic ☐	Councillor Activity ☐

The Planning and Development Department was first made aware of the existing use of the property due to a complaint which led to the owner applying for a rezoning. A completed application was received from William (Bill) Clarke on March 8, 2023. The application is to allow for commercial storage and distribution by rezoning the subject lot to the Resource Industrial (M-1) zone.

DISCUSSION

Two Public Information Meetings were held on April 13 and April 14, 2023. A total of 10 members of the public spoke between both meetings. The public comment period ended on April 28, 2023, with staff receiving 1 phone call, 1 letter, and 15 emails. The full comments from the public can be found in Appendix A. To summarize, the comments and concerns from the public included: existing uses not being suitable for the property, erosion of adjacent properties, ineffective drainage, concrete wall placement, the nearby heritage property, unsightliness of uses, guardrail installation, use of adjacent lots for equipment storage, dangerous access points, building proximity to the road, potential for more intensive industrial use, an alternate lot being provided in the industrial park, no industrial uses outside of the industrial parks, potential environmental issues, noise pollution, negative affect on community aesthetic, light pollution, safety of those travelling to the canoe club, why the use hadn't been stopped, when the initial complaint was filed, public opposition to the rezoning, why the rezoning process was used instead of a development agreement, information regarding the initial development permit that was issued, industrial development not being appropriate in this area, community disruption, a potential judicial review for environmental concerns, proximity of the subject lot to a heritage property, incorrect date listed on notice, violation of the Land Use By-law, property values, property ownership, impacted resident use of the lake, proximity of subject lot to the lake, and information regarding Community Accountability and Transparency Councils.

On May 11, 2023, staff presented a recommendation report to the Planning and Heritage Advisory Committee (PAC/HAC) (Appendix A). During the May 11 meeting, PAC/HAC unanimously recommended against the proposed rezoning.

NEXT STEPS

The process for this application is as follows. The applicant has requested the Public Hearing be held in July to ensure they are able to attend the meeting in-person.

Process
Staff Review
▼

Public Information Meeting – April 13 and 14

▼

PAC/HAC receives staff report and PIM Notes
PAC/HAC Review and Recommendation – May 11

▼

Regional Council First Reading – May 23

▼

Public Hearing & Second Reading – July 25*

▼

Notice of Approval in Local Paper

▼

14-Day Appeal Period

*anticipated dates; final dates set by Council

FINANCIAL IMPLICATIONS

There are no financial implications to the Municipality or residents with regard to the filing of this report.

ALTERNATIVES

In response to this application, Council may decide to:

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

APPENDICIES

Appendix A	2023-05-11 Staff Report - WHLUB Amendment: 997 Highway 14, Upper Vaughan (PID 45041902); File # 23-01

CHIEF ADMINISTRATIVE OFFICER REVIEW

As noted in the report the application to rezone 997 Highway 14, Upper Vaughan (PID 45041902) from the General Resource (GR) zone to the Resource Industrial (M-1) zone essentially was brought forward because of non-compliance by the property owner. The current use of the lands has deviated from the use indicated on the original permit and approval. This non-

compliance has triggered complaints by the community, an inspection by the WHRM and the resulting application by the owner to see if compliance of the current use can be achieved through a rezoning. This option has been made available to the property owner. As indicated in the report, and all rezoning applications, staff will comment on their evaluation of existing language in relation to the application. In this case staff were not prepared to recommend the rezoning. The PAC/HAC shared the same view. The matter is now before Council for their consideration. Council has the authority to agree or disagree with staff and PAC/HAC recommendations.

Due to the interest and feedback from the community regarding this property throughout the public feedback process, it is important to note to the public and Council that should Council agree with the staff / PAC/HAC position and not rezone the property, the property owner will not be permitted to continue with the non-compliant use. This may or may not require property site modifications in order to comply with what are the allowable uses in a General Resource (GR) zone. This will be determined by the development officer and instruction provided to the property owner from an enforcement perspective to achieve compliance.

I support the staff and PAC/HAC position regarding this matter.

Report Prepared by: _____
Alex Dunphy, Planner

Report Approved by: _____
Sara Poirier, Director of Planning and Development

Report Approved by: 
Mark Phillips, Chief Administrative Officer

Appendix A – 2023-05-11 Staff Report - WHLUB Amendment: 997 Highway 14, Upper Vaughan (PID 45041902); File # 23-01

WEST HANTS REGIONAL MUNICIPALITY REPORT

Information ☐	Recommendation X	Decision Request ☐	Councillor Activity ☐

To: Members of Planning and Heritage Advisory Committee (PAC/HAC)

Submitted by: _____
Alex Dunphy, Planner

Date: May 11, 2023

Subject: WHLUB Amendment: 997 Highway 14, Upper Vaughan (PID 45041902); File # 23-01

LEGISLATIVE AUTHORITY

Municipal Government Act Section 210

RECOMMENDATION

Staff do not recommend in favour of the application because the criteria 9.1.6 (c) safe and efficient roadway access, (e) (i) traffic safety, and (f) being considered obnoxious, as well as Policy 16.3.1 (a) (iii) adequacy of fire protection, (c) suitability of movement, (e) pattern of development, and (g) provincial requirements are not met.

If the PAC/HAC would like to recommend in favour of the proposal the following motion would be in order:

…that PAC/HAC recommends that Council give First Reading and hold a Public Hearing to consider amending Schedule A of the West Hants Land Use By-law to rezone 997 Highway 14, Upper Vaughan (PID 45041902) from the General Resource (GR) zone to the Resource Industrial (M-1) zone.

BACKGROUND

Property X	Public Opinion ☐	Environment ☐	Social ☐	Economic ☐	Councillor Activity ☐

The Planning and Development Department was first made aware of the existing use of the property due to a complaint which led to the owner applying for a rezoning. A completed application was received from William (Bill) Clarke on March 8, 2023. The application is to allow for commercial storage and distribution by rezoning the subject lot to the Resource Industrial (M-1) zone.

DISCUSSION

The subject lot is currently designated Resource on the Generalized Future Land Use Map (GFLUM) of the West Hants Municipal Planning Strategy (WHMPS) (Figure 1). The subject lot is zoned General Resource (GR) on Schedule A of the West Hants Land Use By-law (WHLUB) (Figure 2).

Surrounding Context

All properties surrounding the subject lot are designated Resource and zoned General Resource (GR). Nearby uses include single unit residences, the Upper Vaughan Community Hall heritage property, and the Pisiquid Canoe Club.

Municipal Planning Strategy Document Review

Policy 9.1.6 is the primary enabling policy to be considered for this application. This policy provides Council with the ability to consider rezoning to allow for industrial uses permitted in the Resource Industrial (M-1) zone. The Policy also includes criteria which must be considered in relation to the proposal. The full list of criteria is included with this report in Attachment A. In summary, the proposal does not meet the criteria since:

- neither the primary or secondary access meets the stopping site distance requirements and the secondary access does not meet the current access criteria for the NS Department of Public Works;
- slow-moving vehicles accessing the subject lot may impede traffic safety as commented by the NS Department of Public Works;
- there is potential for conflict with the hours of operation between the established residential uses and some of the permitted uses listed in the Resource Industrial (M-1) zone;
- certain uses permitted in the Resource Industrial (M-1) zone could potentially be obnoxious in nature; and

- the current use does not meet the setback criteria for the Resource Industrial (M-1) zone and further development of the subject lot could reduce buffering from adjacent existing uses.

Policy 16.3.1 establishes the general criteria that must be considered for all amendments to the West Hants Land Use By-law. The full list of criteria is included with this report in Attachment A. In summary, the proposal does not meet the criteria as:

- the local Fire Chief has stated that there are a number of uses in the Resource Industrial (M-1) zone that would be concerning due to potentially insufficient response time;
- due to the subject lot not meeting stopping site distances, it is possible that slow-moving vehicles accessing the subject lot may impede the movement of traffic passing the subject lot as commented by the NS Department of Public Works;
- uses permitted in the Resource Industrial (M-1) zone would constitute a major change from the pattern of development currently existing in the area and the potential development of additional Resource Industrial uses would negatively affect surrounding residential uses; and
- access to the property does not meet the requirements of the NS Department of Public Works.

Existing Development Permit

This rezoning application is only pertaining to the use of the subject lot for industrial purposes which is in violation of the West Hants Land Use By-law. This does not include the existing personal storage building which was issued a development permit on September 10, 2020 (Attachment B).

A development permit was issued for a garage as a storage building to be used for personal storage only as per section 5.1 (d) of the West Hants Land Use By-law (WHLUB). Section 5.1 (d) of the WHLUB states:

> *(d) No accessory building or structure shall be constructed:*
>
> > *(i) prior to construction of a main building, unless development and building permits have been issued for the main building, except that a boat house, dock or storage shed may be built prior to construction of a seasonal dwelling only on a lot located in the General Resource (GR) zone; or*
> >
> > *(ii) prior to the establishment of the main use of the land where no main building is to be built.*

As a follow up to a complaint that was received in November 2022, the Development Officers inspected the subject lot and use of storage building. The Development Officers confirmed that the building is being used for personal storage of items (household items, personal vehicles,

etc.). Therefore, the current use of the building does conform to the development permit that was issued.

MUNICIPAL CLIMATE CHANGE ACTION PLAN

The Municipal Climate Change Action Plan (MCCAP) Inland Flooding and Coastal Flooding maps do not show any risks of either inland or coastal flooding on the property.

Property owners are responsible for ensuring that their lot is suitable for the proposed uses.

NEXT STEPS

Discussion from PAC will be incorporated into the report and presentation to Council.

Process
Staff Review
▼
Public Information Meeting – April 13 and 14
▼
PAC/HAC receives staff report and PIM Notes **PAC/HAC Review and Recommendation – May 11**
▼
Regional Council First Reading – May 23*
▼
Public Hearing & Second Reading – June 27*
▼
Notice of Approval in Local Paper
▼
14-Day Appeal Period

*anticipated dates; final dates set by Council

FINANCIAL IMPLICATIONS

There are no financial implications to the Municipality or residents with regard to the filing of this report.

ALTERNATIVES

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

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

ATTACHMENTS

Figure 1	West Hants GFLUM Extract
Figure 2	West Hants Zoning Map Extract
Figure 3	West Hants Proposed Zoning Map Extract
Attachment A	Policy Summary for Development Agreement
Attachment B	Development Permit
Attachment C	Public Information Meeting Notes

Report Prepared by: _____
Alex Dunphy, Planner

Report Approved by: _____
Sara Poirier, Director of Planning and Development

Figure 1 – West Hants GFLUM Extract

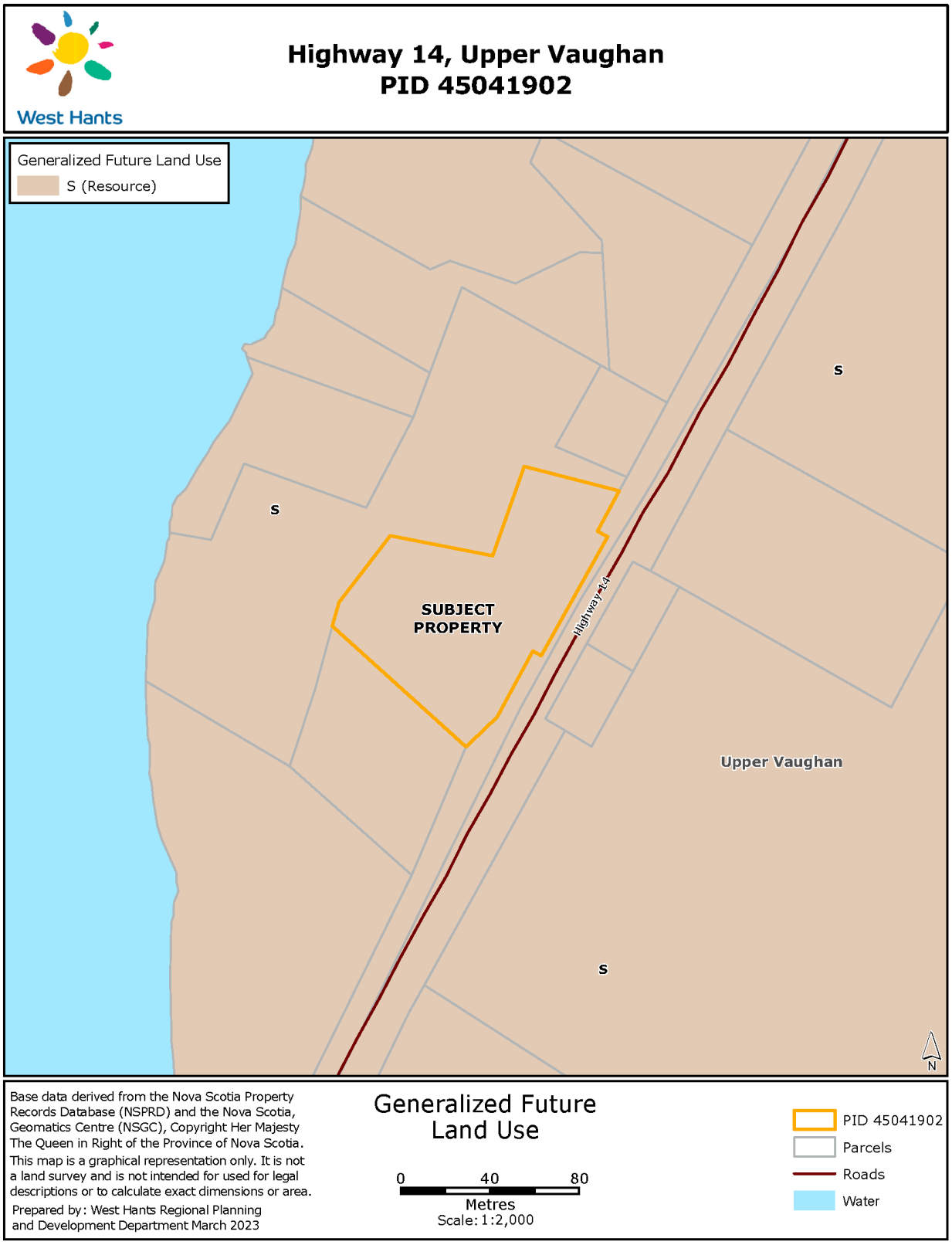
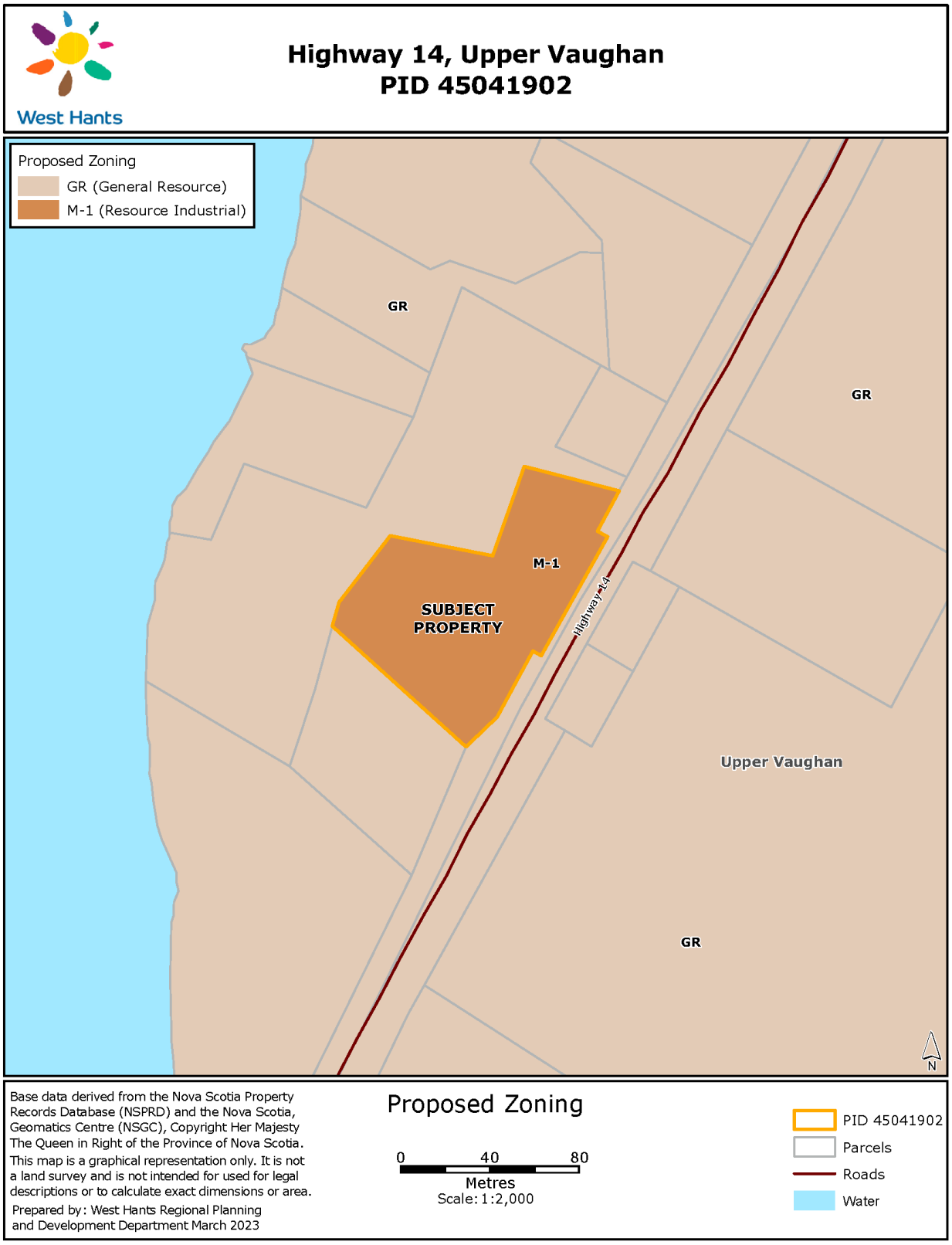


Figure 2 – West Hants Zoning Map Extract



Figure 3 – West Hants Proposed Zoning Map Extract



Attachment A – Policy Summary for Development Agreement

Policy 9.1.6 *It shall be the intention of Council to consider rezoning land zoned General Resource (GR) to allow for commercial or industrial uses permitted in the Rural Commercial (RC) or Resource Industrial (M-1) zones subject to the following: (Amendment WHMPS 14-01 Effective January 22, 2015)*	
(a) the use will not adversely affect existing resource uses in the area;	There are no existing resource uses in the area surrounding the subject lot.
(b) the use is not one which, because of its size or nature, would be more appropriately located in a Growth Centre, Village or Hamlet;	The Development Officer commented that uses permitted in the Resource Industrial zone are most appropriate in the Industrial Park or Resource designation. The subject lot is designated Resource, which meets this criterion.
(c) safe and efficient roadway access is provided;	The Acting Area Manager of the NS Department of Public Works stated that neither the primary or secondary access points meet current stopping site distance requirements and that the secondary access also does not meet current access requirements. Staff do not consider this criterion to be met.
(d) adequate on site parking is provided;	The Development Officer commented that they had no concerns regarding accommodating on-site parking.
(e) the development is compatible with adjacent land uses with respect to:	
(i) traffic generation and traffic safety;	In a follow-up discussion with the NS Department of Public Works it was stated that due to the subject lot not meeting stopping site distances, slow-moving vehicles accessing the subject lot may impede traffic. Due to these

	traffic safety concerns, staff do not consider this criterion to be met.
(ii) hours of operation;	There is potential for conflict with the hours of operation between the established residential uses in the area and some of the permitted uses listed in the Resource Industrial (M-1) zone including abattoirs, manufacturing, processing, and industrial operations, saw mills, as well as wood processing and manufacturing establishments.
(iii) size and design of building(s);	The commercial storage and distribution of industrial materials would be the main use for the proposed rezoning. This use would be contained within shipping containers. These units would not be considered out of the ordinary for the Resource designation.
(iv) signage; and	Any signage would be required to meet the standards of the WHLUB.
(v) pedestrian circulation and safety;	There are no sidewalks in the area leading to the subject lot, however it is not anticipated that anyone would be walking to the potential uses of a Resource Industrial (M-1) lot. In addition, the Acting Area Manager of the NS Department of Public Works stated that they had no comments regarding pedestrian circulation and safety.
(f) the use is not considered obnoxious by virtue of noise, odours, dust, fumes or other emissions;	The Development Officer commented that certain uses permitted in the Resource Industrial (M-1) zone would cause concern for being obnoxious in

	nature, including saw mills, abattoirs, and wood manufacturing and processing establishments. Therefore, staff do not consider this criterion met as the potential industrial uses could be considered obnoxious by virtue of potential noise, odours, dust, fumes, or other emissions.
(g) adequate buffering or screening, setbacks and yards are provided, and open storage is controlled;	The Development Officer commented that it would be possible for the proposed industrial storage use to meet the required setbacks; however it does not currently meet those setbacks. Other uses permitted in the Resource Industrial (M-1) zone may not be able to meet the required setbacks and the forested portion of the subject lot would need to be cleared to provide enough space for those setbacks. Any clearing of the subject lot would serve to further reduce the buffering existing on the subject lot from surrounding uses.
(h) any other matter which may be addressed in a Land Use By law; and	All relevant matters have been addressed in this report.
(i) Policy 16.3.1.	See below.

Policy 16.3.1 *In considering development agreements and amendments to the West Hants Land Use By-law, in addition to the criteria set out in various policies of this Strategy, Council shall consider:*	
(a) whether the proposal is considered premature or inappropriate in terms of:	
(i) the adequacy of sewer and water services;	The Municipal Public Works Department confirmed that there are

	no municipal services on the subject lot. Any on-site services must meet the requirements of the Nova Scotia Department of Environment and Climate Change and would be the responsibility of the owner.
(ii) the adequacy of school facilities;	N/A
(iii) the adequacy of fire protection and other emergency services;	The Manager of Building and Fire Inspection Services had no issues with regard to fire protection. The local Fire Chief has stated that there are a number of uses in the Resource Industrial (M-1) zone that would be concerning due to response time, including manufacturing, processing, industrial, assembly or warehousing operation conducted within an enclosed building, fertilizer industries, and fuel storage depots. Due to the concerns of the local Fire Chief, staff would not consider this criterion to be met.
(iv) the adequacy of road networks adjacent to, or leading to the development; and	The Acting Area Manager for the NS Department of Public Works stated that they had no concerns regarding the road networks adjacent or leading to the development.
(v) the financial capacity of the Municipality to absorb any costs relating to the development.	There are no anticipated costs to the Municipality regarding this development.
(b) whether the development is serviced, or capable of being serviced, by a potable water supply and either central sewer or an approved on-site sewage disposal system;	Any on-site services must meet the requirements of the Nova Scotia Department of Environment and Climate Change.

(c) the suitability with any aspect relative to the movement of auto, rail and pedestrian traffic;	In a follow-up discussion with the NS Department of Public Works it was stated that due to the subject lot not meeting stopping site distances, it is possible that slow-moving vehicles accessing the subject lot may impede traffic. Due to these traffic safety concerns, staff do not consider this criterion to be met.
(d) the adequacy of the dimensions and shape of the lot for the intended use;	The Development Officer commented that the proposed use should not be located closer than 40 ft from any property line. It would be possible for the proposed use to meet the required setbacks; however the current placement of the shipping containers does not currently meet those setbacks. Other uses permitted in the Resource Industrial (M-1) zone may not be able to meet the required setbacks and the forested portion of the subject lot would need to be cleared to provide enough space for those setbacks.
(e) the pattern of development which the proposal might create;	The Development Officer commented that uses permitted in the Resource Industrial (M-1) zone would constitute a major change from the pattern of development currently existing in the area. The potential development of additional Resource Industrial uses would negatively affect surrounding residential uses.
(f) the suitability of the area in terms of steepness of grade, soil and geological conditions, location of water courses, wetlands, and susceptibility of flooding;	The District Manager of the NS Department of Environment and Climate Change stated that they were unable to comment on the suitability of

	the subject lot for industrial use. PID 45041902 is relatively flat. There are no waterbodies or wetlands present on the mapping for the property. There are no evident concerns in terms of steepness of grade, soil or geological conditions.
(g) 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	The Acting Area Manager of the NS Department of Public Works stated that neither access point for the subject lot meet stopping site distance requirements and the secondary access does not meet the current access criteria for the NS Department of Public Works. Due to these traffic safety concerns, staff do not consider this criterion to be met.
(h) any other matter required by relevant policies of this Strategy.	All relevant matters have been addressed in this report.

Attachment B – Development Permit

WWH
WINDSOR / WEST HANTS
TOGETHER

PLANNING & DEVELOPMENT SERVICES
76 Morison Drive, Windsor-West Hants Industrial Park
P.O. Box 3000, Windsor, Nova Scotia B0N 2T0
Tel: (902) 798-8391 Ext. 115 Fax: (902) 798-8553

DEVELOPMENT AND BUILDING PERMIT

Permit #: C2020-371 **Issued Date:** September 10, 2020

Property Address: 997 Highway 14, Upper Vaughan **PID:** 45041902 **AAN:** 00136514

Land Use Zone(s): GR **Lot:**

Class of Work: Construction **Bldg Type:** Garage/Carport/Shed **Designation:**

Estimated Cost of Construction: $175,000.00

Proposed Use: Garage

Use Description: Storage building

Owner:
3222228 Nova Scotia Limited

Applicant:
William Clarke

Contractor:

Building Details:
Width: 60.00 **ft** **Length:** 40.00 **ft** **Building Area:** 2400.00 **sq. ft** **No. of Floors:** 1.0

MINIMUM SETBACKS: **Front Yard Setback:** 25.00 ft **Rear Yard Setback:** 25.00 ft
Left Yard Setback: 15.00 ft **Right Yard Setback:** 15.00 ft

Conditions:
Development permit issued for a detached garage to be used for personal storage purposes only. As per section 5.1(d) of L.U.B. Setbacks from property lines approved as per site plan submitted with application. Height not to exceed 20 feet. This Development permit shall automatically expire 12 months from the date of issue if the development has not commenced.

All work to comply with the Nova Scotia Building Code Act, the January 2020 Regulations and the 2015 National Building Code of Canada.

During construction of your project, periodic inspections are required to make sure work proceeds properly. You are responsible for notifying the Building Official 48 hours in advance at 798-8391 Ext. 122 at various stages of construction so that problems can be corrected before they become costly.

DM
Development Officer
September 9, 2020
Approval Date

Dana McKay
Building Official
September 10, 2020
Approval Date

Attachment C – Public Information Meeting Notes

April 13 - April 28, 2023

WHLUB Amendment: 997 Highway 14 (PID 45041902); File # 23-01

Meeting date and time	A Public Information Meeting was held on April 13, 2023 beginning at 6:02 p.m. A secondary Public Information Meeting was held on April 14, 2023 at 6:00 p.m. The meeting was broadcast live on the Municipal Facebook page.
File Number	23-01
Attending	In attendance for the first meeting: One (1) Councillor: • Councillor Murley Three (3) members of staff: • Director Poirier • Planner Dunphy • Planning Assistant Lake PAC/HAC Members: • Jennifer Nicholls (Chair) • Jane Davis • Stefan Palios • Greg Pace • Tasha Rogers • Lisa Bland 26 members of the public. In attendance for the second meeting: One (1) member of Council: • Mayor Zebian (Chair) Three (3) members of staff: • Director Poirier • Planner Dunphy • Planning Assistant Lake 3 members of the public.
Applicant Bill Clarke **Property**	Planner Dunphy outlined the application to rezone the subject lot to permit a warehousing and distribution centre. The applicant did not provide a presentation.

997 Highway 14, Upper Vaughan (PID 45041902)	
Comments	Comments from the public could be submitted to Alex Dunphy by mail, e-mail and telephone between April 13 – April 28, 2022. Staff received 1 phone call, 1 letter, and 15 emails from the public. The email responses are attached. The phone call was from Teresa Newcomb and was regarding the subject lot being located close to the community hall and how the rezoning would negatively affect greenspace and property values. 8 members of the public spoke during the April 13 Public Information Meeting. The following are the comments from the public. Staff and applicant responses are included in purple text. • Andrew Hardman stated that the subject lot is zoned General Resource and that none of the existing uses should have been approved for this property and that it causes problems for Ron Smith. • Ron Smith had concerns regarding the regrading of the subject lot and the shipping containers causing erosion of his driveway and onto the schoolhouse property. Ron showed a picture of the drain installed on the property that he said was ineffective. Ron also stated that the concrete wall that was placed is in the driveway of the canoe club. Andrew reiterated that the schoolhouse is a heritage property. Ron had additional concerns regarding the shipping containers and potential for leakage of fuel from a crane operating on the property. Ron also commented that the garage was unsightly, questioned who built the guardrail in front of the subject lot, took issue with the irregular noise, that the property uses the schoolhouse lot for equipment, that the access points to the property are dangerous

	that nearby properties had lost value, and that the building was too close to the road. • Kevin Smith stated that mitigation is not enough, the permitted use list is a concern, the rezoning would cause more damage and that the buildings should be removed. • Andrea Lynn commented that the municipality should provide an alternate lot for the landowner in an industrial park and give this land to the community. • Shirley Pineo commented that another Council decided that no industrial uses should be located outside of the industrial park. Shirley had concerns regarding the environmental issues that the industrial uses could cause and specifically that the water in the lake is used by everyone. • David Cameron had concerns regarding noise pollution, the initial permit that was issued, the negative affect the subject lot has had on the aesthetic of the community, light pollution from the subject lot, safety of those traveling to the canoe club, the regulations for storage of potentially hazardous materials, and the possible endangerment of those below elevation from the subject lot. • Andrew Hardman asked why the use hasn't been stopped yet. Sara Poirier responded that the Development Officer investigated the use then passed the file to Planning staff to determine if there was a policy option for Council to consider the proposed uses. go through the public process as a solution. Andrew stated that the complaint was filed 2 years ago. A member of the public clarified that the complaint was made to the Property Valuation Services Corporation and that the complaint was not brought directly to the Planning and Development Department until later.

	• Barry Maxner started a vote with the public for those opposing the development, the members of the public present showed that they are opposed to the rezoning. • Zema White-Pose commented that the noise and view of the subject lot disturbs the peace of the community. • Shirley Pineo asked why a rezoning was pursued instead of a development agreement. Sara Poirier responded that the policy only provided the opportunity for a rezoning and that policy is created by Council. • Lisa Bland commented that noise pollution contributes to stress and physical health. • Councillor Jim Ivey asked when the permit was issued. Andrew responded that the permit was issued for accessory personal storage to a numbered company and that the complaint was issued last September. Shirley Pineo asked if the permit could be provided. Sara Poirier responded that the permit will be provided and attached to future reports. 2 members of the public spoke during the April 14 Public Information Meeting. The following are the comments from the public. Staff and applicant responses are included in purple text. • Andrea Lynn was in favour of leaving the subject lot as General Resource and stated that the public opinion of this application is clear. Andrea stated that industrial development should not be located here, instead a lot in the industrial park should be provided and this lot should be given to the community. Andrea then stated that the use has caused disruption in the community. • Chris had concerns regarding the potential affects of the proposal on the nearby watercourse and outlined a potential judicial review for the environmental concerns.

Adjournment	The PIM was adjourned at approximately 6:50 p.m.

Public Email Responses Submitted for the Application PIM

April 7, 2023

From: Andrew Hardman

To: Sara Poirier

Ms. Poirier

Please see the attached notice.

The notice was distributed on April 3rd with a date on the notice of April 4, 2023.

It says the meeting is scheduled for Thursday, April 14 @ 6:00 pm. This Thursday is April 13th.

This zoning issue is a serious matter.

Taxpayers are relying on the WHRM Planning Department to be accurate with all communications and decisions.

I suggest immediate corrective and preventative actions.

Sincerely, Andrew Hardman

[NOTICE ATTACHED AT BOTTOM OF DOCUMENT]

April 9, 2023

From: Mark Kehoe

To: Alex Dunphy

Attn West Hants Municipality:

I'm writing to you to express my concerns regarding the application for the property rezoning at 997 Highway 14, Upper Vaughan to allow commercial storage and distribution. My name is Mark Kehoe and I reside at [REMOVED ADDRESS] ….a couple driveways down from 997.

The current property owner has already shown disregard for the community and the bylaws by operating his storage and distribution commercial business under the guise of a personal storage building permit for some time now. This blatant disregard and abuse of the bylaws creates concern of what he will do with the property if allowed to be rezoned as Resource Industrial.

Upper Vaughan is a small community with a proud history of rural living and being good stewards of the environment. The permitted uses for a property zoned Resource Industrial contrasts with our community's landscape and lifestyle. It sits directly beside our community center, which was once the schoolhouse in the early 1900's, a heritage building for our community. Its landscape should be preserved, not lost to industrial buildings and activity.

It's also concerning that the owner isn't a resident of the community, and his business brings no economic value to the area. In fact, having an industrial operation next door only decreases residential property values.

Selling the property in the future leads to more concern of what could move in beside our homes.

Our rural community has the right to the peaceful enjoyment of our properties. We have invested our lives and resources to live where we do and that shouldn't have to change. Our community is zoned General Resource and I don't wish to see our rural atmosphere and landscape changed.

I am currently out of province and can not attend the Public Hearing April 13th, but I want to make the municipality aware that as a neighboring resident, I strongly oppose this rezoning application. I'm sure if the municipality spoke with the community, they will discover no residents want this. Please do not approve this rezoning application.

Thanks for your time.

Mark Kehoe

April 11, 2023

From: Ron Smith

To: Alex Dunphy

To whom it may concern:

We are opposed to any change in Rezoning of subject property. The owner disregards the zoning bylaws and any change will allow the property owner to further take liberties with the regulations. Unfortunately the West Hants Municipality has not enforced regulations for this property before. Violations have occurred during prior work on this property. #1. Regrading has caused rain runoff to flood areas across my driveway, causing serious erosion, this is a new problem that never occurred before. The drain created by the owner is not functional as it is at a high point also it is positioned in driveway for the PCC this forces club members to enter their property by driving across the neighbors property.

#2 Approximately twenty large shipping containers are stacked around the perimeter this is an unsightly mess and does not belong in a residential zone. #3 A guard rail has been installed along the roadway, 1 meter away from the road , who installed this system? Did the property owner do it or the municipality? Pedestrians are at risk of injury or death from passing trucks because of inadequate clearance #4 Noise is another problem caused by heavy machinery moving around. #5 Hazardous waste is not contained on this property, which may cause damage to cottage water systems Refuelling equipment that stays on this property causes spills also fuel is probably not stored to code #6 Air quality is degraded because of diesel exhaust. #7 Relocation of the access to face the neighbors property means that trucks and tractor trailers must impinge on their property. Should you require further explanation I would be happy to oblige. Respectfully Ron Smith [REMOVED ADDRESS] Upper Vaughan Sent from my iPhone

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April 13, 2023

From: David Cameron

To: Alex Dunphy

West Hants Council Members:

As long-term residents of Upper Vaughan and neighbours to the property in question, we have the following concerns with the proposed rezoning of that property to Industrial M1:

-the wide range of industrial activity that could move there, and the precedent that such retroactive permitting sets for the future. It is our opinion that the proponent rushed to build several years ago knowing more stringent regulation was coming and hoping his project would get "grandfathered" if already built before new rules were in place.

-the loss of the heritage property landscape for the school house/community center. All rural amenities and historically important properties struggle for survival. Their look and "feel" are important as keepers of local history and residential sense of place. Generations of Upper Vaughan residents attended the Community Centre when it was the local Waterville School. Demolition of the neighboring residence, a building of traditional vernacular design in keeping with the history of the neighbourhood, was an aesthetic disaster for the Community Centre, only to be followed by construction of the present aesthetically brutal industrial building in place of the former, humbly gracious, residence, trees and gardens.

-decreased property value for neighboring residential homes.

-human and environmental risks from industrial possibilities. what will be stored there? are there regulations, and the means to enforce them, regarding dangerous materials storage and handling? The property is adjacent and immediately above Zwicker Lake and the

Canoe Club. Any toxic spill is most likely to run down-hill. Any explosion or gas release could affect many people and the environment.

-loss of rural property and community feel.

-owner of industrial business not residing in community and thus perhaps having little care for how the business affects residents.

-greatly increased light pollution in the area at night

-greatly increased noise pollution in the neighbourhood

-significantly increased traffic/machine danger for Canoe Club participants. Thank you for your attention to these concerns.

David Cameron

Nancy Sherwood

April 13, 2023

From: Seamus Marriott

To: Alex Dunphy

To whom it may concern,

As a resident of Upper Vaughan, I am adamantly opposed to the proposed rezoning of the property at 997 Highway 14, Upper Vaughan. Residents of the community have repeatedly shared their concerns with the Municipal Planning Office, about the non-compliant uses and activity of the property under the Land Use Bylaw. These concerns have been continuously set aside by the Municipal Development Officer with the same response that the facility is a personal storage building.

For the record, a portion of a letter sent to Municipal Development officer Doug MacInnes earlier this year outlines the community concern: "though you continually say the building is a personal storage shed. A land title search shows that the building is owned by a numbered company from Dartmouth. A warehouse sized building, metal gates, semi-trailers on the grounds, folk lifts and stacked multiple containers are hardly personal storage. A professional engineer assessed the facility and deemed it to be an industrial distribution center.

We are happy that Municipal Officers have finally taken action and created an active file for this property. In a letter of response to community concerns dated March 20, 2023 Municipal Officers shared: You brought to our attention the matter of an industrial use in your community. This is an open active file in the hands of our Planners who are working with the property owner to ensure compliance.

The idea of working with the property owner to ensure compliance of Municipal Land Use Bylaw is appreciated but should not provide for the property owner the opportunity to simply change the law. I recognize that the property owner has the right to make rezoning application, yet for this rezoning to be allowed would be real slap to the residents of Upper Vaughan. There is a whole host of reasons to object to this proposal from proximity to a community heritage property, to environmental concerns and possibility of contamination of Zwicker Lake, due to industrial fluids and/or other industrial activity.

The property owner appears to have little respect for current bylaws and to this point the Municipality has turned a blind eye. The idea of simply changing the zoning to allow for the industrial activity to continue is preposterous. Land Use Bylaws/Zoning are in place for a reason and should not be changed to reward the owner of a non-compliant facility at the expense of all who live in the community.

Thank you for the opportunity to share my thoughts and opposition to this rezoning proposal.

Regards,

Seamus Marriott

April 13, 2023

From: Duane Walker

To: Alex Dunphy

As a property owner within the 500 ft area, I would agree that the change would affect property values in the area surrounding the property requesting rezoning. Also, the current lighting on the north and south sides is blinding to oncoming traffic. The lighting could possibly be the cause of traffic accidents. The lighting is also causing a great amount of light pollution in the area, before this construction we had extremely dark sky for watching the sky after dark, not as good as it use to be.

Duane Walker

April 14, 2023

From: Mark Kehoe

To: Alex Dunphy

Hello again, I'm submitting a 2nd letter with an additional concern regarding the rezoning of 997 in Upper Vaughan to Industrial.

I really wish I could attend the meeting in person and speak, but I'm out of province working and not able to participate. I was able to watch the 1st meeting last night and it was disappointing to see so many community members in distress over this zoning application and the handling of Mr Clarke's activities. I'm proud of my community and the residents for making the time and having the courage to come and express their frustrations and concerns in a public forum.

This really does seem like an easy decision to deny this industrial rezoning application in a residential neighborhood and I'm hoping the West Hants Municipality will begin to correct the many mistakes they've made in our community the past 2 years.

Thanks

Mark Kehoe

[LETTER ATTACHED AT BOTTOM OF DOCUMENT]

April 14, 2023

From: Deborah Innes

To: Alex Dunphy

Mr. Dunphy:

My response to the rezoning of the above property as a community member living Upper Vaughan's.

Thank you,

Deborah J. Innes

[LETTER ATTACHED AT BOTTOM OF DOCUMENT]

April 15, 2023

From: Denise Forand

To: Alex Dunphy

To West Hants Regional Planning,

I am writing to voice my many concerns into the rezoning of our pristine Lake District to Industrial.

Industrial and commercial zones do not belong in our quiet clean country sides .

I feel heartbroken that the canoe club is such a invasive loud inconsiderate group that landed on this extremely tranquil idealistic lake.

Sincerely,

Denise Forand

April 17, 2023

From: Elaine Eye

To: Alex Dunphy

Mr. Dunphy

I feel very fortunate to have shared a seasonal property on Zwicker Lake for 35 years with my spouse who was a child when her parents purchased the property, over 67 years ago. This property is situated within 500 feet of 997. The property owners request to rezone to resource industrial is cause for great concern for the community of Upper Vaughan as you heard on the evenings of April 13/14, 2023.

We personally have experienced the early morning sounds of truck traffic which are not sounds we have heard previously as traffic noises WERE a rarity from our location on the lake. This in itself may not appear a hardship but when you realize where it is coming from and the potential of what it could mean, it gives you pause. On Zwicker Lake, besides humans, live a large and diverse group of wildlife, to name a few : Blue heron, loons, ducks, American Bittern , owls, woodpeckers, and a very old snapping turtle we saw slip off a rock and swim larger than life under the kayak. All of these creatures are not able to speak for themselves so we must also think of their well being when we ourselves feel threatened.

Zwicker Lake and the residents of Upper Vaughan experienced in 2003/04 the failure of the dam on the lake and the stresses that ensued with Emera. Locals and many others worked diligently meeting, discussing and planing. They consulted biologists and geologists, who reported that it would cost NS Power more money to remediate the lake to its natural state than to build a new dam. Hence the spillway dam and fish ladder were built. It does not permit the same effect as a total return to natural habitat, but is the best compromise the committee could arrive at at the time. The natural environment and quiet was very important to the majority of the lake community and has persisted until now. It is with this same resolve and perseverance that we will meet any threat to our community.

When Pisiquid Canoe Club was given the property (using our tax dollars) behind 997 the community should have had the opportunity to voice our concerns, as you are now requesting we do regarding the rezoning of 997. It was then and even more now, very clear that they are

not just another resident on the lake as they initially claimed to be. They have taken over, making it impossible for others to swim, fish, canoe or just plain enjoy the peace and quiet to which we have become accustomed. It should never be the right of a group of individuals on one property to alter the enjoyment of many other property owners. West Hants Municipal Council has allowed and maybe even encouraged this by not requiring PCC to meet the existing bylaws ie. permits, etc. that do exist to prevent this from happening.

There are many who say that our elected officials are being forced by an entity other than themselves to allow things to happen outside of the law. If property 997 is permitted to be rezoned I too will believe this is true! Please do not allow the rezoning.

Respectfully

Elaine Eye

April 17, 2023

From: Doug Christie

To: Alex Dunphy

[FORWARDED MESSAGE FROM ROBIN CHRISTIE]

Unfortunately, we were unable to attend the meeting held Thursday April 13, 2023. We have owned property on Zwicker Lake for 16 years and thoroughly enjoy our family time there.

On that note, taking into regard the parameters for M1 below and concerns expressed I would support strongly the comments of residents.

I would like to reinforce that the proximity of this property to Lake Zwicker makes it essential to ensure there is environmental compliance with the watershed.

It also appears that this industrial site was not in compliance for many years having been zoned something other than industrial and therefore operated outside the zoning bylaw. That it was not in compliance should give the municipality pause to rigorously examine this property to ensure no environmental or other general condition has been breached. One would have assumed a responsible owner of the property would have sought the correct approvals in a timely manner which did not occur.

As also highlighted by some no matter what the outcome, the zoning now must reflect what cannot be placed there in the future.The M1 designation is very broad and allows a very liberal interpretation of what might be contemplated for the future. Is a sale contemplated which would require an

industrial designation? Based on past performance by the owner the municipality should exercise extreme caution

Also to note that this property abuts lot 1A-3 while that property abuts the residential property **PID:**45041886 lot 1011. All of these properties were or are owned by the current owner of Lot 997. I bring this up because a transfer of ownership to Lot 1011 took place without any public consultation and is now being used as canoe club which is clearly not residential and should have been rezoned recreational prior to sale. This only reinforces my view that caution needs to be exercised as the current owner is seeking to rezone the current lot 997.

I understand that the property 1011(the current owner being the pisiquid canoe club) rezoning is also under review and legal scrutiny and it seems that this additional rezoning for lot 997 cannot be assessed fully without a conclusion with respect to the waterfront property which is being used as a canoe club and may not be in compliance with a number of environmental and transport Canada rules and restrictions. For example where is the road access point to the waterfront property and is there sufficient parking to allow for the safety of canoeists. I understand that currently the patrons of the waterfront property disembark on Lot 997 and walk to the clubhouse. I am not disputing that this is illegal although insurance providers may have a view but only to show the interconnectivity among these three properties. Also there are former horse stables/outbuildings which lie across lot 1011 and lot-1A. Leaving aside whether the previous owner had the right permit to shelter horses so close to the lake and also the fact that there could be a mitigation strategy for the outbuildings I wish to point out the complete ack of stewardship with respect to the three properties.

Residents have lost faith in the lack of stewardship, transparency and process and are completely unsupportive of any change this point. Simply put there is no trust.

Robin Christie

17.0 RECREATION COMMERCIAL (RecC)

Permitted Uses

17.1 The following uses shall be permitted in the Recreation Commercial (RecC) zone:

- Campgrounds
- Driving ranges
- Golf courses and club houses
- Single unit dwellings
- Ski lodges and facilities
- Tennis courts and club houses

RecC zone General Requirements

26.0 RESOURCE INDUSTRIAL (M-1)

Permitted Uses

26.1 The following uses shall be permitted in the Resource Industrial (M-1) zone:

- Abattoirs
- Agricultural processing industries
- Any activity connected with the automobile trade other than an automobile scrap yard or automobile related commercial recreation establishment
- Any manufacturing, processing, industrial, assembly or warehousing operation conducted within an enclosed building and which is not obnoxious by reason of sound, odour, dust, fumes, smoke, or other obnoxious emission of refuse matter or water-carried waste, or by reason of unsightly open storage
- Building supply and equipment depots
- Bulk storage of sand and gravel
- Commercial and office uses accessory to a main use
- Commercial greenhouses
- Excavation and landscaping operations
- Farm supplies and equipment sales and service
- Feed and fertilizer industries
- Fruit and vegetable sorting, grading and packaging establishments
- Fuel storage depots
- Heavy equipment sales and service
- Licensed Micro-Cultivation of cannabis **(Amendment 18-08 effective November 26, 2019)**
- Licensed Micro-Processing of cannabis **(Amendment 18-08 effective November 26, 2019)**
- Licensed Cannabis Nurseries **(Amendment 18-08 effective November 26, 2019)**
- Licensed Standard Cultivation and Processing of cannabis **(Amendment 18-08 effective November 26, 2019)**
- Railway uses
- Recycling depots
- One dwelling unit in conjunction with a permitted industrial use, either located in the same building or as a single unit dwelling or manufactured home on the same lot
- Saw mills
- Service industries
- Structures related to sand and gravel excavation and processing

17.0 RECREATION COMMERCIAL (RecC)

Permitted Uses

17.1 The following uses shall be permitted in the Recreation Commercial (RecC) zone:

- Campgrounds
- Driving ranges
- Golf courses and club houses
- Single unit dwellings
- Ski lodges and facilities
- Tennis courts and club houses

RecC zone General Requirements

April 28, 2023

From: Ron Smith

To: Alex Dunphy

Mr. Dunphy

Please see attached

Andrew Hardman

[LETTER ATTACHED BELOW]

April 27, 2023

From: Traci Curry

To: Alex Dunphy

Good afternoon Alex,

I am writing to you about my concern regarding the proposal to change 997 Highway #14 to Resource Commercial. I own a home in close proximity to the proposed rezoning @ 1077 Highway 14. I am not in favour of a rezoning and believe the current buildings/structures are in non compliance of the existing General Resource designation.

I was a citizen member on PAC for 3 terms so have some familiarity with planning and applaud the good work planning has done over the last number of years. It would seem to be that things have gotten offside at 997 Highway 14, specifically;

1. The existing development permit is for a garage. How can this be allowed when there is no house on the property? When I read the planning documents for General Resource (GR) the only buildings that are allowed are boathouse, dock or storage shed if there is a seasonal building. This unsightly complex of industrial storage units would look to be a non conforming use. Can you explain to me what part of the GR document I am missing?
2. Accessory buildings are also meant to be built behind or set back from the main dwelling (which is absent). This array of building is very close to the busy route #14 and since it is not an agricultural building or operation would look to be a non conforming use?

3. The current listed use for this building is Commercial Storage and Distribution. Where is that listed as a conforming use in the GR zone?

4. The Permit # C2020-371 lists the Building type as Garage/Carport/Shed. This would infer a small building for homeowner use. Again. No home on the property and at last count 8 units including tractor trailers being used as storage, sea cans and converted sea cans to make a large warehouse building. This would look to be a clear violation of the original permit and casts a poor light on what has been a very good planning team.

Please let me know when the next meeting is scheduled to discuss this request so that I can attend. I also request you table my comments.

Thank you,

Traci Curry

April 28, 2023

From: Ron Smith

To: Alex Dunphy

Dear Mr.Dunphy: In reference to the zoning problems at 997 Highway 14, please see attached photo of the drain that was installed in the middle of the PCC right of way. This is the photo that I presented at your public meeting and I believe it maybe of some help in your future decisions regarding the zoning. Yours respectfully, Ron Smith.



April 14, 2023

Attn Planning/Heritage Advisory Committee:

Hello again. My name is Mark Kehoe and I reside at [ADDRESS REMOVED] north of 997. Thank you for providing our community with a second opportunity to share our concerns regarding the rezoning application for 997 Hwy 14 to Industrial.

A couple quick points to make regarding the summary Mr Dunphy shared. It was stated the property abuts a community hall. It should be clearly noted the community hall is also the old schoolhouse and a rural Heritage building. Which is now in the shadow of an industrial compound.

Also, during the summary, you provided a list of activities permitted within the proposed rezoning of Resource Industrial M1 and it was only a partial list. You didn't include a lot of other permitted uses like Fuel Storage Depot, Slaughterhouses and Fertilizer Industry. All with ground leeching concerns for a property on that's on high ground and everything runs downhill to the lake.

I've already submitted a letter to the committee regarding my obvious concerns.

-the wide range of industrial activity that could move there.

-the loss of the heritage property landscape for the schoolhouse/community hall.

-no economical gain for community.

-decreased property value for neighboring residential homes.

-environmental risks from industrial possibilities

-property owner isn't a resident

-loss of rural property and community feel.

-industrial business not existing in residential communities

-and just the clear fact that industrial properties belong in industrial parks

Why are we here discussing a rezoning application?

According to your Application background, we are here because there was a complaint. This is not correct. We are here because the property applicant erected a commercial industrial compound in the middle of a residential community. Furthermore, complaints did not lead to the property owner applying for rezoning. The first complaints lead to the Municipal Development Officer replying to concerns that Mr Clarke had the necessary permits. When residents learned the permit was for an accessory building "a personal storage building" that

was an accessory to no main building and issued to a corporation, they complained again. Which lead to the Development Officer visiting the site in June, where he confirmed the building and property was a personal storage shed with a permit and stated he was in compliance with the LUB. A complaint was made again in a meeting with the Planning Dept and residents urged the DO to consider revisiting the property and reviewing the LUB for the General Resource zone. After this visit it was then determined it was indeed an industrial distribution center. And this application for rezoning quickly followed.

My real concerns are with the municipality. Why was this permitted to be built in the first place? How does it go unnoticed that a property owner raised the grade of a property that causes water runoff and erosion issues for neighbors, placed 15 to 20 storage containers, erected a massive steel building among residential homes, parked tractor trailers and an industrial crane for loading and unloading cargo containers, built on the shoulder of a highway, daily industrial activity noise, light pollution to neighbors, possible hazardous materials could leech into the lake and encroaches activities on a heritage property with the same driveway? And it draws zero attention from the municipality.

What elevates concerns regarding the municipality's involvement with Mr Clarke even more is that a senior staffer within the municipal planning dept consistently drives by this compound daily with no concern. This same senior staffer that secured 1.3 million $ of taxpayers dollars to buy the other portion of Mr Clarkes property for the Pisiquid Canoe Club, who he is the commodore of. Why is this relevant, because this property isn't zoned correctly for the PCC's planned recreational facility and day camps either. And the municipality again issued an invalid permit for activities not in compliance with the LUB for that PID. Residents have since been forced to hire legal representation and dispute the municipalities invalid permit in court. Why is this continuing to happen? I'm not saying there were any greasy handshakes, but I'm quite certain there would have been a few high fives when those cheques all cleared, and the invalid permits were issued. It's amazing to me that a neighboring property with a youth membership isn't participating in a public hearing and objecting to an illegal industrial property at the entrance of their club house. This is just another reason residents are extremely frustrated and concerned.

I understand this committee is in the process of reviewing the application and will make a recommendation to the council. My recommendation is to toss this application in the garbage where it belongs and have the property returned to its original state. I'd also make a recommendation to review the municipalities' inability to adhere to the Land Use Bylaws with this particular property and property owners.

Thanks for your time,

Mark Kehoe

WEST HANTS REGIONAL MUNICIPALITY
76 Morison Drive, PO Box 3000
Windsor, NS B0N 2T0

Phone 902-798-8391 Ext. 113
vlake@westhants.ca
www.westhants.ca

West Hants
something inspiring awaits

April 4, 2023

Dear Property Owner:

Re: Public Information Meeting
997 Highway 14, Upper Vaughan (PID 45041902)

You are receiving this letter because you are an owner of land within 500 feet of the above property.

You are invited to attend a Public Information Meeting hosted by the Planning and Heritage Advisory Committee. The meeting is scheduled to be held in person at 76 Morison Drive, Windsor on **Thursday, April 14 at 6:00 p.m.** If you would like to attend the meeting virtually, please contact Vanessa Lake (vlake@westhants.ca) by Tuesday, April 11, at noon. The meeting can also be viewed live on the Municipal Facebook page at www.facebook.com/RMWindsorWestHants.

The meeting is to explain and initiate comments on rezoning the subject lot to Resource Industrial (M-1) to allow for commercial storage and distribution. Please note this is the first step in the process and no decisions have been made yet.

Members of the public are welcome to submit comments or questions on the proposal to Alex Dunphy by noon on April 28, 2023 by:

Phone	902-798-8391 ext. 118 Please leave a message and he will return your call within 24 hours
Email	adunphy@westhants.ca
Mail	76 Morison Drive, PO Box 3000 Windsor NS B0N 2T0
Drop box	Regional Office at 76 Morison Drive

Sincerely,

Vanessa Lake

Vanessa Lake
Planning Assistant

INFORMATION SHEET

Address: 997 Highway 14, Upper Vaughan, PID 45041902

Request: Rezone to Resource Industrial (M-1)

Proposal Description: Commercial Storage and Distribution

Community: Upper Vaughn	**Designation: Resource**	**Zone: General Resource**

West Hants

Highway 14, Upper Vaughan
PID 45041902



Base data derived from the Nova Scotia Property Records Database (NSPRD) and the Nova Scotia Geomatics Centre (NSGC), Copyright Her Majesty The Queen in Right of the Province of Nova Scotia. This map is a graphical representation only. It is not a land survey and is not intended for used for legal descriptions or to calculate exact dimensions or area.

Prepared by: West Hants Regional Planning and Development Department March 2023

Orthophoto

0 40 80

Metres

Scale: 1:2,000

PID 45041902

Parcels

Roads

Response submitted by Deborah Innes

RE 997 Highway 14, Upper Vaughan, PID 45041902

First let me thank you for providing for this second meeting to correct an error in the letter sent out to those residents within the 500 feet of 997 Highway 14, Upper Vaughan, PID 45041902. It was very nice to see this corrective action taken by the Planning Department to ensure that all residents who wanted to air their concerns and questions have an opportunity to do so. I can only hope that the Planning Department have revised their procedure manual so in the future if it happens again, they do not have to wait for a resident of the community to advise them of their error.

What is unfortunate is that Mr. Clarke was allowed to erect this industrial building without the proper permit on land clearly zoned as General Resource. Allowing this has thrown our community into utter chaos – it is as if no on cares for those that make their homes in this community. Do we not have a voice, is no one listening – it would appear so! I listened in last night for a short time as I had another meeting and could not attend but I could loudly hear the passion in each person's voice who spoke about "our" community and how they have been affected by Mr. Clarke's building. I wonder if you will hear it and take the right steps by not allowing his request for rezoning the subject lot to Resource Industrial (M1) to allow for commercial storage and distribution.

Another unfortunate occurrence is the blind-sidedness of the Planning Officer and others that allowed this so called "storage shed" to be build in the first place on land zoned for General Resources while clearly breaking the Municipalities own by-laws. In my mind when I hear the word **law** in normal circumstances, it has consequences, I could be charged, maybe go to court and so on. I ask then why can the Municipality keep breaking their own by-laws. These by-laws were developed to protect communities and the people that reside in them.

I have been working with the Core Committee of the Zwicker Lake Property Owners and while we are not here to discuss the topic of the Pisiquid Canoe Club, again more by-laws and wrongful permits being issued. It very disheartening as a community member that those working on our behalf are funded by tax-payers money in other words we pay your salaries. Who checks to ensure that those that work for the Municipality are doing their job and adhering to the rules and by-laws set forth by the Municipality.

I was always under the impression that we elected a councillor to heed the concerns of the community he/she represents. In our case, I have not witnessed this happening. I have in the past have had nothing but respect for the work that our elected officials undertake but at a recent meeting, I along with others heard the CAO for this Municipality say he has the final say in front of all the councillors. Wow is all I could respond to this. It must have made all the Councillors feel they have no say just like we in the community that is affected by this rezoning application.

Please do the right thing – turn down this application and ensure that the property is returned to General Resources. Our Little Red School House – a heritage property – should be front and centre not this monstrosity of a building that overall does noting for the community that we live in. Give us our community spirit back!

Thank you.

/dji – April 14, 2023

Challenge to proposed change to Resource Industrial (M1)

997 Highway 14, PID 45041902

By: Andrew Hardman

This is the existing development permit #C2020-371

Proposed use: Garage

Permit #: C2020-371 **Issued Date:** September 10, 2020

Property Address: 997 Highway 14, Upper Vaughan **PID:** 45041902 **AAN:** 00136514

Land Use Zone(s): GR **Lot:**

Class of Work: Construction **Bldg Type:** Garage/Carport/Shed **Designation:**

Estimated Cost of Construction: $175,000.00

Proposed Use: Garage

Use Description: Storage building

Owner: 3222228 Nova Scotia Limited

Applicant: William Clarke

Contractor:

Conditions:
Development permit issued for a detached garage to be used for personal storage purposes only. As per section 5.1(d) of L.U.B. Setbacks from property lines approved as per site plan submitted with application. Height not to exceed 20 feet. This Development permit shall automatically expire 12 months from the date of issue if the development has not commenced.

Important Notes:

1. **The Permit was issued to a corporate entity: 32222228 Nova Scotia Limited**
2. **The permit was issued for "personal storage purposes only" – TO A CORPORATE ENTITY!**
3. **The proposed use of this building was garage. In the GR zone, only a boathouse, dock or storage shed may be built prior to a seasonal dwelling. The intent of 5.1 (d) was to allow people to enjoy future seasonal properties by building a smaller building first. The seasonal dwelling must be on a private road (22.1)**

5.0 GENERAL PROVISIONS FOR ALL ZONES

Accessory Buildings and Structures

5.1 (a) An accessory building or structure is permitted in any zone and may be used only as an accessory use to the main building or use, but it shall not:

(i) be used as a dwelling unit except where a dwelling is a permitted accessory use;

(ii) be built within 6 ft (1.83 m) of the main building;

(iii) be built closer to the street than the main building on the lot except in the Prime Agriculture (P/Ag) zone;

(iv) be built closer to any lot line than the minimum setback required in the zone for the main building, except that:

- Common garages for semi-detached dwellings may be centred on a mutual side lot line;
- Garages and storage sheds may be built a minimum of 4 ft (1.22 m) from the side and rear lot lines;
- Boat houses and docks may be built to the lot line where the lot line corresponds to the water's edge.

(b) Notwithstanding clauses (iii) and (iv) of Section 5.1(a), an accessory building or structure may be located in the front yard or a lot but in no case shall be less than 60 ft (18.29 m) from the front lot line.

(c) Notwithstanding anything else in this By-law, awnings, clothesline poles, flag poles, garden trellises, retaining walls, ornamental fountains, statues, monuments, memorials and fences shall be exempt from any requirement under subsection (a).

(d) Not accessory building or structure shall be constructed:

(i) prior to the time of construction of the main building to which it is accessory, except that a boat house, dock or storage shed may be built prior to construction of a seasonal dwelling only on a lot located in the General Resource (GR) zone; or

(ii) prior to the establishment of the main use of the land where no main building is to be built.

22.0 GENERAL RESOURCE (GR)

Permitted Uses

22.1 The following uses shall be permitted in the General Resource (GR) zone:

- Agricultural support uses
- Agricultural uses
- Automobile service stations
- Churches, community centres and fire halls
- Farm equipment sales and service
- Forestry and forestry related activities
- Indoor storage facilities accessory to an agricultural use subject to Section 5.19 **(Amendment 18-03 Effective December 25, 2018)**
- Manufactured homes
- Personal service shops
- Restaurants
- Retail stores under 5,000 ft^2 (139.35 m^2) in commercial floor area
- Seasonal dwellings on private roads
- Single and two unit dwellings
- Structures associated with sand and gravel extraction operations
- Existing automobile, truck and motorcycle sales, service and rental establishments
- Existing commercial and institutional uses **(Amendment WHLUB 14-01 Effective January 22, 2015)**

Permit C2020-371, should never have been issued. A stand-alone garage is not a permitted use in the GR Zone, unless it is an accessory building to a permitted use.

997 Highway 14 - As Built/Used



- Metal garage structure that does not fit in the community
- High garage doors that are obviously installed to accommodate tractor trailers
- Tractor trailers turning in the community center parking lot
- Using the parking lot as a material staging area
- Run-off and drainage issues
- Many sea containers used for storage.
- Tractor trailers
- Material handling equipment
- Concrete jersey barriers
- Guard rail too close to roadway? Was it installed by TIR?

The current use is a "Commercial Storage and Distribution". It needs to be stopped immediately.

Proposed Zoning change to Resource Industrial (M-1).

Definition:

26.0 RESOURCE INDUSTRIAL (M-1)

Permitted Uses

26.1 The following uses shall be permitted in the Resource Industrial (M-1) zone:

- Abattoirs
- Agricultural processing industries
- Any activity connected with the automobile trade other than an automobile scrap yard or automobile related commercial recreation establishment
- Any manufacturing, processing, industrial, assembly or warehousing operation conducted within an enclosed building and which is not obnoxious by reason of sound, odour, dust, fumes, smoke, or other obnoxious emission of refuse matter or water-carried waste, or by reason of unsightly open storage
- Building supply and equipment depots
- Bulk storage of sand and gravel
- Commercial and office uses accessory to a main use
- Commercial greenhouses
- Excavation and landscaping operations
- Farm supplies and equipment sales and service
- Feed and fertilizer industries
- Fruit and vegetable sorting, grading and packaging establishments
- Fuel storage depots
- Heavy equipment sales and service
- Licensed Micro-Cultivation of cannabis **(Amendment 18-08 effective November 26, 2019)**
- Licensed Micro-Processing of cannabis **(Amendment 18-08 effective November 26, 2019)**
- Licensed Cannabis Nurseries **(Amendment 18-08 effective November 26, 2019)**
- Licensed Standard Cultivation and Processing of cannabis **(Amendment 18-08 effective November 26, 2019)**
- Railway uses
- Recycling depots
- One dwelling unit in conjunction with a permitted industrial use, either located in the same building or as a single unit dwelling or manufactured home on the same lot
- Saw mills
- Service industries
- Structures related to sand and gravel excavation and processing
- Utility facilities
- Wood processing and manufacturing establishments

Issues

- **The property is next to a heritage site. There is a loss of the heritage property landscape**





- **There is a possibility of a wide range of industrial activities that could take place on the property are not appropriate to the area**
- **There does not seem to be any economic gain for the community**
- **There are potential environmental risks**
- **Loss of rural/community feel**
- **The industrial business has no ties to the community as far as we know**
- **Potential to negatively affect property values**
- **May not have the required setback**

The building, storage containers and all the equipment needs to be removed!!

West Hants Municipal Council, April 13, 2023 6 PM rezoning #997

I am Andrea Lynn, a ratepayer, (a townie), and have been a seasonal resident at Zwicker Lake #1021 Route 14 for 68 years. My property is within 500 feet of #997, the lot now seeking rezoning.
94 years ago, October 1929 my property #1021was acquired in a high stakes poker game. It shared a full southern boundary with the property (currently Pisiquid Canoe Club) belonging to Arthur Church. After the First War, followed by the roaring 20's, property #1021 engaged in a 25-year, illustrious and infamous history. It was a strategic location for rum-running during prohibition, vote-buying during elections and various & sundry forms of influence pedalling. That being said, now, from 2004 to 2022, that neighbouring Arthur Church property largely belonged to the current owner of lot #997 - 3 acres which now remain after the 2022 sale to the Canoe Club.

My personal concern regarding lot #997 is the potential for municipal corruption in decision making.

1. *Problems are already filed with the County* regarding questionable funding for the Pisiquid canoe club; West Hants employee conflict of interest ; bylaw violations; missing and invalid zoning controls; missing development agreements - all happened in the first season after the owner of #997 sought sale to Pisaquid Canoe Club. This does not bode well for potential future uses of #997 property if changed from General Resource to Resource Industrial (M-1).
2. Trans-World Distributing Ltd. is a company over 50 years old. It once manufactured most of its distributed industrial fasteners, but

like many Canadian companies may have moved production to a Chinese factory. This does not promise local manufacturing work for the community, and creates the potential for hard industry to settle into the middle of an environmentally pristine area. The municipality does not protect ecology here.

I suggest property #997 be left General Use; that the municipality acquire an Industrial M-1 designated lot of like dimensions in a West Hants Industrial Park. This would be traded with the owner of property #997. Once the owner has vacated all equipment and buildings to the industrial park, the County will generously donate the lot to the Upper Vaughans' Community Centre to rejuvenate its role. It may later be sensibly decided that the Upper Avon Canoe association and "Community Centre" property be made available to all local Vaughns-area communities (adults and children) for soft aquatic programs -

canoeing/ kayaking, swimming, diving (no racing/ no motors, no wires) with a strong emphasis on identification and protection of area wild life and fish.
Later, Windsor Canoe Clubhouse, too, will be known and sought after as the place where young and old alike can learn the skills of navigating a craft on the full tidal water of a returned Avon River, and on all other Basin rivers fully flowing both ways. Skills of Birch Bark Canoe making would be taught there.

ECO Tourism is an investment fetish of current government corporations seeking rich tourist $.
Real tourism happens when we develop amazing activities and services with by and for local people. Real Tourists will come, to marvel and take part in the varieties of what locals are doing. This is the purpose of municipalities freed to act as if there were a future, not struggling daily against a dark, shadow government.

I would like to acknowledge and thank the core committee of Zwicker Lake Property Owners for its vigilance and in-depth research regarding the summer activities of the Pisiquid Canoe Club on the Lake and documenting legal, but unlawful and immoral stances by the corporation of the District of West Hants. I believe the Lake property owners will bring the same vigilance to #997.
It is nearly 100 years since the revelry in the area I described on Zwicker lake. The effect it had on local families then was no doubt also very disruptive and divisive. We are living in times now, like then, with ill effects increased 100 fold.
Hand-outs.

There is a network developing across Canda (over 65 groups at last count). They work from the bottom up using a reverse engineering model and are called Citizen Accountability and Transparency Councils (CATCs). They operate much like the Zwicker Lake Core committee.

I apologize for myself and many citizens like me who have left our elected representatives here to struggle with a global corporation in its midst. Municipal corporate employees can outnumber councillors as much as 4 to 1. The CATCs groups are discovering that Municipal Corporations are rewriting and can legally ignore Municipal Bylaws, and that funds issued by the federal government to municipalities for projects can be traced back along a money trail to places other than our own tax dollars.

Respectfully submitted, Andrea Lynn

Community Accountability and Transparency Councils

CATCs

https://www.catcs.org

Overview of CATCs

Citizens and their elected representatives have a problem-we are no longer on speaking terms. Community Accountability and Transparency Councils (CATCs) will take steps to engage with all levels of government to pursue discussions on policies that affect our communities. .

Our plan is to bring into existence a national network of CATCs with the objective of providing citizen advocates with strategies and tools to successfully engage with our elected officials.

Mandate and Priorities of CATCs

The CATCs network will work to engage with all channels of our public institutions including local city councils, school boards, provincial and federal members of parliament. The mandate of CATCs will be to seek accountability, transparency, review and advise on public policy and to rally the public to become involved.

Pillars of Priorities

First Order-Good Governance

1. Accountability and transparency of public of institutions
2. Standards of conduct by our elected officials
3. Policy development and recommendations
4. Political interference in our governance by unelected global entities and NGOs

Second Order-Societal Responsibilities

1. Security and protection of energy, food, seniors, children, education, families.
2. Health and wellness and the integrity of our medical system.
3. Addressing transformational policies including banking, central bank digital currencies, digital ID, privacy and the role of technology in our society.
4. Emergency preparedness and support for the disenfranchised.

Roles and Responsibilities

National CATC

1. Establish a national council with representatives from every region of the country.
2. Support the local CATCs.
3. Provide toolkits and strategies.

Local CATC

1. Support the mandate provided by the national CATC including code of engagement and to work with other CATCs to leverage the network.
2. Engage with political representatives to achieve the goals of better governance and transparency.

Appendix B – 2023-07-17 Letter from Jenifer Tsang to Committee of the Whole

SUNROSE

Sunrose Land Use Consulting
Halifax, Nova Scotia

July 10, 2023

Mayor Zebian and Windsor/West Hants Councilors
Regional Municipality of Windsor/West Hants
For Committee of the Whole meeting July 11, 2023

Dear Mayor and Councillors:

RE: Bill Clarke property at 997 Highway 14, Upper Vaughan, WHLUB amendment File #23-01

On behalf of my Client, Bill Clarke, this letter is to suggest a better solution to the non-compliant land use on his property than the current re-zoning application from GR to M-1. I apologize for not being able to attend Committee of the Whole in person, but I already had another commitment when this opportunity came to my attention.

Mr. Clarke have been dismayed by the outpouring of negative comments and speakers against his container self-storage land use that he has been operating on his property for several years without any complaints. He started the land use on his property in good faith, thinking that it was permitted because the container storage was for his personal business. He thought the rules were the same for it as the rules are for accessory buildings that are used for personal storage. He was completely unaware that using his personal storage containers for storage of his retail business supplies was in violation of the Land Use By-law.

The use of his storage containers for his business supplies falls between two definitions in the Land Use By-law. The first definition is "warehouse" defined as: "... means a building where wares or goods are stored but does not include a retail store. Warehouse also includes self storage operations as defined elsewhere in this Land Use By-law". The second definition is for "self storage operations" defined as: "...means a building or buildings consisting of small, self-contained units that are leased or owned for the storage of business and household goods or contractors supplies".

Neither a "warehouse" nor "self storage operation" are permitted in the GR zone, in which the property is currently zoned. The only MPS policy that would enable either of these defined land uses on Mr. Clarke's property is the M-1 zone that allows a warehousing operation in addition to a wide range of industrial land uses. Because of this, it was suggested to Mr. Clarke that he should apply for a re-zoning to M1. The staff report recommends against a re-zoning to M-1, primarily due to concerns with the wide range of industrial uses that would be permitted on the property. Mr. Clarke has no intention of using his property for industrial land uses. A re-zoning to M-1 is not the best option to address the situation.

tel: 902.478.2541 email: sunrose@eastlink.ca

I would like to suggest a different solution which would allow Mr. Clarke to continue his land use temporarily while it is phased out over five years. This would be a site-specific amendment to the West Hants Municipal Planning Strategy to enable a development agreement for a "container self-storage" land use on this property. A development agreement could clearly define the land use, control the hours of operation, require optimal location of driveways, and set out discharge options after a five year period.

Site specific MPS amendments are often approved in instances that are unusual or different from other similar properties. They are also often used to recognize existing non-compliant land uses that have been in operation over some time. I believe that Mr. and Mrs. Clarke's property falls into this category. These containers have been in place since 2018 which is prior to the accessory building that received a permit in 2020.

The container self-storage land use is unusual in that it does not clearly fit into a Land Use By-law definition. It is a combination of self-storage (being small self contained units for the storage for business goods) and warehousing that includes self-storage.

The property location is different from other GR zoned properties because it is adjacent to a historical schoolhouse that is used as a community centre and, more recently, a canoe club (defined as a community use) that is on a property that was owned by Mr. and Mrs. Clarke for 19 years. The transition of the area into a wider range of community land uses makes this property different than other GR zoned lands.

If Council does not want to consider an amendment the Land Use By-law to allow container self-storage throughout the GR zone (which is also an option) and is willing to consider allowing Mr. Clarke to phase out his land use, then a site specific MPS amendment is the best planning solution.

The site specific policy would say that on this GR zoned property, in addition to the GR land uses, one additional land use (being container self-storage) is permitted via a development agreement. The development agreement would state that in addition to the GR zone uses, a container self-storage use is permitted. The development agreement would specify several criteria including a discharge option for Council at five years. This type of application is not uncommon in Municipal planning and would undergo the regular West Hants planning process with associated public consultation and staff analysis.

Mr. Clarke wants to work with the Municipality to find a solution to the situation. He is willing to leave the Municipality and he just needs some time to phase out the container self-storage land use. Mr. Clarke has been a supportive community citizen and good neighbour for over 19 years. I would like to respond to a few of the comments that were raised at the two public information (PIM) meetings. I am only responding to comments that are specific to Mr. Clarke's container self-storage land use and not the comments that are against the M-1 re-zoning.

General comment categories from the PIM shown in italics:

Erosion of a nearby driveway and school house (Upper Vaughan Community Hall South Waterville School est. 1868) with a photo of a catch basin that was stated to be a drain installed in the middle of highway right of way:
This catchbasin collects and direct stormwater away from Mr. Clarke's property and into the ground. It is located on Mr. Clarke's property and is not located in the middle of the highway right-of-way. There had been a collapse of a culvert under the schoolhouse driveway that caused some stormwater drainage problems. The Community Centre paid for the repair. Mr. Clarke has paid for gravel and leveling of the schoolhouse driveway over many years.

School house is a heritage property:
Mr. Clarke respects the schoolhouse which is used occasionally as a community center. Mr. Clarke has paid for the snow plowing and lawn mowing of the schoolhouse property for over 19 years and done other ground maintenance as stated above. This can be confirmed by a community member.

Potential of leaking of fuel from a crane being operated on property:
Cranes are used to move storage containers. Cranes and other machinery are permitted on roads, highways and private properties. Machinery is not regulated by the Land Use By-law. Cranes are not used often or on a regular basis on the property. All of Mr. Clarke's vehicles and machinery are in top operating condition. Fuel leakage is possible from personal motor vehicles and large vehicles that drive on the highway, local streets and driveways if they are not in good operating condition. Fuel contamination is regulated and controlled by other levels of government and it applies to all property owners.

Unsightly garage, too close to the road:
The accessory building is a permitted use. There are no architectural guidelines for accessory buildings in the Land Use By-law. The accessory building exceeds the required setbacks from a property line and the required setbacks from the centre line of the highway right-of-way.

Irregular noise, back up beepers, light pollution:
There are approximately four visits per month to deposit or retrieve items from the storage containers. All visits are during the daytime hours and no vehicles utilize back up beepers. Any back up beeper noises would be coming from another property. There are no lights shining into adjacent properties.

Using the school house lot for equipment:
Mr. Clarke has plowed the snow, mowed the lawn and replaced gravel on the schoolhouse driveway. He has not used the school house property for his equipment.

Driveway locations are dangerous:
Mr. Clarke is willing to consult with a transportation engineer review his driveway locations and recommend a relocation of the driveways if it is advisable.

tel: 902.478.2541 email: sunrose@eastlink.ca

The land should be given to the community:
Most land owners do not donate their land to the community. Generally, people buy property for their own use and rarely are in an economic position to give land away. Sometimes landowners are generous in other ways, as Mr. Clarke has been in being a steward of the adjacent school house property and assisting the canoe club during their move.

The container storage use has caused disruption to the community:
Mr. Clarke had not received any complaints about his storage containers prior to the sale of his land to the canoe club. Storage containers are permitted throughout West Hants, as is evidenced by the large number of property owners who have them. Mr. Clarke's storage containers are located near the highway and have not been moved along any local streets. The highway is used by many large, heavy vehicles that are more disruptive than inert storage containers. The storage containers are clean and in top working condition.

The owner is not a resident of the community and his business brings no economic value to the area:
Mr. and Mrs. Clarke are long time residents of the community. They have lived on these properties and Zwicker Lake for 19 years. They now reside in Falmouth and still pay property taxes to West Hants. Mr. Clarke has paid for maintenance to the schoolhouse community centre over this time and has significantly supported many local businesses by shopping at their establishments for both his personal and business needs, including company vehicle purchases and their ongoing maintenance. They also have supported the community veterinarians and local home hardware store for many years.

Trucks and tractor trailers must impinge on adjacent property:
Mr. Clarke does not drive any of his vehicles on adjacent properties. He is well aware of his property boundaries.

<u>In conclusion</u>:
Mr. Clarke is considering withdrawing his re-zoning application prior to the public hearing scheduled for July 25th which would save everyone a lot of time and effort. I respectfully request Windsor/West Hants Council to allow the time for an MPS amendment and development agreement application process to unfold prior to taking enforcement action against Mr. Clarke's land use. Of course, it is understood that this would not imply in any way what Council would ultimately decide in terms of approving or denying the MPS amendment or development agreement.

Sincerely:

Jenifer Tsang, MCIP, LPP

tel: 902.478.2541 email: sunrose@eastlink.ca

West Hants Historical Society
281 King Street
PO Box 2335
Windsor, NS B0N 2T0

His worship Abraham Zebian, Mayor
and Municipal Councillors
West Hants Regional Municipal Council,
azebian@westhants.ca, allcouncil@westhants.ca;

March 23, 2022

Dear Mr. Mayor;

The West Hants Historical Society, through Councillor Jim Ivey, does humbly request that the West Hants Regional Municipal Council issue a proclamation.

Whereas the West Hants Regional Municipality may issue a special proclamation to mark significant dates and events in the life of West Hants;

Whereas the West Hants Historical Society operates a museum with over 13,000 artifacts and is a valuable tourist attraction to the residents and visitors of West Hants;

Whereas the West Hants Historical Society provides interpretive services at the blockhouse at the Fort Edward National Historical Site each summer;

Whereas the West Hants Historical Society maintains a genealogical library and reference archive (with a 500-page index) which provides historical information about the people, families, and businesses of West Hants;

Whereas the West Hants Historical Society was incorporated as a society on September 25, 1973 and will celebrate its 50th Anniversary in 2023;

Whereas, Municipal Councillor Jim Ivey is prepared to sponsor this request;

Now therefore, we petition the West Hants Regional Municipality to proclaim and declare that Monday, September 25, 2023 shall be known as West Hants Historical Society Day.

Thank you in advance for considering this request. You may obtain more information about West Hants Historical Society at WHHS.ca. You can also contact me directly with questions or clarifications at jon@Q32.ca or phone/text 780-695-0383.

I look forward to hearing from you.

Jon Hall

Jon Hall,
Funding History Chair

Falmouth Family Park – 369 Town Road
Amended Class D Estimate – July 13, 2023

- Public Works staff have indicated there is already an existing water service to the property.

369 Town Road - Sewer Service Lateral to Park **Class-D Estimate: 13 July 2023**	Estimated Cost	Low End	High End
Excavation & Backfill (by Others)	$1,000.00		
Trench Gravel (Pipe Bedding) - 2.0m^3	$70.00		
6.0m Sewer Pipe + Materials/Fittings	$360.00		
Shoulder Gravel - 1.5m^3	$45.00		
Traffic Control (by Others)	$1,000.00		
Road Gravels - 0.9m^3 Class-A + 1.2m^3 Type II		$57.00	
Road Gravels - 4.5m^3 Class-A + 7.2m^3 Type II			$315.00
Asphalt - 0.5m^3 (Only paving where asphalt is cut)		$368.75	
Asphalt - 3.25m^3 (Paving across entire road width)			$2,212.50
SUBTOTAL	$2,475.00	$425.75	$2,527.50
GRAND TOTAL - Only re-paving where cut		**$2,900.75**	
GRAND TOTAL - Paving across entire road width			**$5,002.50**
HST not included in estimates			

WEST HANTS REGIONAL MUNICIPALITY REPORT

Information ☒	Recommendation ☐	Decision Request ☐	Councillor Activity ☐

To: West Hants Regional Municipality Committee of the Whole

Submitted by: Kathy Kehoe, Director Community Development

Date: July 11, 2023

Subject: Falmouth Family Park Information Report

LEGISLATIVE AUTHORITY

Nova Scotia Municipal Government Act, Section 65

DECISION REQUEST

Council to determine if they wish to support the Falmouth Family Park with the full installation of water and sewer for the park construction at a cost of approximately $3,090 plus hst;

and further

To determine if they wish to own and maintain this park once it is fully developed.

BACKGROUND

Property ☒	Public Opinion ☐	Environment ☐	Social ☒	Economic ☒	Councillor Activity ☐

At the November 8, 2022, West Hants Regional Municipality Committee of the Whole meeting, Matt Dunfield made a presentation to Council with respect to the Falmouth Family Park. At that time, Mr. Dunfield indicated that the Falmouth Community Hall Association was successful in receiving just over $102,000 in financial support for the park from ACOA, however, it could not be leveraged until the group acquired 40% of the funds for the Capital Costs. Mr. Dunfield noted they were requesting access to water and sewer to install an all access/barrier free washroom facility and to be able to provide an outdoor water spigot for park users.

In addition, Mr. Dunfield was requesting that once the park was constructed, that the municipality assume ownership of the lands and park and assume the ongoing maintenance for

the community park. He noted that currently the lands are owned by the Falmouth Community Hall Association and that they agreed with this request.

He further indicated that the property was being cleared, levelled, and seeded. Next steps included securing contractors for fencing the dog park and review/ordering the playground equipment as there is a six month turn around for delivery.

Mr. Dunfield noted that the projected cost for the construction was $147,000 and the ACOA funds would support the playground component of the project. It was noted that the overall project cost was $200,000.

At the November 22, 2022, West Hants Regional Municipal Council meeting the following motion was passed:

THAT COUNCIL DIRECT STAFF TO MEET WITH MR. DUNFIELD AND VOLUNTEERS TO DETERMINE THE NEXT STEPS IF THE MUNICIPALITY WAS TO ASSUME OWNERSHIP OF THE PARK AND BRING FORWARD A REPORT TO COUNCIL FOR CONSIDERATION.

DISCUSSION

Section 5.36 of the Land Use Bylaw states that parks and playgrounds shall be permitted in any zone provided any maintenance or storage building accessory to the park or playground does not exceed 200 square feet in floor area. "Park means an area reserved for passive recreational uses, with limited need for accessory buildings or structures."

Outdoor recreation uses means the use of land for parks, playgrounds, tennis courts, lawn bowling greens, outdoor skating rinks, athletic fields, golf courses, driving ranges, picnic areas, outdoor swimming pools, day camps and similar uses but shall not include a track for the racing of animals or any form of motorized vehicles.

The West Hants Parks and Open Space Plan identifies a park that has a catchment area of 1 km and is .04 ha in size as a *Neighborhood Park*. This is the smallest sized park which is used on daily basis by citizens of a neighborhood typically drawing from a one-kilometer radius of the park. Informal active recreation or passive recreation are typical, and infrastructure may include multi-purpose fields, playgrounds, picnic areas and seating. May accommodate community food garden plots.

In 2015, when the Parks and Open Space Plan was created additional parks were not identified as a necessity in Area 2 which includes the community of Falmouth. The plan does identify where existing lands owned by the municipality could be improved upon and highlights other areas of potential focus.

It is important to note that much growth/development has taken place in recent years in the community of Falmouth.

The lands being developed as the Falmouth Family Park are 33,000 sq ft in size.

Staff have met with Mr. Dunfield and members of the Falmouth Community Hall Association in the fall of 2022 and additionally met onsite with Mr. Dunfield in the spring of 2023. The Falmouth Community Hall Association is receptive to having the municipality assume the ownership of the lands and have noted that they do not wish to be responsible for the park.

Mr. Dunfield has requested that West Hants Regional Municipality additionally assume the cost to install the water/sewer hook up for the new park.

Staff have identified that the lands would need to be surveyed and deeded to the municipality with an approximate cost of $4,500 plus hst.

Once the park is fully constructed the cost to maintain would be approximately $4,500 annually.

Mr. Dunfield has indicated that if approved by Council the completed project would be turned over to the municipality in the Winter/Spring 2024. The park when complete will include a fenced dog park, a playground (partially accessible), washroom, water source and trails.

NEXT STEPS

Council to determine if it wishes to take ownership of the Falmouth Family Park once it is fully constructed (winter/spring 2024).

FINANCIAL IMPLICATIONS

If West Hants Regional Municipality were to assume the ownership and maintenance of the Falmouth Family Park, there are costs associated with this take-over that have not been accounted for in the 2023-24 operating or capital budget. These cost estimates include:

Capital Costs	
Boundary Survey	$4,400.00
Water/Sewer Connection	$3,222.56
Legal Fees	$1,000.00
Total Capital Costs	**$8,622.56**
Operating Costs	
Annual Maintenance	$4,500
Total Operating Costs	**$4,500**
Total Cost to Take Over Park	**$13,222.56**

Please note, the annual maintenance figure includes staffing, waste removal, equipment usage and water/sewer fees.

For 2023-24, the maintenance fees would be pro-rated based on the date of take-over but would be an unbudgeted item and therefore could cause our parks maintenance line item to come in over budget. The costs of the capital take-over have not been accounted for; however, the Regional Operating Reserve has a large enough expected March 31, 2024 balance to cover these costs should Council proceed.

For future years, the annual maintenance will need to be accounted for in the park maintenance line item.

ALTERNATIVES

n/a

ATTACHMENTS

Property Online Map

CHIEF ADMINISTRATIVE OFFICER REVIEW

At the root of this report is the request by the community group for the Municipality to participate in the development of the park and for the Municipality to be responsible for the ownership and upkeep moving forward once the project is completed.

As noted in the 2015 report, at that time there was not an identified need for additional park space. Spaces currently in the Falmouth area include the Eldridge Road Facility and the Falmouth Mini Park behind the Irving Gas Station. Additional Park space to support our growing communities could certainly been seen as favorable, particularly as the space was formerly an active and maintained space in the 1980s and 90s.

The work on the space has not been completed but is ongoing.

As noted, there are three separate requests from Council.

1. To participate in the development and construction of the park through the provision of the water and sewer services.
2. Should Council decide to take over ownership of the lands and the park that the survey work and registry process be conducted by the Municipality.
3. That the Municipality maintain the space and that it be designated as a WHRM Park Space.

Staff await the position of Council or further direction.

Report Prepared by: _____

Kathy Kehoe, Director, Community Development

Report Reviewed by: _____

Diana Gibson, Acting Director, Financial Services

Report Approved by: 

Mark Phillips, Chief Administrative Officer



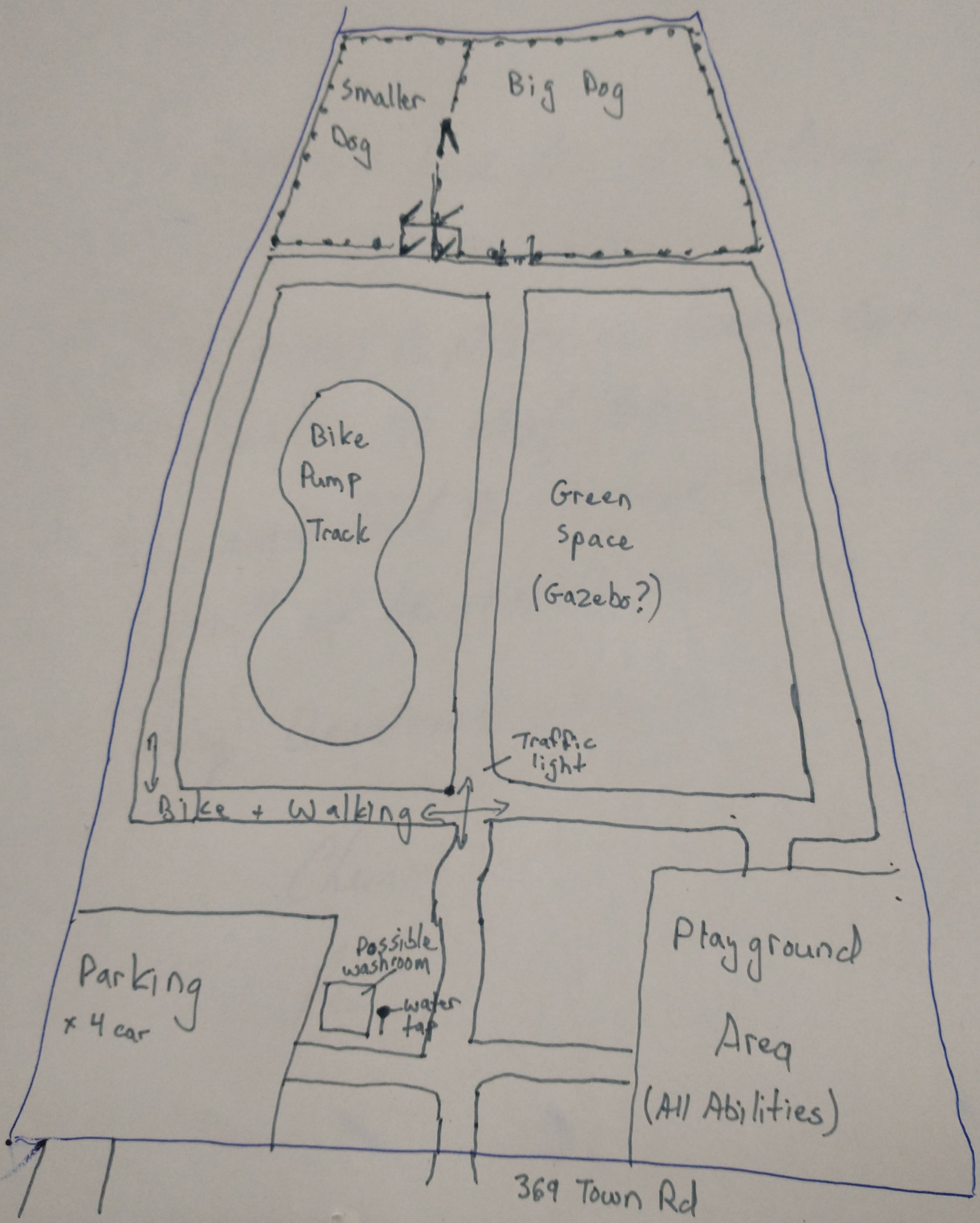
Made in Canada

Falmouth Family Park

layout # A09876-2-C1 | J07975

BlueImp™ PLAY STRONG

Note: Colours shown may not accurately reflect actual colours.


Smaller Dog
Big Dog
Bike Pump Track
Green Space (Gazebo?)
Traffic light
Bike + Walking
Parking x 4 car
Possible washroom
water tap
Playground Area (All Abilities)
369 Town Rd

Town Rd

WEST HANTS REGIONAL MUNICIPALITY REPORT

Information ✓	Recommendation ☐	Decision Request ☐	Councillor Activity ☐

To: Committee of the Whole

Submitted by: _____
Deanna Snair, Executive Assistant/ Municipal Clerk

Date: July 25, 2023

Subject: POSSE Request for Funding -Supplementary Information Report

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LEGISLATIVE AUTHORITY

MGA Section 9A**:** The purposes of a municipality are to (b) provide services, facilities and other things that, in the opinion of the council, are necessary or desirable for all or part of the municipality; and (c) develop and maintain safe and viable communities.
MGA Section 65(A)(2) The municipality may expend money provided for in an operating budget or capital budget for a purpose other than that set out in the operating budget or capital budget for that fiscal year if the expenditure does not affect the total of the amounts estimated for the operating budget and the capital budget.

RECOMMENDATION or DECISION REQUEST

Should Council wish to proceed with the requests made by POSSE, the following recommendations would be in alignment with the group's request:

…that Council directs staff to enter into a funding agreement with Peer Outreach Support Services & Education (POSSE), for the allocation of $65,774.25 from both the 2023/24 and 2024/25 operating budgets, totaling $131,548.50 over the two-year period, to support The POSSE Project and the addition of a Community Response / Outreach Worker for their Community Based Crisis Response Program.

Further,

That Council directs the matter to the Police Advisory Board and the CAO's Office to further assist with the development of a public safety plan/policies/procedures for Peer Outreach

Support Services & Education (POSSE) as presented at the July 11th Committee of the Whole meeting.

BACKGROUND

Property ☐	Public Opinion ✓	Environment ☐	Social ✓	Economic ☐	Councillor Activity ☐

At the July 11th West Hants Committee of the Whole meeting, Kimm Kent, Benjamin Dykeman and The POSSE Project group made a presentation to Council identifying a need for funding assistance to provide a two-year crisis response/outreach position dedicated for West Hants. In addition to this, The POSSE Project also requested to have a staff person dedicated to work alongside of them to assist in the creation of a public safety plan/policies/procedure.

The presentation sparked a healthy dialogue regarding traditional Municipal roles and responsibilities vs. traditional services provided by the provincial government.

During the July 11th meeting the following motion was made:

"MOVED BY COUNCILLORS HARTT AND IVEY THAT COMMITTEE OF THE WHOLE RECOMMENDS COUNCIL DIRECT STAFF TO SUPPORT THE ASK FROM THE POSSE GROUP WITH THE FUNDING COMING FROM RESERVES FOR THE TWO-YEAR PROJECT".

Following the motion conversations continued and although many questions were asked and answered, Council felt additional information was required to make an informed decision and the following motion was made:

"MOVED BY COUNCILLORS HARTT AND IVEY TO DEFER THE MOTION TO THE COUNCIL MEETING IN TWO WEEKS TIME. MOTION CARRIED. Nays: Jannasch, Francis and Zebian".

DISCUSSION

It should be noted that although this report is being presented by WHRM staff, it represents a collaboration with POSSE and RCMP.

While the province is responsible to lead and address health care and homelessness in all of Nova Scotia's, some municipal councils have taken initiatives that see municipalities playing an important role in housing and committed both staffing and financial resources to this cause.
Some examples of these initiatives would be:

- Halifax has taken steps to implement a voluntary Vulnerable Persons Registry, implement a lived experience committee to advise municipal staff and complete engagement sessions and prepare the Lived Experience Consultation Report.
- The Town of Kentville hired a Housing and Community Partnerships Coordinator to develop and implement a robust Housing Action Plan.

- Kings County, in partnership with the province, gifted the Valley Roots Housing Association a piece of land through the Provincial Land for Housing project to build a net zero-ready Co-operative housing community in New Minas with a focus on affordable and fully accessible units.
- Kentville Town Police has a Community Crisis navigator and has witnessed a reduction in human trafficking in the community since hiring.
- The Town of Middleton has a community working group with Town Recreation staff, local services providers and RCMP to identify housing or support solutions for community partners.
- The Town of Wolfville is looking at non-market land opportunities for potential affordable housing ventures.

The following information has been provided for Council to consider:

At the May 25th Calls to Action Event, Homeless No More encouraged local municipalities to identify opportunities to address homelessness in their community based on the expertise of community partners and organizations. In West Hants POSSE is seen as a trusted organization that utilizes a trauma-informed and culturally informed approach to the individuals they support.

Benefits

The hiring of a West Hants Crisis Worker will allow The POSSE Project to begin this pilot on a small scale and further develop how this model will work to best serve the community. The addition of this position will allow The POSSE Project to expand their operating hours later into the evenings when demand for crisis response is higher and potentially positively impacting RCMP service calls, as they will be able to focus their attention to other areas that require a policing presence resulting in increased safety for the community and residents of West Hants. Providing appropriate responses increases positive outcomes for the community (individuals who require supports are able to receive appropriate supports resulting in them feeling supported, valued and cared for which then correlates to a feeling of safety and security, person in need and reduce harm.

By following a trauma informed, culturally sensitive response, community-based crisis response teams are thought to be better equipped to handle mental health concerns, substance use and housing related calls.

The allocation of additional outreach funding could be viewed as a progressive step in supporting one of our vulnerable populations and “detasking” (transferring tasks that would normally be provided by policing services and reallocating those tasks to a more appropriate service provider).

Detasking is about ensuring the most appropriate responder is available to provide both proactive and reactive services to those in need of assistance. Responding to people in mental health crisis and addressing issues of poverty and homelessness are two spheres of police activity identified as candidates for de-tasking and re-tasking. The addition of a homelessness outreach

position may better position the municipality to respond to calls for service on a sustained basis and may lessen the need to dispatch police.

Often individuals experiencing a crisis are met with a traditional police response that may lead to detainment, creating undue burden on the person, law enforcement, emergency departments and justice systems.

Recent studies suggest that with every $1 invested in non-police crisis response, $1.90 is saved or diverted to other policing matters through the reduction of Justice System and Healthcare related costs. Another recent study suggests the average cost of each police response is $800.

Why West Hants

West Hants is not immune to individuals experiencing crisis and The POSSE Project is present in our community and already doing the work. Over the 2022–2023-year, Peer Outreach Support Services and Education (POSSE), consisting of three (3) full-time and one (1) part-time position outreached 1134 people in the Windsor West Hants Area.

- 823 meals as well as 362 snacks were provided.
- 5005 sterile needles (safer injection equipment) were distributed through our needle exchange program.
- 58 naloxone kits were distributed.
- 219 fentanyl tests strips were distributed.
- A total of 4909 pieces of literature (information on support services) were also handed out during this period.
- POSSE referred 52 individuals to shelter, 54 to housing support, 11 to employment services and 30 to legal aid.
- 15 referrals were made to addictions services, 7 to detox and 27 to mental health services over the 2022-23 year.

Role of the Crisis Response/Outreach Position:

The POSSE Project identified that the staff person would provide direct support to people in West Hants struggling with homelessness, mental health, substance use related crisis and housing and collaboratively work with Policing services and other groups to increase available services to those in need.

Funding allocation request:

Budget requirements equate to 2 years x $65,774.25/year = $131,548.50

Description	Budget Breakdown	Total
Wage	35 hours a week @ $25 / hour	$47,250.00
MERCS	CPP 5.70%, EI 2.12%, Vacation 4%, WCB 3.97%, Benefits/RRSP 7%	$7,504.25

Materials	Crisis supports, Tents, Tarps, Emergency Clothing, Food Supports	$5,000.00
Equipment	Phone Bill = $50/month x 12 months. Laptop $1000.00	$1600.00
Travel	.57$ /km x 500km month x 12 months	$3420.00
Total		**$65,774.25/yr.**

POSSE's Current Funding: and breakdown of current staff models:

Currently The POSSE Project has funding for six staff through a federal grant. An additional part-time staff has been able to be hired through a separate donation.

Team Lead – does outreach/support, coordinates recreation activities, educational awareness, and anything else required. They respond as the need arises in all three areas (East Hants, West Hants and Sackville and all areas in between).

Indigenous Support person – this person is dedicated specifically to Sipekne'katik. This is a part time position funding is included in the grant provided by the Federal Government.

Coordinator/Trainer/Outreach – exactly as the title states. They respond as the need arises in all three areas (East Hants, West Hants and Sackville and all areas in between).

Administrative Assistant – This is a 30 hour/week position working in the office but does all the administrative tasks associated with all three areas (East Hants, West Hants and Sackville and all areas in between). In some cases when required this person also does outreach and support.

Project Development Coordinator – creates potential new rural model deliveries. This position is funded through a grant. Funding for this program ends **March 2024.**

Director - all-encompassing and oversees all aspects of POSSE working out of all three areas (East Hants, West Hants and Sackville and all areas in between).

Why the need?

As identified by The POSSE Project, outreach workers provide proactive, positive lifelines and wrap around care for individuals struggling to secure and maintain housing and employment due to addictions, mental health issues and homelessness. Workers operate on-street, within the walls of service provider facilities, at warming centres or at shelter sites (it should be noted that West Hants has neither of these options).

Peer support programs can help alleviate pressures on strained healthcare and policing systems by reducing not only the need for hospitalization but also the emotional distress experienced by patients. They also help people develop the skills they need to take charge of their lives.

When looking at responding to an individual in crisis it is important to note that one of the most significant challenges in building a holistic approach to community safety is creating capacity to respond appropriately to calls for service and to proactively reach out to vulnerable people.

The allocation of additional outreach funding could be viewed as a progressive step in supporting one of our vulnerable populations and transferring tasks that would normally be provided by policing services and reallocating those tasks to a more appropriate service provider. This process is also referred to as "detasking" and is seen as a positive step in reducing harm/violence and increase community safety.
Hamilton Ontario saw a 70% reduction in the number of individuals taken into custody due to mental health
The World Health Organization speaks to a call out regarding the response to Mental Health - WHO - 'Strengthen mental health care by changing where, how, and by whom mental health care is delivered and received' 'Building community-based networks of interconnected services that move away from custodial care in psychiatric hospitals'

A Measurable Logic Model:

With years of baseline data, POSSE is able to monitor the positive impact that this new position/ C.I.A.O Pilot will have for the municipality through defined measurables.

Inputs	Outputs -Activities	Outputs -Reach	Outcomes -Short	Outcomes -Medium	Outcomes -Long
West Hants Funded Community Crisis Response Worker	Increase in the number of Outreach / Crisis Intervention events	Increase in time service is available.	-increased access to supports by marginalized folk -fewer mental health, substance use and housing related calls to 911	-healthcare cost savings -policing cost savings -reduced negative outcomes from emergency call responses	-improved mental health -lower crime rates -happier / healthier communities

RCMP Comments

This information was not available at the time the report was created. The information will be provided upon receipt.

NEXT STEPS

To be determined by Council.
Should Council choose to support the request, staff will create a funding agreement outlining potential terms and conditions set out and agreed upon by both parties (the Municipality and The Posse Project), similar to the agreement currently in place with Dial-A-Ride. Within in the agreement a provision would be included that The POSSE Project must provide an annual report, to be received by June 30th of each year of the agreement, including:

i. Annual audited statements
ii. Proof of good standing at the Registry of Joint Stocks
iii. POSSE's plan for annual funding.

Further, that The POSSE Project will provide bi-annual reporting to Council to be received in June and December of each year of the funding agreement years to include:

- Six-month budget to actual report
- Statistics on supports provided, types of programs, residential, business and community impacts as well as feedback.
- Updates on the creation of the Non-Police Crisis Response Policy/Procedure.

In addition, The POSSE Project will provide an annual presentation to Council outlining an overview of POSSE's performance, identifies and frames upcoming goals, receive feedback and provide a reminder of the long-term goals of the program. Staff will engage with The POSSE Project and begin collaboratively working on the creation of a Non-Police Response Model.

FINANCIAL IMPLICATIONS

The POSSE Project requested $65,774.25 from both the 2023/24 and 2024/25 operating budgets, totaling $131,548.50 over the two-year period. In the Grants and Contribution Policy, approved January 24, 2023, the total amount paid for grants in a fiscal years' operating budget will not normally exceed 1.5% of the taxes for general municipal purposes. For the 2023/24 fiscal year 1.5% of the taxes levied equates to $389,577, there is currently $681,746.15 in grants approved this fiscal.

Should Council support POSSE's request, in the current fiscal year $65,774.25 will come from the Region's operating reserve as the grants budget has been fully allocated for 2023/24. The 2023/24 grants budget is $185,500, and the approval of POSSE's request will put the grants budget over by $64,024.25. The Region's operating reserves is projected to have a balance of $3,288,146, on March 31, 2024,

In fiscal 2024/25, the requested $65,774.25 would be added as a line item within the grants budget, funded through the general tax rate reflecting the commitment in the second year of the funding agreement. It would be included in the 1.5% calculation when determining the 2024/25 grants budget.

ALTERNATIVES

1. Council may choose to direct POSSE to the annual grant process, requiring an annual application and supporting documents, and would be applicable to the Grants and Contribution Policy. (status quo)

2. Council may choose to add the full amount requested for the annual grant contribution, with no restrictions, or funding agreement. This alternative is not recommended by Staff, as assurance and accountability for the use of public funds at this funding level would be recommended.

3. Council may choose to add POSSE as a line item in the protective services budget, to be funded annually through the general tax rate. Staff recommends should Council wish to proceed for a commitment for a period greater than a year, that a funding agreement with restrictions, be entered into with a renewal date, and termination clause.

ATTACHMENTS

- POSSE Presentation and Request presented at the July 11th Committee of the Whole meeting.
- 2022-Regional Count on Rural Homelessness West Hants to Digby NS

Report Reviewed and Jointly Prepared by: _____

Mark Phillips, Chief Administrative Officer

Report Jointly Prepared by: _____

Kim Kent, The POSSE Project

POSSE & Windsor/West Hants Community Crisis Worker Proposal



Who We Are

POSSE is:

- A youth-driven peer outreach project
- Harm reduction and human rights focused

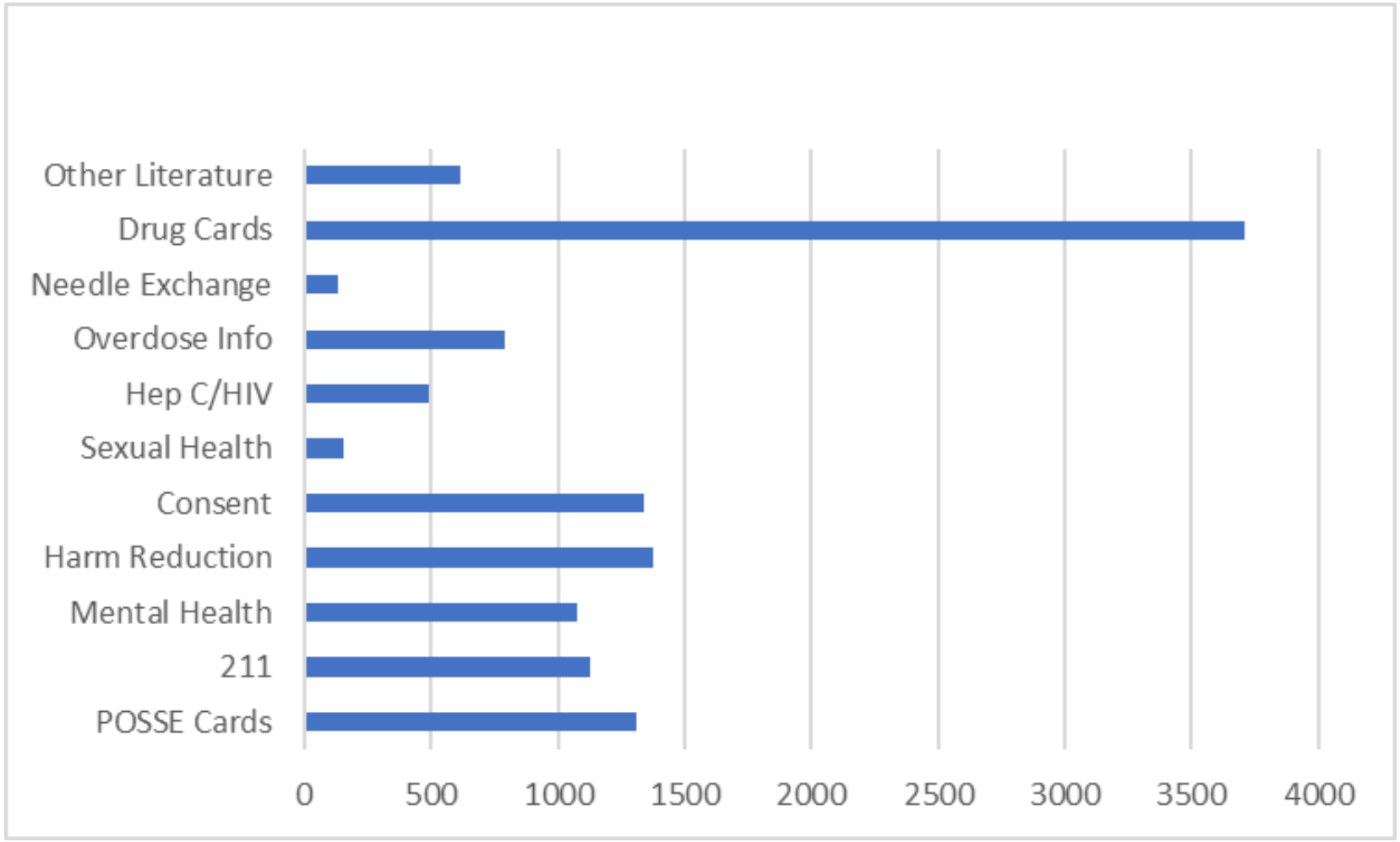
POSSE is a program of the Mi'kmaw Native Friendship Centre.

This initiative was funded by a contribution from Health Canada's Substance Use and Addictions Program (SUAP). The views expressed herein do not necessarily represent the views of Health Canada.



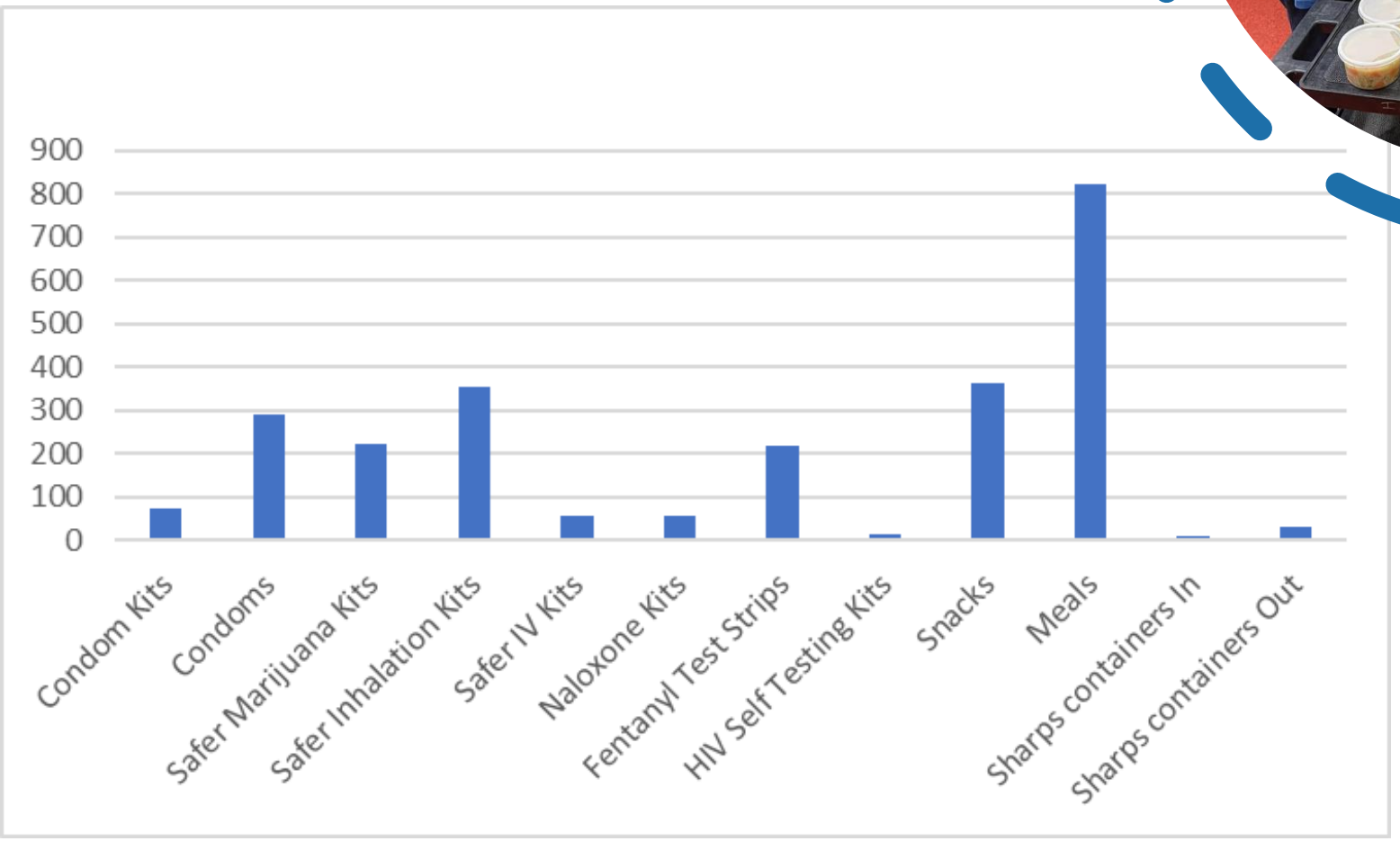
wije'winen Mi'kmaw Native FRIENDSHIP CENTRE

The Need: Literature Stats



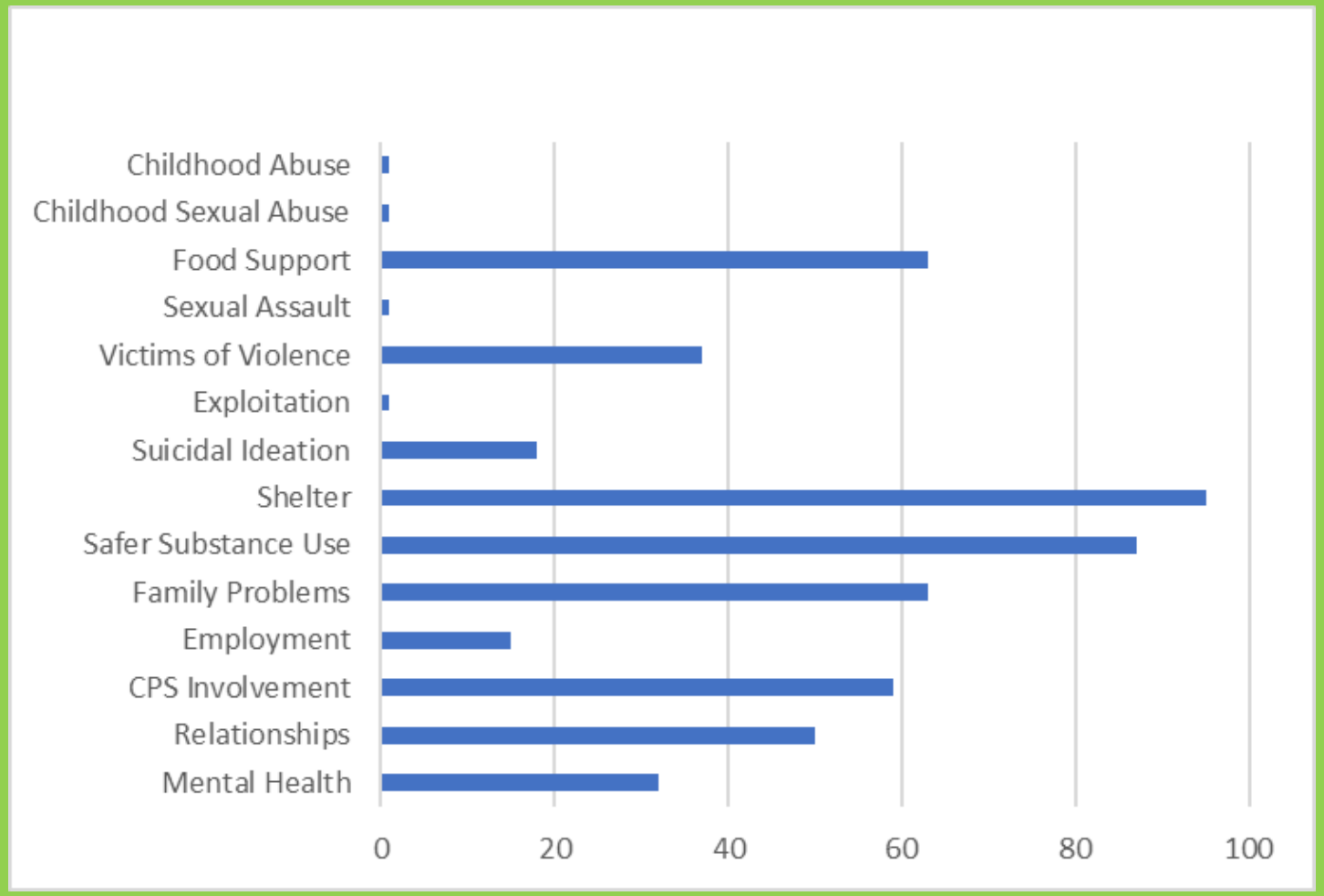
The Need: POSSE Outreach Stats '22-'23





1134 Outreach Contacts

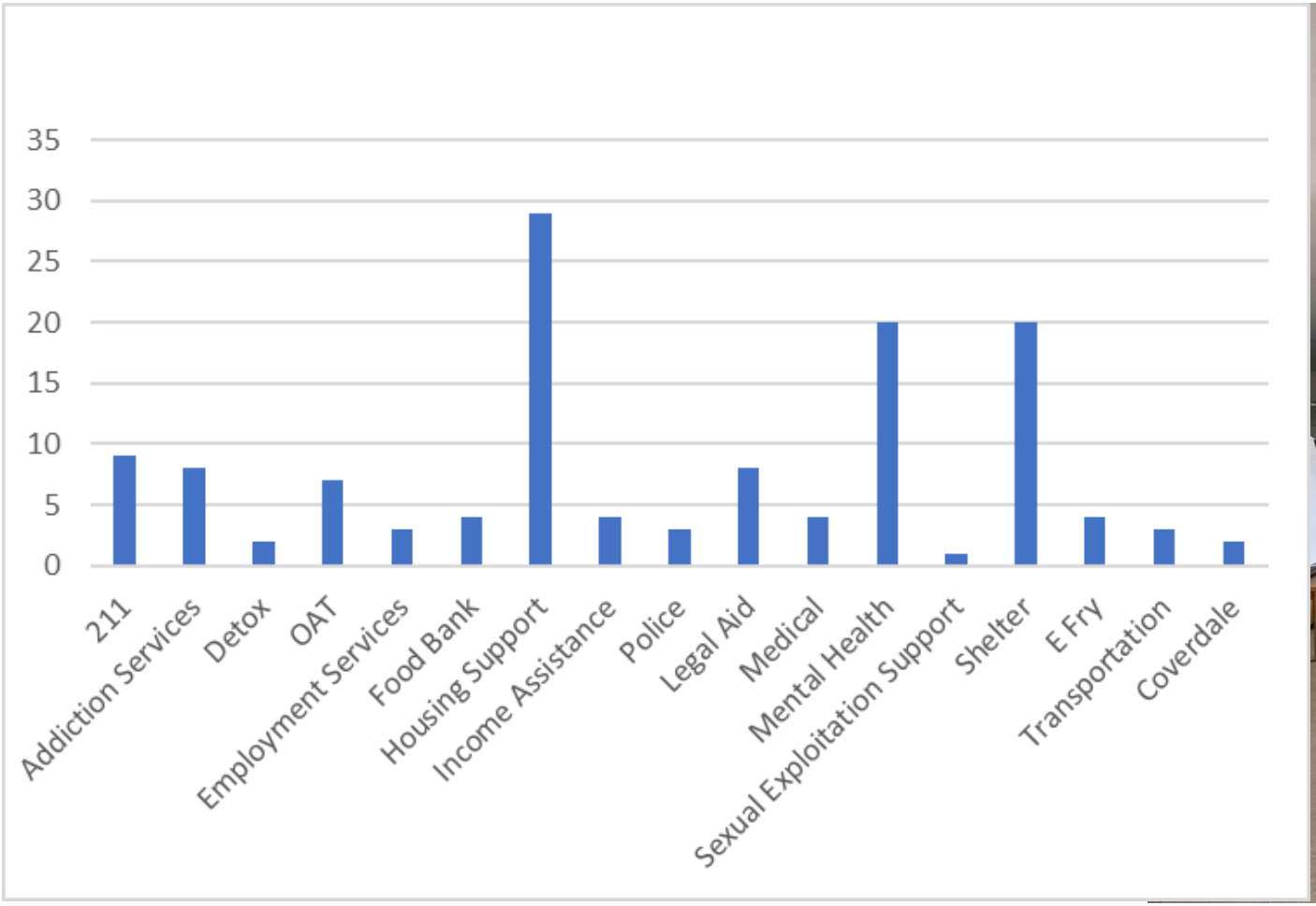
- **5,505 total sterile needles**
  - **(4,425 + 10 x 58 IV kits)**
- **438 total condoms**
  - **(292 + 2 x 73 condom kits)**

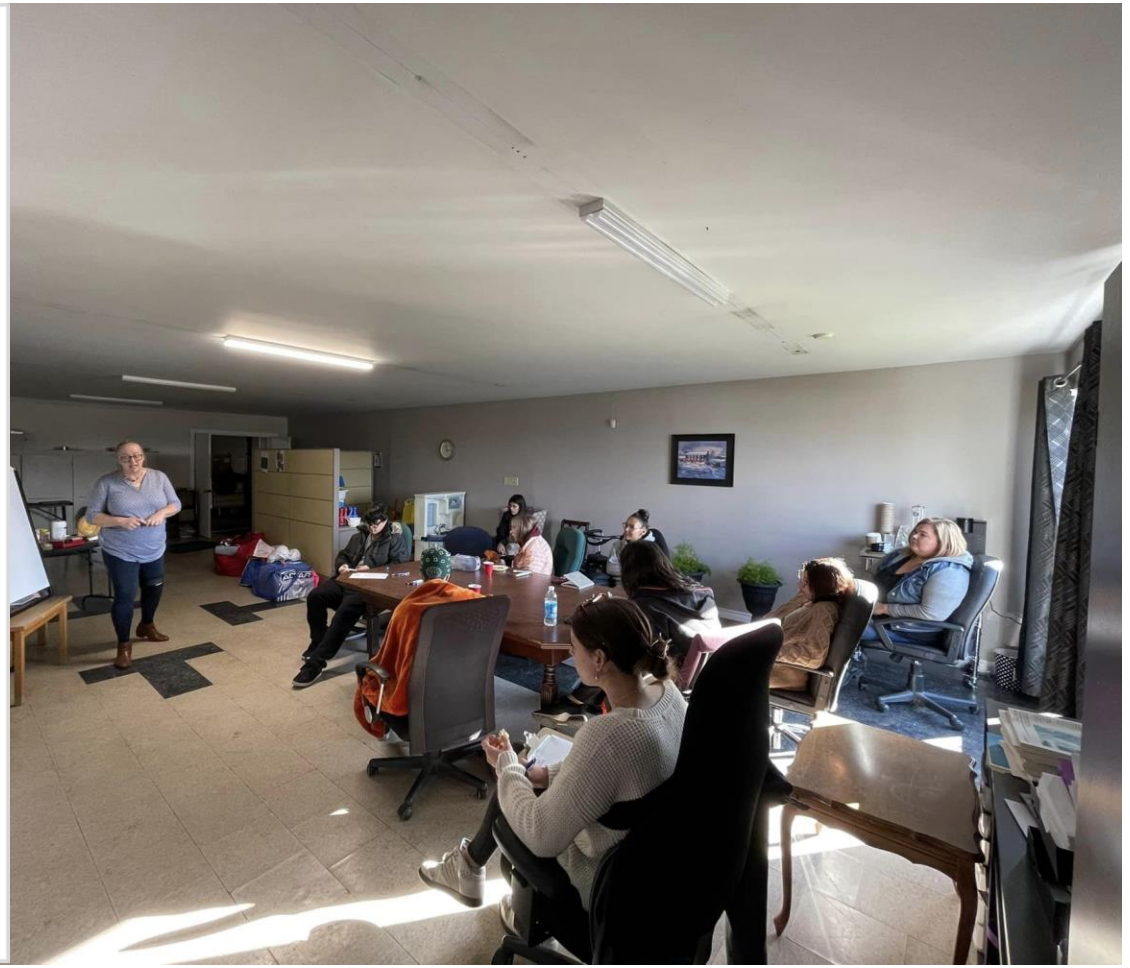




The Need: POSSE Support Stats '22-'23

The Need: POSSE Referral Stats '22-'23







Our Ask

POSSE's ask to council is twofold:

- To fund a two-year crisis response/outreach position
- For the municipality to allow for the allocation of internal staff resources to develop a public safety plan/policies/procedures



Why Community Based Crisis Response?



The Evolution of Crisis Response

- Up until 1960's it was Police and the morgue who responded to individuals in physical distress
- Developing a model to help individual not being served
- Freedom House Ambulance Service

Community Based Crisis Response Teams Reduce Harm

Trauma Informed

Culturally Informed

Response Teams are Built on Connection



Community Based Crisis Response Teams Are Cost Effective

Less Public Safety Cost

Less Healthcare Costs

It Reduced Recidivism



Community Based Crisis Response Teams are Best Practice

Community Response is Not Anti-Police

Reduced Negative Outcomes

The Time is Now



A measurable impact – C.I.A.O. Logic Model

Inputs	Outputs -Activities	Outputs -Reach	Outcomes -Short	Outcomes -Medium	Outcomes -Long
West Hants funds Community Crisis Response Worker Position	Increase in the Number of Outreach/Crisis Intervention Events	Increase in time that this service is currently availably	-Increase access to supports by marginalized folks -Fewer Mental Health, Substance Use, and Housing Related 911 calls	-Healthcare Cost Savings -Police Costs Savings -Reduced Negative outcomes from emergency response calls	-Improved Mental Health in the community -Reduction of "crime", increase in perceived safety -Happier, Healthier Communities

Position Description

Responsibilities

- Problem solving facilitation that is culturally sensitive and non-judgmental
- Provide information to clients in crisis situations to support informed decision making
- Assisting and advocating for clients to access required supports
- Provide referrals and follow ups

Description

- As the Community Crisis Worker you will be responsible for supporting the diverse needs of at-risk and vulnerable clients who may require urgent and or specific support related to their emotional mental and physical well-being.

Qualifications

- High level initiative and ability to work independently and part of a team
- Demonstrate discretion and sound judgement in the handling of confidential information
- Lived and living experience in mental health, substance use, and housing insecurities considered an asset
- Counseling skills and or experience and or education considered an asset
- Valid driver's license, reliable vehicle and 2mil insurance coverage

Budget requirements
2 years x $65,774.25/year = **$131,548.50**

Description	Budget Breakdown	Total
Wage	35 hours a week @ $25 / hour	$47,250.00
MERCS	CPP 5.70%, EI 2.12%, Vacation 4%, WCB 3.97%, Benefits/RRSP 7%	$7,504.25
Materials	Crisis supports, Tents, Tarps, Emergency Clothing, Food Supports	$5,000.00
Equipment	Phone Bill = $50/month x 12 months. Laptop $1000.00	$1600.00
Travel	.57$ /km x 500km month x 12 months	$3420.00
Total		**$65,774.25**

Thank you!



HOMELESS NO MORE

Community Support and Service-Based Count on Rural Homelessness

West Hants to Digby 2022

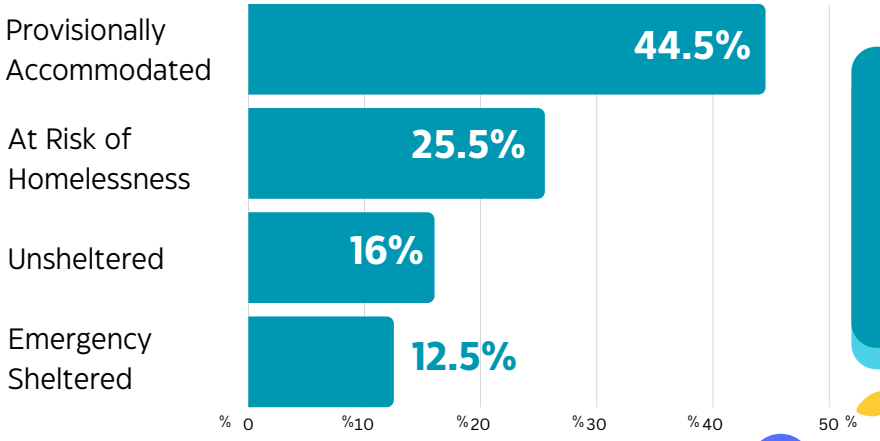
Count Overview

The Community Support and Service-based Count on Rural Homelessness is designed to identify the number of individuals experiencing homelessness, as well as other key demographic information. During the month of November 2022, service providers from West Hants to Digby completed surveys on clients who were 16 years of age or older whom they identified as experiencing homelessness. For each client, a survey was completed based on known demographic and housing situation information. The method used is a non-invasive approach and protects the clients identity, while providing data to help our community understand the scope of homelessness in our region. This Community-Support and Service-Based count used the model developed by NSHA and Cape Breton University in Eastern Nova Scotia and modified it to meet the needs and interests of the community organizations involved in this study site.

Regional Statistics

With the dedication of 23 community support and service provider organizations between West Hants and Digby, the 2022 Community Support and Service-Based Count identified 231 individuals experiencing some form of homelessness. Rural homelessness is often considered invisible, but this study demonstrates that it exists in our rural and small-town communities. The following regional statistics provide a glimpse at the lived reality of those experiencing some form of homelessness between West Hants and Digby.

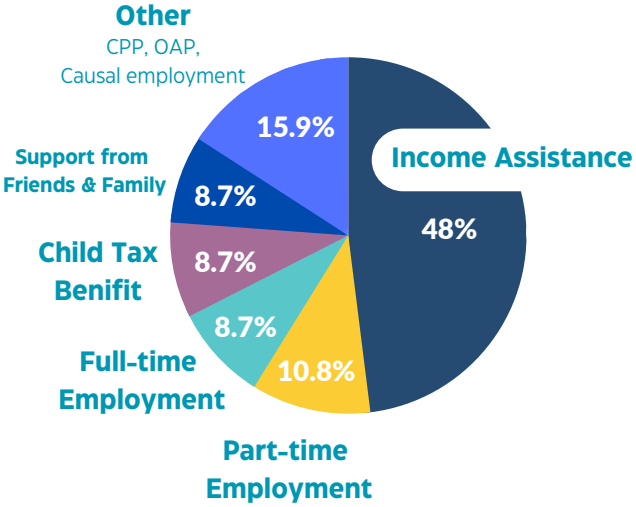
Types of homelessness are defined by the Canadian Observatory on Homelessness - COH Homeless Definition PDF



"They endured unimaginable trauma that has changed them forever. They continue to hold on to hope for housing and a brighter future"
- Service Provider

"All supports are working together, but there are no housing options available for someone their age"
- Community support



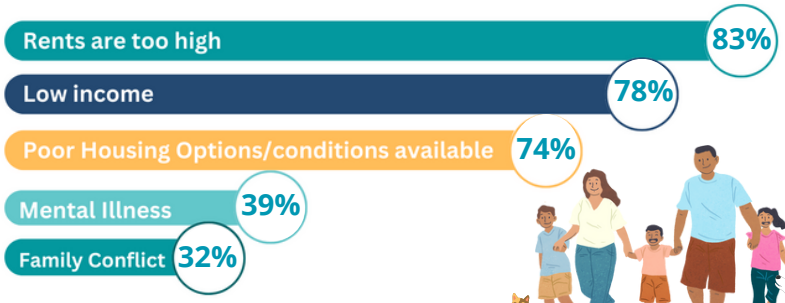


Income Statistics

Individuals experiencing homelessness across the region are not all without forms of income. This statistic represents a greater issue that income or income assistance is currently not sufficient when it comes to securing housing. This statistic is further supported when considering what barriers individuals face when accessing housing; the number one answer was that 'Rents are too high'

Barries to access housing

These are the top five barriers to accessing and keeping affordable, safe and appropriate housing. People often experience multiple barriers.





Quick Statistics

- **50.6%** of individuals have strong community connections
- **45.8%** of individuals have access to primary healthcare
- **28.5%** of individuals are between the ages of 20-29
- **10%** of individuals are experiencing sexual exploitation
- **23%** of individuals have been experiencing homelessness for more than **two years**

"For families with multiple children and pets, it is extremely challenging to find housing and landlords who are willing to rent to you" - *Service Provider*

The results of this study call for immediate and collective action in community and government for more affordable and safe housing across the region.

This project was supported by the Affordable Housing Association of Nova Scotia (AHANS), Acadia University, the Town of Kentville, the Portal Youth Outreach Association, and the Department of Community Services, Province of Nova Scotia.

For more information contact:
Mary Sweatman - mary.sweatman@acadiau.ca | Alisha Christie - alishaechristie@gmail.com

Committee of the Whole Excerpts
July 11, 2023

COUNCIL CHAMBER INPROVEMENTS EXCERPT

During the 2023- 24 Capital Budget, Council identified a need to improve the settings in Council chambers and approved funds for this project.

The recommended motion was that Committee of the Whole recommend that …

THAT COUNCIL DIRECT STAFF TO PROCEED WITH SECURING THE PURCHASE OF 21 CHAIRS FOR CHAMBERS AT A PRICE RANGE OF $400.00 TO $800.00 PER UNIT.

WEST HANTS REGIONAL MUNICIPALITY REPORT

Information ☑	Recommendation ☐	Decision Request ☑	Councillor Activity ☐

To: Committee of the Whole

Submitted by: _____

Mark Phillips, Chief Administrative Officer

Date: July 11, 2023

Subject: Improvements to Council Chambers

LEGISLATIVE AUTHORITY

Nova Scotia Municipal Government Act, Section 65 authorizes Council to expend funds for municipal purposes.

RECOMMENDATION or DECISION REQUEST

Should Council choose to move forward with the purchase of 21 chairs the following recommendation would be required:

…. THAT COUNCIL DIRECT STAFF TO PROCEED WITH SECURING THE PURCHASE OF 21 CHAIRS FOR CHAMBERS AT A PRICE RANGE OF $400.00 TO $800.00 PER UNIT.

BACKGROUND

With the approval of the 2023- 24Capital Budget, Council identified a need to improve the settings in Council chambers and approved funds for this project.

At the 2023-04-20 Council meeting the following motion was passed:

"COUNCIL DIRECT STAFF TO REPORT BACK TO COUNCIL WITH QUOTES FOR IMPROVING COUNCIL CHAMBERS AND CHAIRS AND NOT TO EXCEED $30,000".

Property ☐	Public Opinion ☐	Environment ☐	Social ☐	Economic ☐	Councillor Activity ☐

DISCUSSION

Following the 2023-04-20 meeting staff also began to explore options to "tidy up" and improve the function and appearance of Council chambers in an effort to address seating concerns.

With the assistance of IT Specialist Jeff Hanshaw accessories were implemented to improve appearances and functionality inside chambers.
Staff also contacted vendors and explored online options for seating improvements. The following chart reflects some options for consideration.

Seating Options

Vendor	***Description***	***Quantity***	***Price per Chair*** *(net tax)*	***Total Cost*** *(net tax)*
RD Chisholm LTD	Auburn - Black Base and Arms	21	$865.53	$18,176.13
Workplace Essentials	tCentric	21	$1220.81	$25,636.97
Workplace Essentials	airCentric	21	$1,250.44	$26,259.18
Amazon	NOUHAUS Ergo3D Ergonomic Office Chair	21	$438.00	$9,198.16
Staples	Serta Smart Layers Hensley Big and Tall Executive Chair - Brown	21	$500.58	$10,512.21
Home Hardware *(online quotes)*	CANERGO High Back Office Chairs	21	$344.15	$7,227.08
	CANERGO High Back Leather	21	$698.73	$14,673.38
IKEA *(online quote)*	Swivel Chair	21	$312.86.	$6,570.00

NEXT STEPS

All of the above options provided will result in the project being under the $30,000 allotted by Council during the 2023-34 Budget process. The main considerations explored to-date were price, meeting comfort needs, durability and warranty options.

As noted in the report there are several vendors and multiple features offered in the office chair market. The high-back office chair or manger style chair is the recommended chair for Council Chambers and can be provided by multiple suppliers, including known local suppliers. Staff request that Council consider the category or price range they wish to target, and staff will execute the selection and purchase.

Low Price Range	$100.00 to $400.00
Medium Price Range	$400.00 to $800.00
High Price Range	$800.00 to $1,200.00

The following sections in the procurement and tendering policy reference purchasing authority for this budget item and will be followed.

PURCHASING AUTHORITY

The CAO is authorized to make purchases for the acquisition of goods, services, construction, and facilities for the purposes of carrying on the business of the Municipality, where the amount of the expenditure does not exceed the acquisition values stated below, in any one case (not including HST), and where such expenditure is included in the approved budget allocation:

- *Where the value of the good or service is between $15,000 and $50,000; or*
- *Where the value of the construction project and all associated goods, services, and facilities are between $15,000 and $100,000.*

Bid by Invitation

The Bid by Invitation process should be utilized for the purchase of routine operational goods and services between $5,000 and $25,000. Such purchases would be approved under a Director's annual operating budget such as office or plant equipment, vehicle maintenance, preventative maintenance agreements, gravel, etc.
For purchases between $5,000 and $9,999.99 (not including HST):
- *Three verbal quotes, faxes, or emailed bids will be sought from suppliers.*
- *The decision to award is with the discretion of the Director.*

The quotations are to be recorded and kept on file, in accordance with the Record Management Policy RCOGE-002.00.

For purchases between $10,000 and $24,999.99 (not including HST):
- *Bids are solicited by invitation in writing from suppliers; a minimum of three bids will be required.*
- *The decision is at the discretion of the Director, as long as the purchase was approved in the budget allocation. If the amount exceeds 10% of the approved budget allocation, the decision is at the discretion of the CAO, upon review and recommendation from the Director.*
- *The written bids are to be kept on file, in accordance with the Records Management Policy RCOGE-002.00.*

Only the bid of the successful supplier will be disclosed to other bidders, upon request. Purchase orders are required for all purchases made under the bid by invitation process.

• *The quotations are to be recorded and kept on file, in accordance with the Record Management Policy RCOGE-002.00.*

FINANCIAL IMPLICATIONS

During the 2023-24 budget process, Council approved up to $30,000 to be funded through the Regional Operating Reserve to improve Council Chambers. All options presented above will come in under the $30,000 limit.

ALTERNATIVES

1. Council may choose to direct staff to not proceed with the improvements identified within the report; or
2. Council may choose to direct staff to explore further options to purchase furnishings for chambers.

ATTACHMENTS

Sample chairs and quotations.

Report Prepared by: _____
Deanna Snair, Executive Assistant

Report Reviewed by: _____
Diana Gibson, Acting Director of Finance

Shop All | What can we help you find? | Brooklyn Home Hardware Building Centre Today's Hours: 8:00 am - 5:30 pm | Order Status | Log In | List

NERGO High Back Office Chair - Black

★★★ 3 Reviews Item: #4832-640 Model: #76--01



$329.99/EA

Shipping Options

0 Available at **Brooklyn Home Hardware Building Centre**

Check availability at other stores

◉ FREE In-Store Pick-up
Arrives in 6-8 business days

○ Ship to Home
Arrives in 3-4 days
Estimated shipping cost

FREE SHIPPING on eligible online orders $99 (pre-tax) or more!
Shipping surcharges may still apply.

Qty: - 1 + Add to Cart

Product Overview

Description

Specifications

Shop All | What can we help you find? | Brooklyn Home Hardware Building Centre Today's Hours: 8:00 am - 5:30 pm | Order Status | Log In | List

re > Office

NERGO Black Leather Office Chair, with Lumbar Support

★★½☆☆ 5 Reviews Item: #4832-613 Model: #76--08M



$669.99/EA

Shipping Options

0 Available at **Brooklyn Home Hardware Building Centre**

Check availability at other stores

This item is selling fast. Order now to avoid disappointment!

◉ FREE In-Store Pick-up
Arrives in 6-8 business days

Qty: - 1 Add to Cart

Max. quantity available

Product Overview

Description

Specifications

IKEA

Find what you need to Bring Home to Life

Hej! Log in or sign up

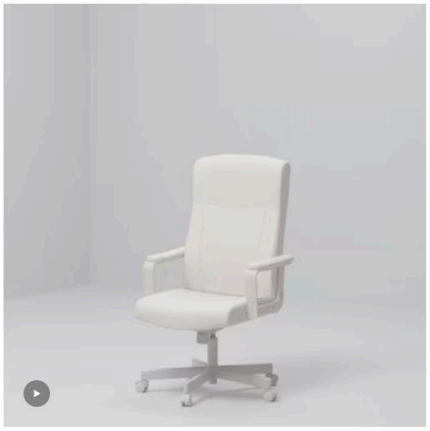
Products Rooms Deals Design

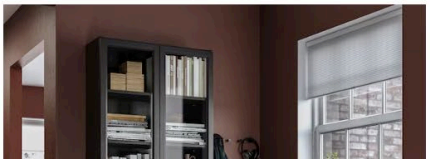
Enter postal code

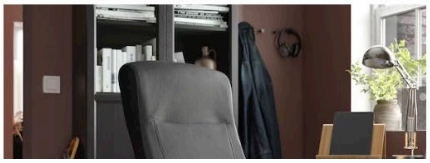
Products › All furniture › Chairs › Desk chairs › Desk chairs for home › MILLBERGET Swivel chair

Best Seller









MILLBERGET

Swivel chair, Murum black

$299.00

★★★★☆ (520)

Choose color

Murum black



How to get it

Delivery
Check delivery availability

In store
Check in-store stock

1 + Add to cart

Assembly Service
To check available services in your area, please e
your post code.



La-Z-Boy Alton High Back Excecutive Chair - Black

★★★½☆ (57)

$429.99

Quantity

1

ADD TO CART

Share

Also Consider

3-Year Protection Plan for Furniture (Accidental Coverage) - 3058212 89.99
Notice for Quebec Residents: Important Warranty Information

Ways to get your order

Delivery available
Estimated Delivery by **July 11, 2023**
Shipping to **B4N 3E6** Change Postal Code
FREE Shipping on Orders over $35

Out of stock at your store
Pickup at **9081 Commercial Street** Check other stores
0 in stock

Available at nearby stores within 50km

1-181 Damascus Road | 1 in stock | 72.9 km
Make My Store

215 Chain Lake Drive, Unit A | 2 in stock | 76.7 km
Make My Store





Serta SmartLayers Landry Executive Chair - Blue

★★★★☆ (66)

$399.99

Quantity

1

ADD TO CART

Share

Also Consider

3-Year Protection Plan for Furniture (Accidental Coverage) - 3058212 — 89.99
Notice for Quebec Residents: Important Warranty Information

Ways to get your order

Delivery available

Estimated Delivery by **July 10, 2023**

Shipping to **B4N 3E6** Change Postal Code

FREE Shipping on Orders over $35

FREE Pickup available

Ready for pickup in stores within 1 hour

Pickup at **9081 Commercial Street** Check other stores

3 in stock

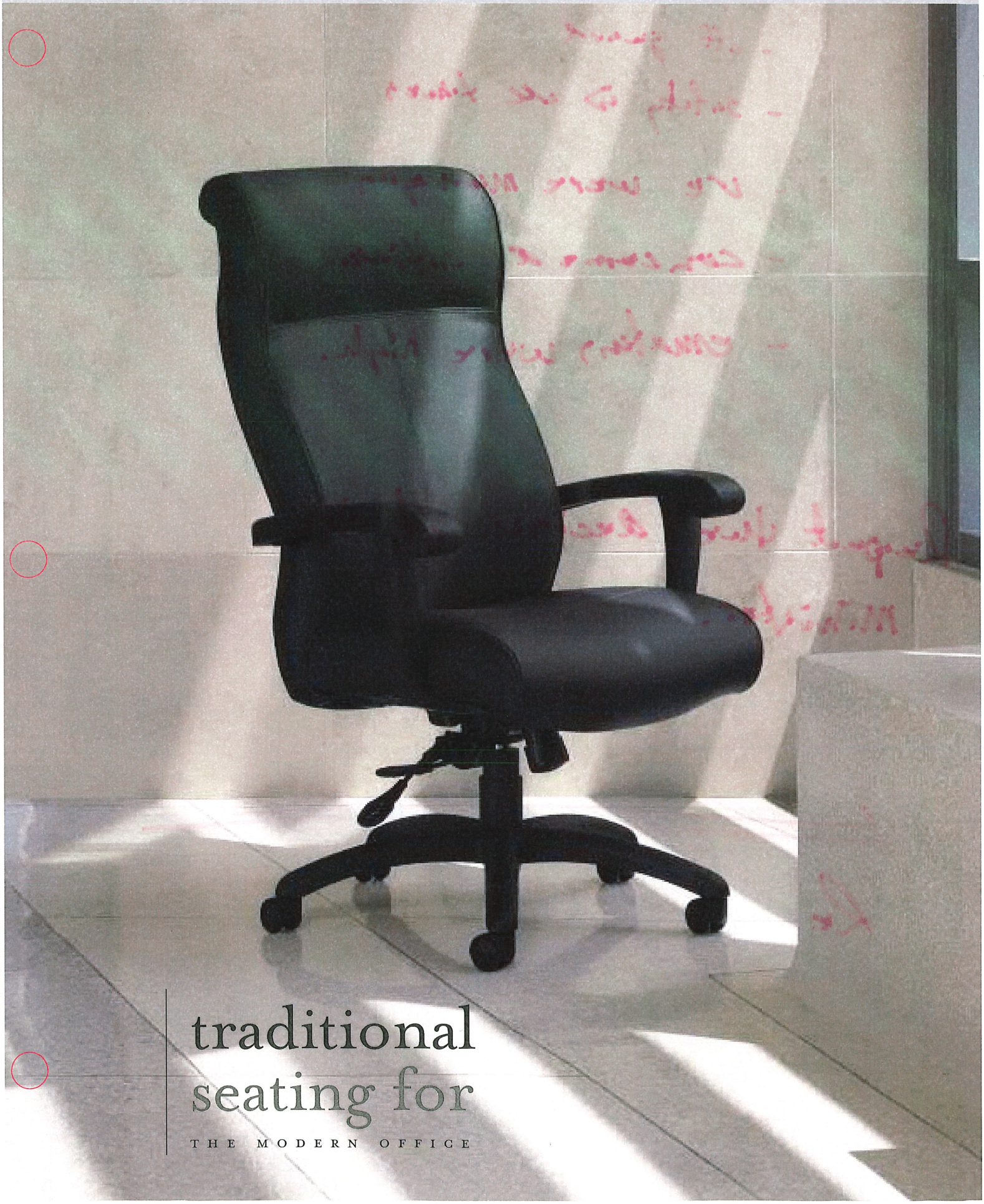
Available at nearby stores within 50km

1-181 Damascus Road | **2 in stock** | **72.9 km**

Make My Store

GLOBAL

AUBURN™



traditional seating for

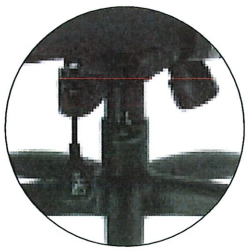
THE MODERN OFFICE

AUBURN™

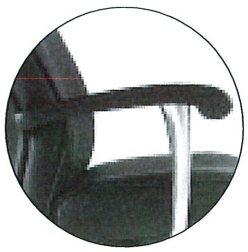




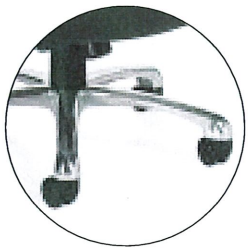
3767(ALU)
High Back



Tilting Mechanism



Polished Aluminum Arm Frame
(Optional)



Polished Aluminum Base
(Optional)



Wood Capped Steel Base
(Optional)

Auburn seating provides the user with maximum style and comfort with long lasting durability and quality. Auburn's unique arm frame is made form cast aluminum for exceptional strength. Armcaps are made from soft, self-skinned urethane (SSU) making the surface extremely durable and warm to the touch. A polished aluminum arm frame and base are available as an option.

Auburn's tilting mechanism features adjustable tension control for personal comfort. The infinite tilt-lock feature allows the user to lock into any position throughout the tilt range. This is great for upright keyboarding or other tasks that require a stationary seating angle.

There are three bases available. Choose from either the standard black fiberglass reinforced nylon spider base, the attractive polished aluminum base or a more traditional steel core, wood capped base. The wood capped bases can be finished to coordinate with any of Global's laminate or wood finishes. Auburn can be upholstered in a array of leathers.

DESCRIPTION		DIMENSIONS W	D	H	SEAT HEIGHT
		IN *mm*	IN *mm*	IN *mm*	IN *mm*
	**3767** High back tilter with cast aluminum arm frame (black finish standard), soft touch urethane armcaps (SSU). Tilting mechanism with adjustable tension, infinite tilt lock control. Black fiberglass reinforced nylon base.	28 *711*	28 *711*	46.5 *1181*	16.5 - 20.5 *419 - 521*

MEMBER BIFMA INTERNATIONAL

Global chairs are tested to meet or exceed ANSI / BIFMA seating standards. These test procedures evaluate seating for function, safety, durability, and structural adequacy. Your assurance of a quality product. As a result all Global products proudly carry a Limited Lifetime Warranty.

Corporate Member Of The Membre corporatif de l'
ACE
Association of Canadian Ergonomists
Association Canadienne d'Ergonomie

GREENGUARD

Global's Certified Products are in compliance with the stringent emission guidelines set by the GREENGUARD Environmental Institute.

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The Global Group, 1350 Flint Rd., Downsview ON Canada M3J 2J7
Sales & Marketing: Tel (1-877) 446-2251
Customer Service: Fax (800) 361-3182
Government Customer Service: Fax (416) 739-6319

Global - U.S.A.
17 West Stow Road P.O. Box 562
Marlton New Jersey U.S.A. 08053
Tel (856) 596-3390 (800) 220-1900
Fax (856) 596-2516

Global - International
560 Supertest Road Downsview
Ontario Canada M3J 2M6
Tel (416) 661-3660 (800) 668-5870
Fax (416) 667-1821

GGI Office Furniture (UK) Ltd.
Global Way Darwen
Lancashire UK BB3 ORW
Tel +44(0) 1254 778500
Fax +44(0) 1254 778519

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workplace essentials

Focused. Smart. Reliable.

May 18th, 2023

West Hants
something inspiring awaits

Deanna Snair
Executive Assistant
West Hants Regional Municipality
PO Box 3000, 76 Morison Drive, Windsor, NS, B0N 2T0

T 902-798-8391 Ext. 134
M 902-792-8035
E DSnair@westhants.ca
W www.westhants.ca

	Price/ea	Total
19 each, airCentric, multi-tilter, fully upholstered, air lumbar, triple density foam, headrest, urethane casters, height/lateral /swivel arm. AirKnit black fabric.	$1199.00	$22781.00

See attached Spec Sheet



airCentric™ 2

Fuel Service charge	797.34
Sub Total	23578.34
HST	3536.75
Total	**$27115.09**

workplace essentials

Focused. Smart. Reliable.

May 18th, 2023

West Hants
something inspiring awaits

Deanna Snair
Executive Assistant
West Hants Regional Municipality
PO Box 3000, 76 Morison Drive, Windsor, NS, B0N 2T0

T 902-798-8391 Ext. 134
M 902-792-8035
E DSnair@westhants.ca
W www.westhants.ca

	Price/ea	Total
19 each tCentric, multi-tilter, fully upholstered, built in air lumbar, triple density foam, headrest, urethane casters, height/lateral/swivel arm. Open house black fabric. See attached Spec Sheet	$1170.59	$22241.21



tCentric Hybrid™

Fuel Service charge	778.44
Sub Total	23019.65
HST	3452.95
Total	**$26471.95**



Misolant Office Chair, Ergonomic Desk Chair, White, Adjustable Headrest 299 $199.99 prime Save $30 with coupon

Consider these alternative items

Sponsored



NOUHAUS ErgoFlip Mesh Computer Chair - Rolling Desk Chair with Retractable Armrest and Blade Wheels Ergonomic

1,243

$419.99



NOUHAUS ErgoTASK - Ergonomic Task Chair, Computer Chair and Office Chair with Headrest. Rolling

569

$349.99



Sytas Ergonomic Mesh Office Chair, Desk Chair Adjustable Lumbar Support, High Back Ergonomic Computer Chair

263

$299.99



Roll over image to zoom in



VIDEO

NOUHAUS Ergo3D Ergonomic Office Chair - Rolling Desk Chair with 3D Adjustable Armrest, 3D Lumbar Support and Blade Wheels - Mesh Computer Chair, Gaming Chairs, Executive Swivel Chair (Grey)

Visit the Nouhaus Store

4.0 3,526 ratings

Colour Name: **Grey**

$448.25	1 option from $1,877.44
1 option from $489.99	1 option from $933.36

Brand	Nouhaus
Colour	Grey
Material	Mesh, Metal, Plastic
Product Dimensions	71D x 71W x 124.5H Centimetres
Size	16.3D x 27.95W x 44.09H in
Item weight	46.29 Pounds

See more

About this item

- CONFORMS TO YOUR LIFE: With it's 4D Adjustable Armrest and Lumbar System, ElastoMesh, 135 Degree Back Tilt, Smooth HydraLift, Dual Castors (and a set of hardwood floor Blade Castors) – it's easy to think the Ergo3D is from the future, but instead it's evolved Ergo Seating at its finest and it's here now.
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Committee of the Whole Excerpts
July 11, 2023

DEVELOPMENT OFFICER APPOINTMENT EXCERPT

West Hants Regional Municipality only has one Development Officer who is responsible for administering the Land Use By-law's and Subdivision By-laws of the Municipality. Since March 29, 2023, Mr. Burns has been acting as Development Officer when required. This request is to fully appoint Christopher Burns as the second Development Officer for WHRM to assist with processing applications for development permits and subdivision.

The recommended motion was that Committee of the Whole recommend that …

COUNCIL APPOINT CHRISTOPHER BURNS AS DEVELOPMENT OFFICER EFFECTIVE JULY 25, 2023 IN ACCORDANCE WITH SECTION 243 OF THE MUNICIPAL GOVERNMENT ACT.

WEST HANTS REGIONAL MUNICIPALITY REPORT

Information ☐	Recommendation X	Decision Request ☐	Councillor Activity ☐

To: Mayor Zebian and Members of West Hants Regional Municipality Council

Submitted by: _____
Sara Poirier, Director of Planning and Development

Date: 2023-07-11

Subject: Appointment of Development Officer

LEGISLATIVE AUTHORITY

Nova Scotia Municipal Government Act, Section 243, Development Officer

RECOMMENDATIONS

…that Committee of the Whole recommends that Council appoint Christopher Burns as Development Officer effective July 25, 2023 in accordance with Section 243 of the Municipal Government Act.

BACKGROUND

Property X	Public Opinion ☐	Environment ☐	Social ☐	Economic ☐	Councillor Activity ☐

Currently West Hants Regional Municipality only has one Development Officer, Doug MacInnis, appointed to administer the Land Use By-law's and Subdivision By-law's of the Municipality. Since March 29, 2023 Christopher Burns has been acting as Development Officer in Doug's absence. This request is to fully appoint Christopher Burns as the second Development Officer for WHRM.

DISCUSSION

Development Officers administer the Land Use By-law's and Subdivision By-law's of the Municipality which includes responding to general property inquiries, writing zoning confirmation letters, issuing development permits for as-of-right development, and approving plans of subdivision.

Christopher Burns was hired in March 2022 and has been training with Doug for the past year. He is working to become certified through the Nova Scotia Municipal Development Officers Association. On March 29, 2023, Christopher was appointed by Council to act as Development Officer in Doug's absence to ensure requests and applications are dealt with in a timely manner.

This request is to fully appoint Christopher Burns as Development Officer to assist Doug with processing applications for development permits and subdivision.

NEXT STEPS

Appointment by Council

FINANCIAL IMPLICATIONS

There are no financial implications related to the appointment as the salary is established within the budget.

ALTERNATIVES

In response to this report, COTW could:

- recommend that Council not appoint a second Development Officer; or
- request further information on a particular topic.

ATTACHMENTS

None

CHIEF ADMINISTRATIVE OFFICER REVIEW

The municipality is in need of having this second full time appointment due to the high volume of development enquiries, permit applications, inpections and enforcement. Chris has steadily progressed with his knowledge of municipally policy, its applications and the enforcement

requirements of the appointment. As noted in the report the appointment requires the appointment of the Development Officer by Council.

I support the recommendation.

Report Prepared by: _____

Sara Poirier, Director of Planning and Development

Report Approved by: _____

Mark Phillips, CAO

Committee of the Whole Excerpts
July 11, 2023

PARKLAND DIVESTMENT REQUEST EXCERPT

The list of divested parkland lots was discussed to determine the options for redevelopment. 9 of the 17 lots were seen as most appropriate for rezoning at this time to encourage residential development on the lots once sold. All lots are currently vacant and are not used or maintained as Municipal parkland.

The recommended motion was that Committee of the Whole recommend that …

COUNCIL THAT THE CHIEF ADMINISTRATIVE OFFICER BE DIRECTED TO SUBMIT AN APPLICATION TO THE PLANNING AND DEVELOPMENT DEPARTMENT TO CONSIDER REZONING LANDS PREVIOUSLY IDENTIFIED AS SURPLUS, PID 45226636, 45045952, 45215290, 45221868, 45222254, 45218658, 45222049, 45236601 AND 45225018 TO PROVIDE OPPORTUNITY FOR RESIDENTIAL DEVELOPMENT.

WEST HANTS REGIONAL MUNICIPALITY REPORT

Information ☐	Recommendation ☐	Decision Request X	Councillor Activity ☐

To: Mayor Zebian and Members of West Hants Regional Municipal Council

Submitted by: _____
Mark Phillips, Chief Administrative Officer

Date: 2023-07-11

Subject: Rezoning Application – Divested Parkland

LEGISLATIVE AUTHORITY

Municipal Government Act (MGA) Section 219 and 220

DECISION REQUEST

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

…that Committee of the Whole recommends to Council that the Chief Administrative Officer be directed to submit an application to the Planning and Development Department to consider rezoning previously divested Municipally owned parkland lots PID 45226636, 45045952, 45215290, 45221868, 45222254, 45218658, 45222049, 45236601 and 45225018 to provide opportunity for residential development.

BACKGROUND

Property X	Public Opinion ☐	Environment ☐	Social X	Economic ☐	Councillor Activity ☐

Council approved the following motion on October 26, 2021:

> **…THAT COMMITTEE OF THE WHOLE RECOMMEND COUNCIL APPROVE THE DIVESTMET OF 17 MUNICIPALLY OWNED PARKLAND PROPERTIES AS RECOMMENDED IN THE WEST HANTS PARKS AND OPEN SPACES PLAN AND FURTHER THAT THE PROCEEDS OF**

SALE BE RECORDED IN A CAPITAL RESERVE ACCOUNT AND TO BE DIRECTED TO THE COMMUNITY FOR WHICH THE PROPERTY RESIDED OR THE PROCEEDS CAME FROM.

Staff have reviewed the list of divested parkland lots and have determined nine (9) of the lots have the potential for rezoning which would provide the opportunity for residential development once sold.

DISCUSSION

The CAO discussed the list of divested parkland lots with the Planning and Development Department to determine the options for redevelopment. 9 of the 17 lots were seen as most appropriate for rezoning at this time to encourage residential development on the lots once sold. All lots are currently vacant and are not used or maintained as Municipal parkland.

The Hantsport, Windsor and West Hants Municipal Planning Strategy policies state that only public lands shall be zoned for open space purposes. If Councils direction is to sell these divested lots, it would be appropriate to rezone them prior to sale.

The following chart outlines the PID, location, current designation, and zoning of each lot. It also lists potential zoning options that were discussed amongst staff, however, once a completed application is received by the CAO, the Planners will do a thorough review of policy options.

PID	Location	Current Designation	Current Zoning	Potential Zoning
45226636	Halewood Dr., Falmouth	Residential	Open Space (OS)	Single Unit Residential (R-1)
45045952	Riverview Rd., Hantsport	Residential and Open Space	Conservation Open Space (COS)	Single Unit Residential (R-1)
45215290	Riverview Dr., Brooklyn	Village	Open Space (OS)	Two Unit Residential (R-2)
45221868	Middle Lake North Rd., Vaughan	Resource	Open Space (OS)	General Resource (GR)
45222254	Middle Lake South Rd., Vaughan	Resource	Open Space (OS)	General Resource (GR)
45218658	Armstrong Lake East Rd., Vaughan	Resource	Open Space (OS)	General Resource (GR)
45222049	Middle Lake South Rd., Vaughan	Resource	Open Space (OS)	rezone to General Resource (GR)
45236601	Millard Crt., Union Corner	Agriculture	Open Space (OS)	Agricultural Priority Two (AR-

				2) or Rural Residential (R-4)
45225018	Saubren Lane, Cheverie	Resource	Open Space (OS)	General Resource (GR)

NEXT STEPS

Based on direction of Council, the CAO will apply to the Planning and Development Department. The Planning and Development Department will then work through the rezoning applications as time permits.

FINANCIAL IMPLICATIONS

There are no financial implications in association with the filing of this report.

The cost of the notice for the Public Information Meeting and Public Hearing for the applications will be charged to the Municipality (i.e., newspaper advertisements, letters to adjacent property owners, and signage on site).

ALTERNATIVES

In response to the report, the Council may:

- decide to leave the lots zone Open Space (OS) / Conservation Open Space (COS); or
- provide alternative direction such as requesting further information on a specific topic.

ATTACHMENTS

Attachment A 2021-09-09 Parkland Divestment Report

Report Reviewed by: _____

Sara Poirier, Director of Planning and Development

Attachment A

WINDSOR / WEST HANTS TOGETHER

WEST HANTS REGIONAL MUNICIPALITY REPORT

Information ☒	Recommendation ☐	Decision Request ☐	Councillor Activity ☐

To: Mark Phillips, Chief Administrative Officer

Submitted by: Bekah Craik, Active Living Coordinator

Date: September 9, 2021

Subject: Parkland Divestment

LEGISLATIVE AUTHORITY

- Municipal Government Act Section 50 (5) (b)
- Municipality of the District of West Hants Disposal of Surplus Real Property Policy C-01-007
- West Hants Regional Municipality 2021-2022 Strategic Plan (April 2021); Economic Development – Theme Priority Objective #2: Create Investment-Ready Strategies (Task A)

INFORMATION REPORT

Staff wish to inform Council of the following:

There are nineteen municipally owned parkland properties that are being reviewed for Council's consideration for divestment as outlined in the West Hants Parks and Open Space Plan.

BACKGROUND

Property☒	Public Opinion☐	Environment☐	Social☐	Economic☐	Councillor Activity ☐

The Parks and Open Space plan was adopted by West Hants Council in 2016 with two goals: (1) to direct the operations, maintenance, acquisition, divestment, funding, and programming of the Municipal parks and open space network; and (2) To ensure that the local network of parks and open space will continue to meet recreational needs and protect unique, natural, and cultural resources for the next ten years.

In addition to the establishment of park types and standards for West Hants, a key deliverable from this Parks and Open Space Plan is a Decision-Making Toolkit to be used by Municipal staff or a committee. The Toolkit can guide decisions about the Parks and Open Space network, to ensure decisions about land acquisition, divestment and development meet the intent of the plan, the needs of the citizens, and protect unique natural and cultural resources. Divestment is defined in the Parks and Open Space Plan as "The sale of unsuitable or unusable land by the Municipality". There are six primary scenarios where divestment of land is the best management option:

1. Location - There are Municipally owned lands in the current parks and open space network that are found in areas of low population density. In addition to density, some parcels are far from main roads or are outside of well-travelled areas. Due to the remote nature, these lands see few park users, especially if they are unmanaged lots. Isolated lots may also become areas for illegal dumping and vandalism.

2. Competing Uses - In some communities, there are a number of neighboring municipal parcels offering the same amenities or recreation opportunities. Having non-complementary parcels of land together may not be useful as a network. Here, divestment makes sense to concentrate resources into fewer parcels.

3. Useability - Subdivision development of previous decades may have resulted in land under Municipal ownership that does not meet the current definition of usable land or areas that might be considered hazardous.

4. Frequency of Use - Monitoring park use can help to decide if a piece of land is worth retaining. Underused spaces can be a drain on resources and unsafe if there is not frequent traffic.

5. Cost of Maintenance - Divestment might be the best option when the cost of maintenance outweighs community benefit, or if redevelopment costs to make a piece of land suitable or useable are beyond the parks and open space budget.

6. Interest from Non-Profit Groups - With a well-developed business plan, non-profit groups may purchase land from the Municipality. Broadly speaking, the divestment of Municipal property can positively influence the parks and open space networks. Revenue may be used to purchase new lands suitable for parks and open space or to fund management projects; lands may be leased, sold, or transitioned to community groups; lands may be swapped for more desirable spaces.

The Municipality has a GIS database of all parcels of land it owns, which can easily be used to create a map of the properties being recommended for divestment. Appendix 2 of the Parks and Open Space plan provides details on all the park holdings. The plan recommends 20 parcels for divestment; however, the municipality has since undertaken the development of one of the properties in collaboration with the West Hants Trails Association.

DISCUSSION

Staff have reviewed and re-evaluated each of the 19 parkland properties being reviewed for divestment. Site visits were completed in 2015 in the creation of the Parks and Open Space Plan and additional site visits were recently completed where possible to determine suitability for future park/trail development. Some properties (such as the Riverside Interior Parcel, Cheverie Salt Marsh Extension, MacLeod Court) have limited to no public access points or are extremely rural and inaccessible by vehicle. These sites have been scoped by way of online resources such as Property Online, Viewpoint, and Google Maps to determine usefulness of the property for the future of the Parks and Open Space network. Each of the 19 properties reviewed for divestment have little to no potential as a parkland amenity.

NEXT STEPS

With the direction of Council staff will prepare a recommendation report for the October Committee of the Whole Meeting for consideration.

FINANCIAL IMPLICATIONS

The lands were acquired by the municipality through the parkland dedication process and with the direction of Council, the surplus funds from the sale of each parcel may be deposited into a capital reserve account specifically for future development and maintenance of community parks and trails.

ALTERNATIVES

A. Council may choose to not to divest of any or all the properties being reviewed.
B. If the lands are deemed surplus and sold at a future date, Council may choose not to allocate the funds into a Capital Reserve account for future development/maintenance of community parks/trails.

ATTACHMENTS

1. West Hants Parks and Open Space Plan
2. List of parklands recommended for divestment

CHIEF ADMINISTRATIVE OFFICER REVIEW

Through the process of preparing and reviewing this report it was changed from a "recommendation report" to a "information report". There is a considerable amount of information included in the report with properties spanning several districts within our municipality. It was thought to be prudent that we provide Council with the information included in the report and that a recommendation from staff be delayed to ensure Council has had a reasonable amount of time to reflect on the parcels and the attached information. Divesting open space and park lands should be reviewed thoroughly to ensure with certainty there is no future use by the municipality.

I support the pending divestment recommendation at this time but feel further due diligence is achieved by promoting an extended review period before asking Council to make a decision. Assuming Council with receive this report as information, Council should expect a recommendation on the matter at the October COTW meeting.

Report Prepared by: _____
Bekah Craik, Active Living Coordinator

Report Reviewed by: _____
Kathy Kehoe, Director, Community Development

Report Reviewed by: _____
Carlee Rochon, Director, Financial Services

Report Reviewed by: _____
Shelleena Thornton, Municipal Operations Supervisor

Report Approved by: _____
Mark Phillips, Chief Administrative Officer

Riverview Road, Hantsport

10

Overview

PID: 45045952

Coordinates: 45.06459, -64.189

Date visited: November 26, 2015.

Address: Parcel C Rand Street, Hantsport.

Classification: Underused.

Size: 0.13 acres (0.05 ha).

Land cover: Parcel mostly treed (deciduous and evergreen) with the front half of the parcel being managed turf with a stand of trees along the street.

Topography: Land gently sloping to the east and north.

Maintained by: Municipality.

Use: Walking.

Access: From Riverview Road.

Parking: On Street.

Signage: None.

History: This land parcel was deeded to the former Town of Hantsport in 1984 by Harry Salter.

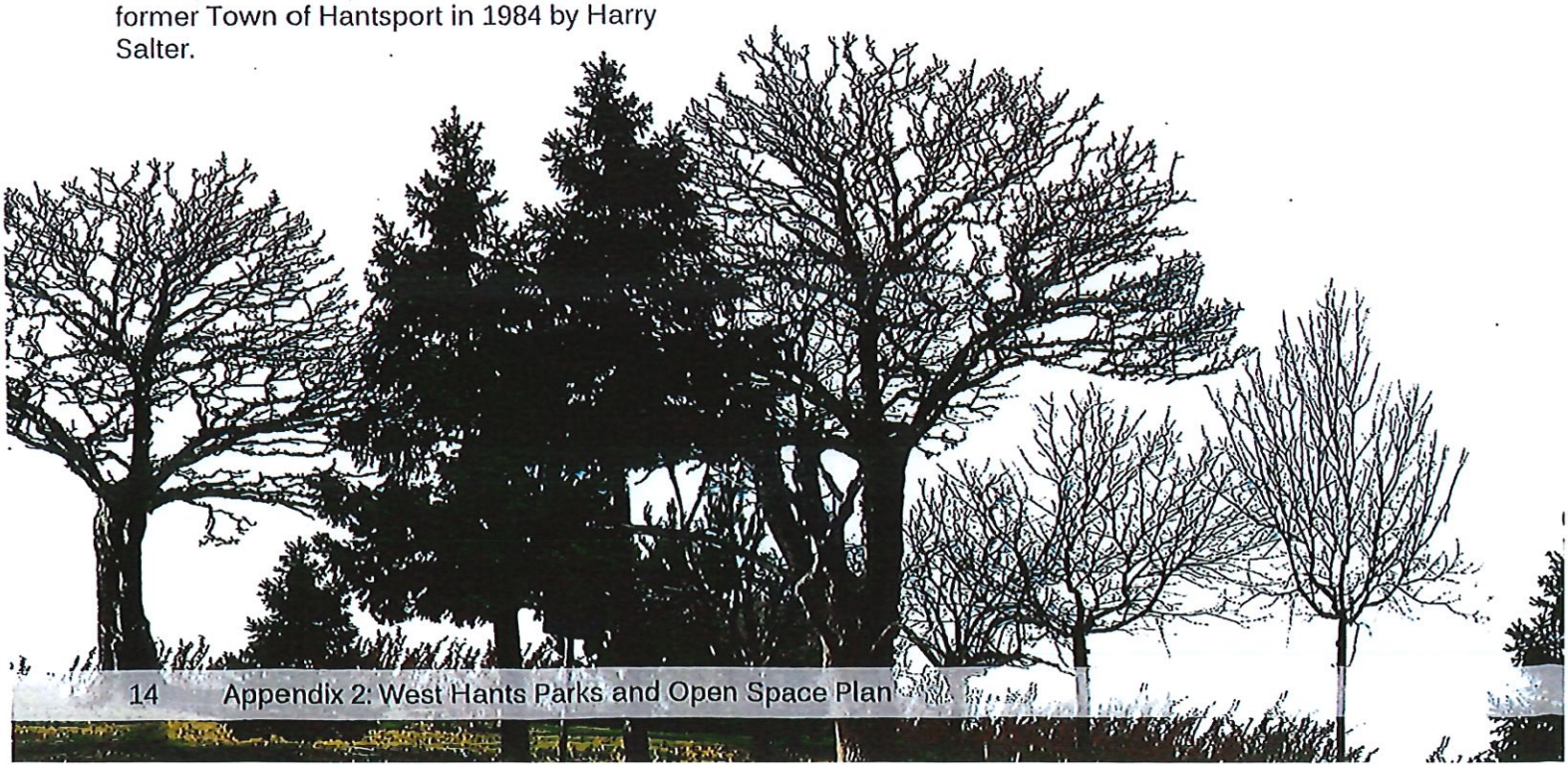
Overlapping Management Plans: None.

Observations

- Property grading and landscaping indicates the former site of a dwelling.
- An informal walking path apparent from Riverview Drive to the tree line.

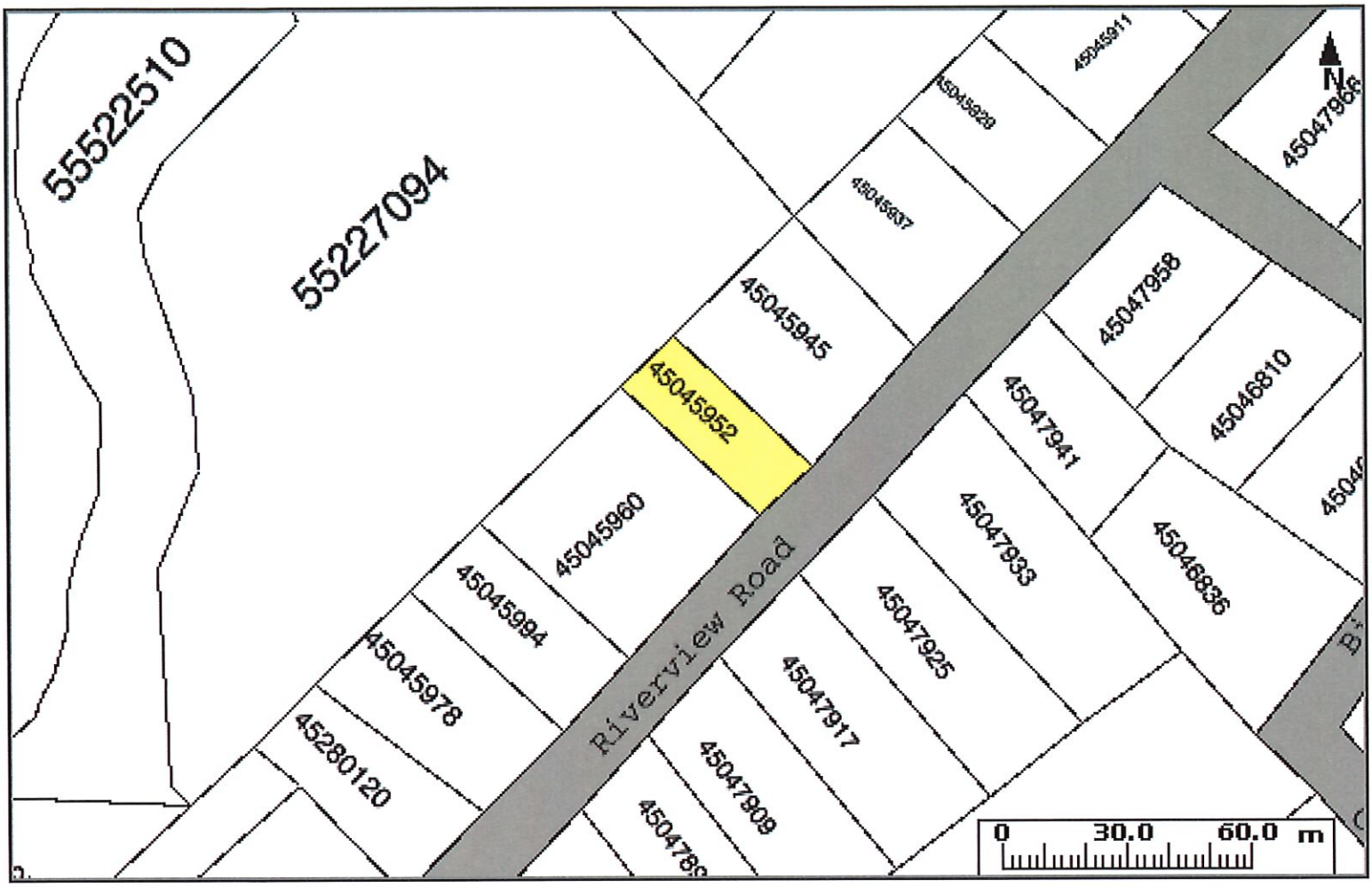
Opportunities

- Given the close proximity to other parks and open spaces, it is recommended that there is little potential to develop as amenity space. Divest land to fund the development of nearby municipally-owned parcels for parks and open space use.



Property Online Map

Date: **Sep 8, 2021 5:23:44 P**



:D:	45045952	Owner:	MUNICIPALITY OF THE DISTRICT OF WEST HANTS	AAN:	00538426
ɔunty:	HANTS COUNTY	Address:	18 RIVERVIEW ROAD HANTSPORT	Value:	$34,500 (2021 RESIDENTIAL EXEMPT)
ʀ Status:	NOT LAND REGISTRATION				

ıe Provincial mapping is a graphical representation of property boundaries which approximate e size, configuration and location of parcels. Care has been taken to ensure the best possible ıality, however, this map is not a land survey and is not intended to be used for legal escriptions or to calculate exact dimensions or area. The Provincial mapping is not conclusive as the location, boundaries or extent of a parcel [*Land Registration Act* subsection 21(2)]. THIS I: OT AN OFFICIAL RECORD.

Property Online version 2.0

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11

McCully Crescent

Overview

PID: 45387768

Coordinates: 45.05938, -64.1829

Date visited: November 26, 2015.

Address: Lot Hdl-3 Holmes Hill Road, Hantsport.

Classification: Underused.

Size: 1.74 acres (0.70 ha).

Land cover: Property cleared, but now naturalizing with perennials. A stand of trees grows along western boundary.

Topography: Property sloping upward to the north and north west. A berm rises along the western edge.

Maintained by: Municipality.

Use: None.

Access: From McCully Crescent.

Parking: Along the road shoulder.

Signage: None.

History: Parks and open space contribution from land subdivision.

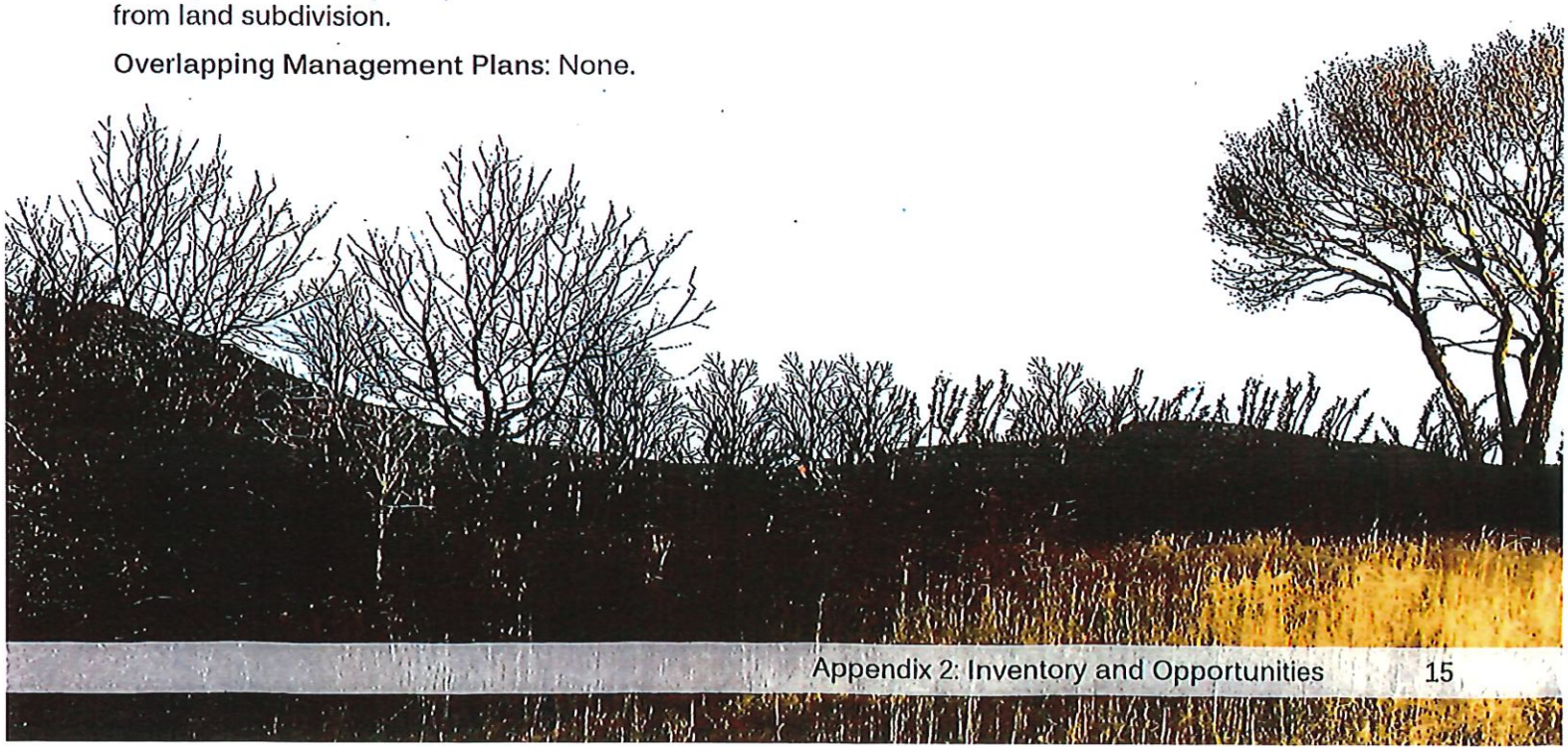
Overlapping Management Plans: None.

Observations

- Little evidence of human activity on site.

Opportunities

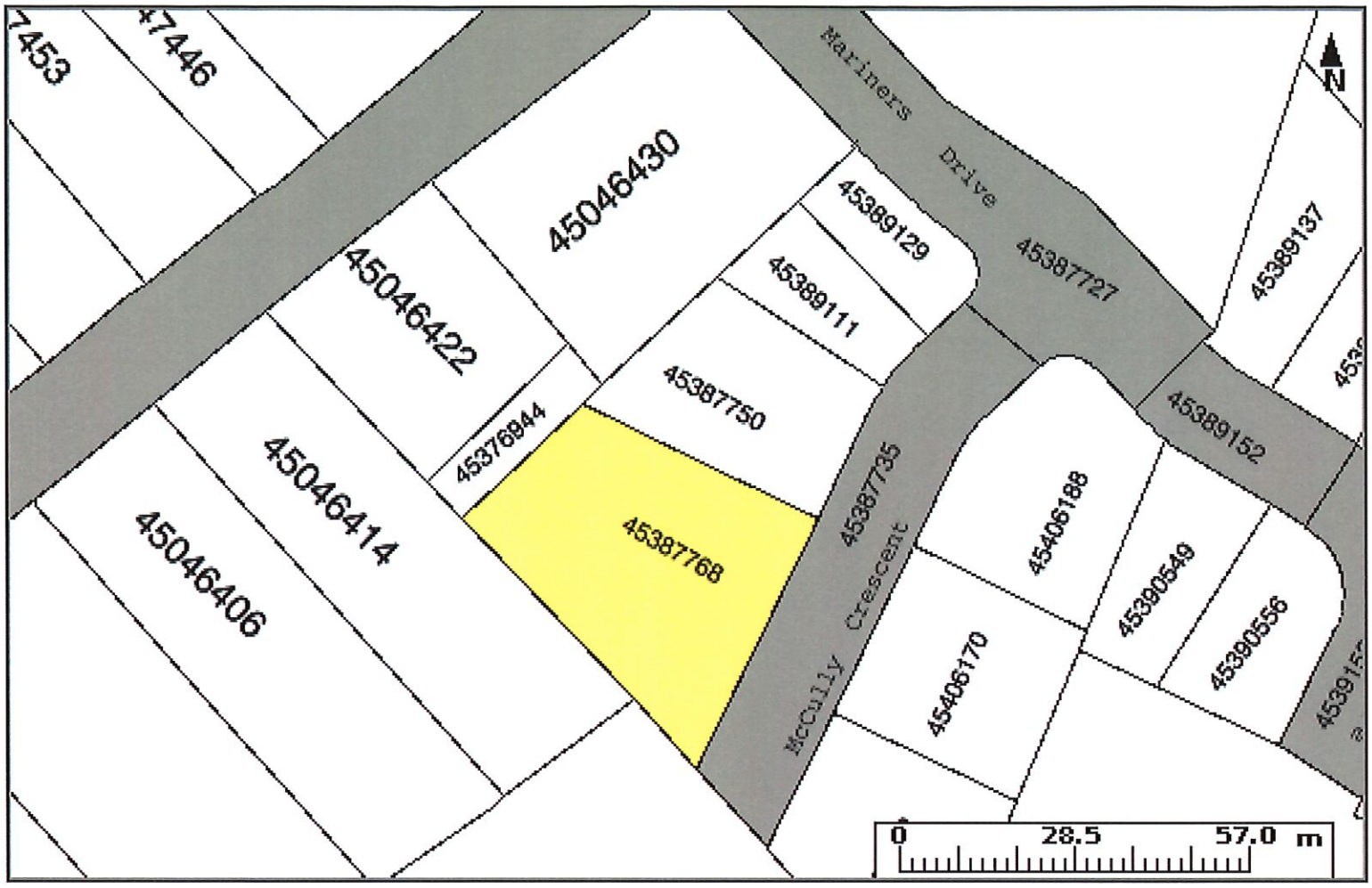
- There is little potential to develop as amenity space. Divest land to fund the development of nearby municipally-owned parcels for parks and open space use.



PROPERTY Online NOVA SCOTIA
Service Nova Scotia and Municipal Relations

roperty Online Map

Date: **Sep 8, 2021 5:24:46 P**



:D:	45387768	Owner:	MUNICIPALITY OF THE DISTRICT OF WEST HANTS	AAN:	10415756
ounty:	HANTS COUNTY	Address:	HOLMES HILL ROAD HANTSPORT	Value:	$34,500 (2021 RESIDENTIAL EXEMPT)
R Status:	LAND REGISTRATION				

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Mariner's Drive Wood Lot

13

Overview

PID: 45391554

Coordinates: 45.05908, -64.1812

Date visited: November 26, 2015.

Address: Lot Hdl-19z Mariner's Drive, Hantsport.

Classification: Underused.

Size: 0.20 acres (0.08 ha).

Land cover: White pine planted in rows, mixed perennial understory.

Topography: Land sloping to the south east.

Maintained by: Municipality.

Use: None.

Access: From Mariner's Drive.

Parking: 2-3 spaces at the foot of Mariner's Drive.

Signage: None.

History: White pine tree farm or plantation.

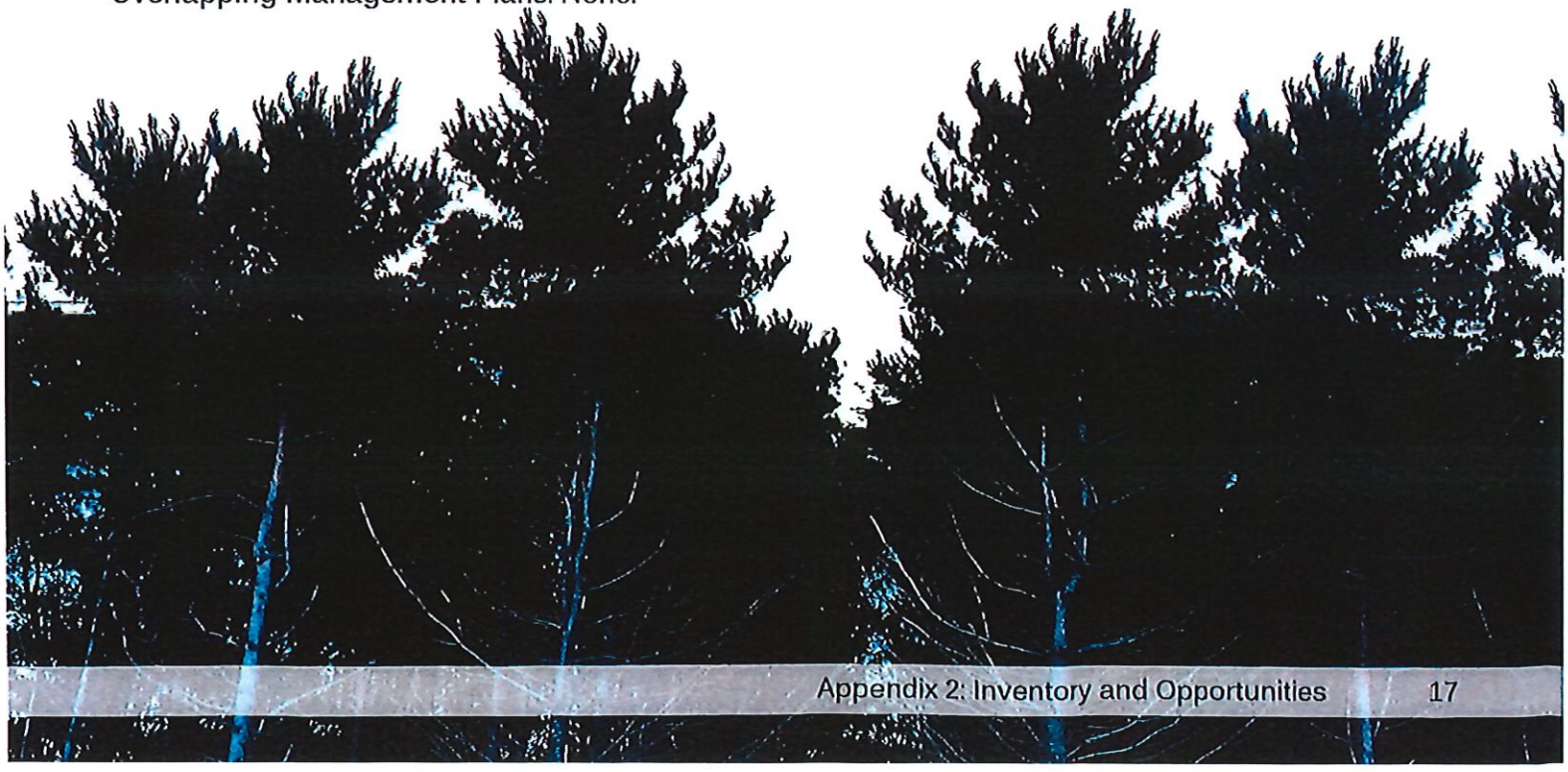
Overlapping Management Plans: None.

Observations

- White pine trees planted in rows is an indicator of a former woodlot or tree farm.
- Land is accessible from Mariner's Drive should people want to walk through.

Opportunities

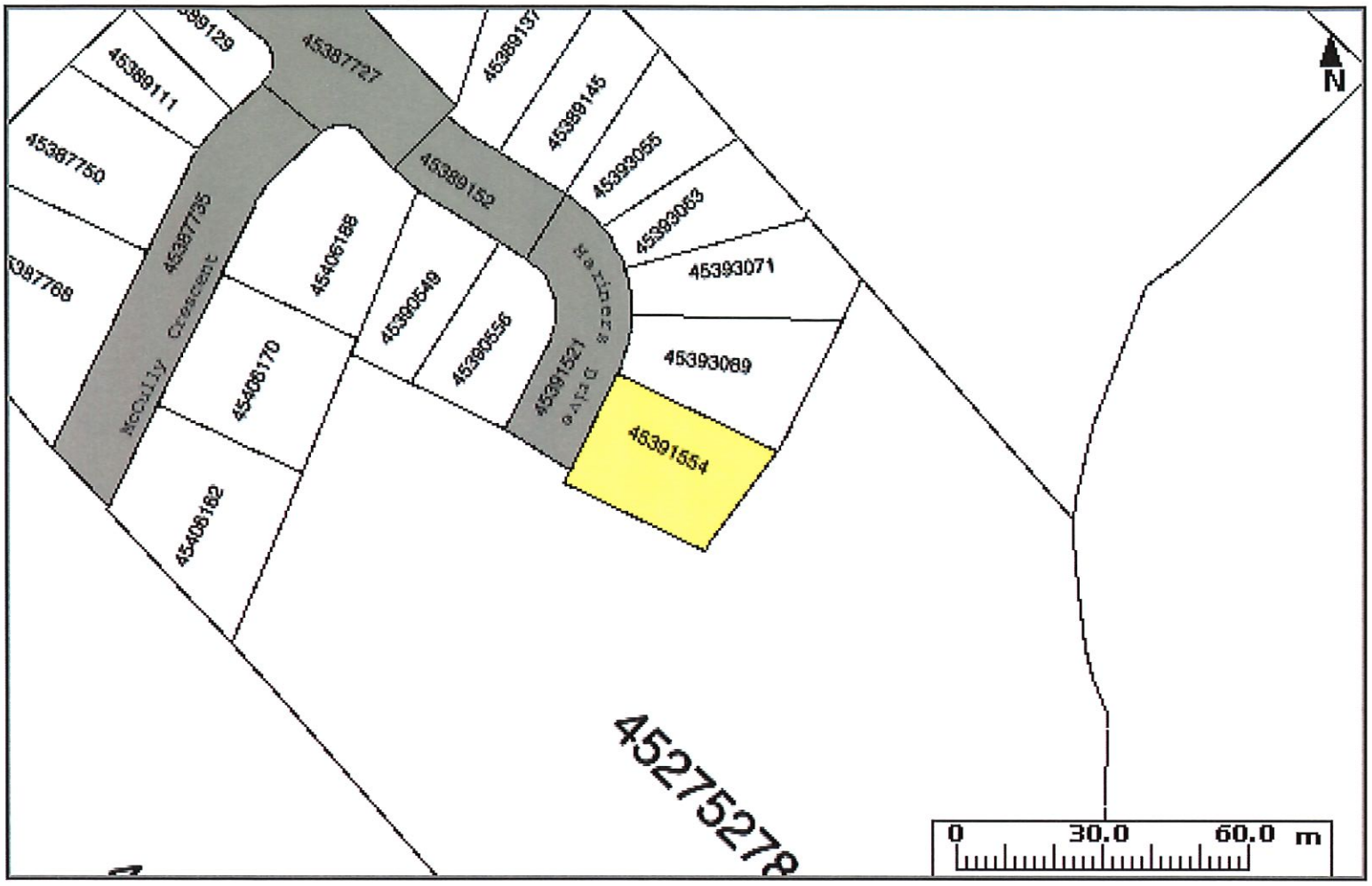
- Parcel ideal for residential lot.
- Lumber from trees can be harvested for community purpose (e.g. amenity structure).
- There is little potential to develop as amenity space. Divest land to fund the development of nearby municipally-owned parcels for parks and open space use.



PROPERTY Online NOVA SCOTIA
Service Nova Scotia and Municipal Relations

Property Online Map

Date: **Sep 8, 2021 5:25:52 P**



:D:	45391554	Owner:	MUNICIPALITY OF THE DISTRICT OF WEST HANTS	AAN:	10473497
ɔunty:	HANTS COUNTY	Address:	MARINER'S DRIVE HANTSPORT	Value:	$34,500 (2021 RESIDENTIAL TAXABLE)
ʁ Status:	LAND REGISTRATION				

ıe Provincial mapping is a graphical representation of property boundaries which approximate e size, configuration and location of parcels. Care has been taken to ensure the best possible ıality, however, this map is not a land survey and is not intended to be used for legal escriptions or to calculate exact dimensions or area. The Provincial mapping is not conclusive as the location, boundaries or extent of a parcel [*Land Registration Act* subsection 21(2)]. THIS I. OT AN OFFICIAL RECORD.

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9 Halewood Drive Lot

Overview

PID: 45226636

Coordinates: 45.00002, -64.184

Date visited: November 9, 2015.

Address: Parcel P-1 Halewood Drive, Falmouth.

Classification: Underused.

Size: 0.57 acres (0.23 ha).

Landcover: Wooded lot. Mixture of evergreen and deciduous plant species. Drainage ditch along the north length of the property.

Topography: Land sloping to the north and east.

Maintained by: Municipality.

Use: None.

Access: No formal access created. Access would be from Halewood Drive.

Parking: No organized parking; road shoulder.

Signage: None.

History: Parks and open space contribution from land subdivision.

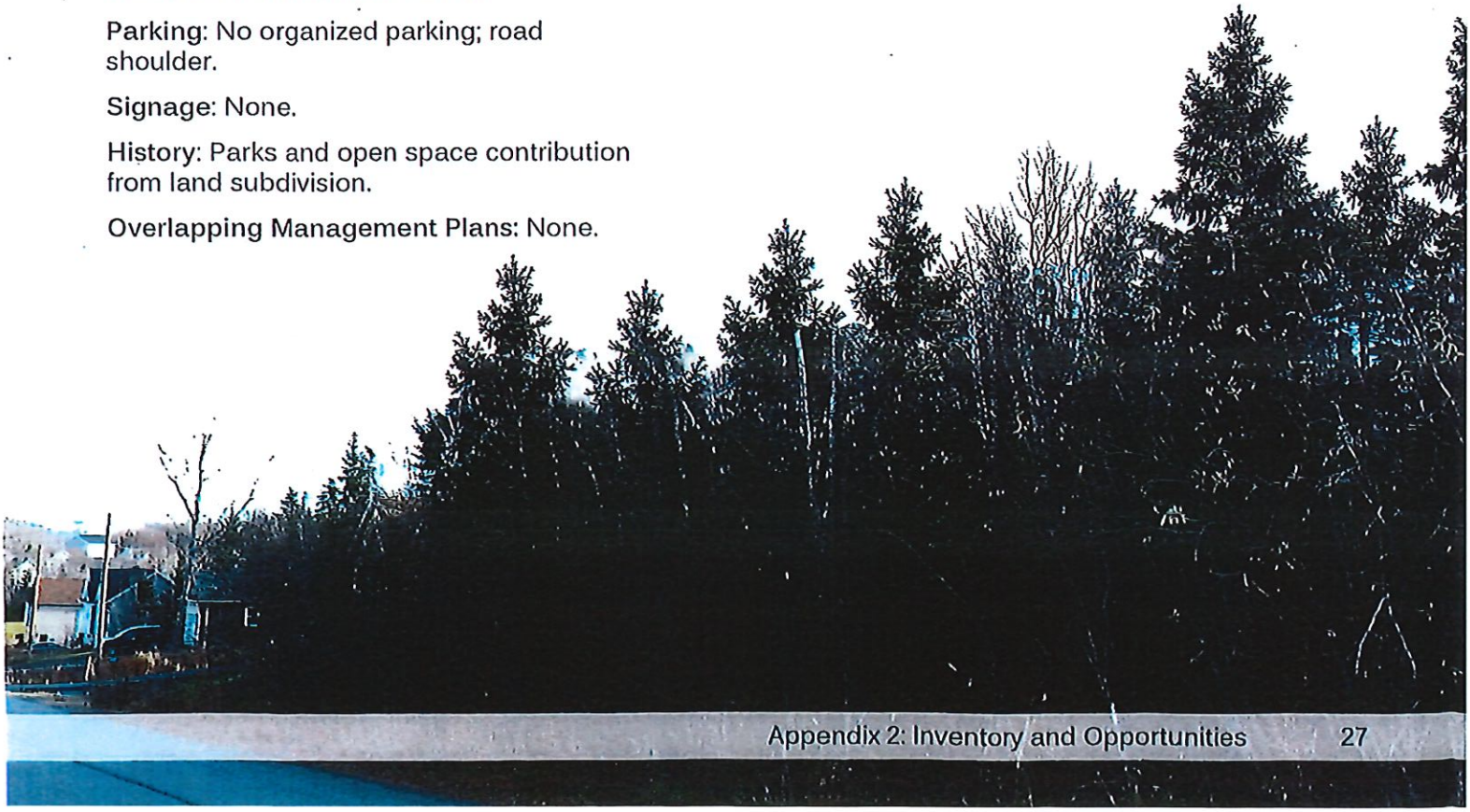
Overlapping Management Plans: None.

Observations

- No obvious signs of access of use by residents.

Opportunities

- Given the number of parks and open space parcels in the neighbourhood, it is recommended that there is little potential to develop as amenity space. Divest land to fund the development of nearby municipally-owned parcels for parks and open space use.

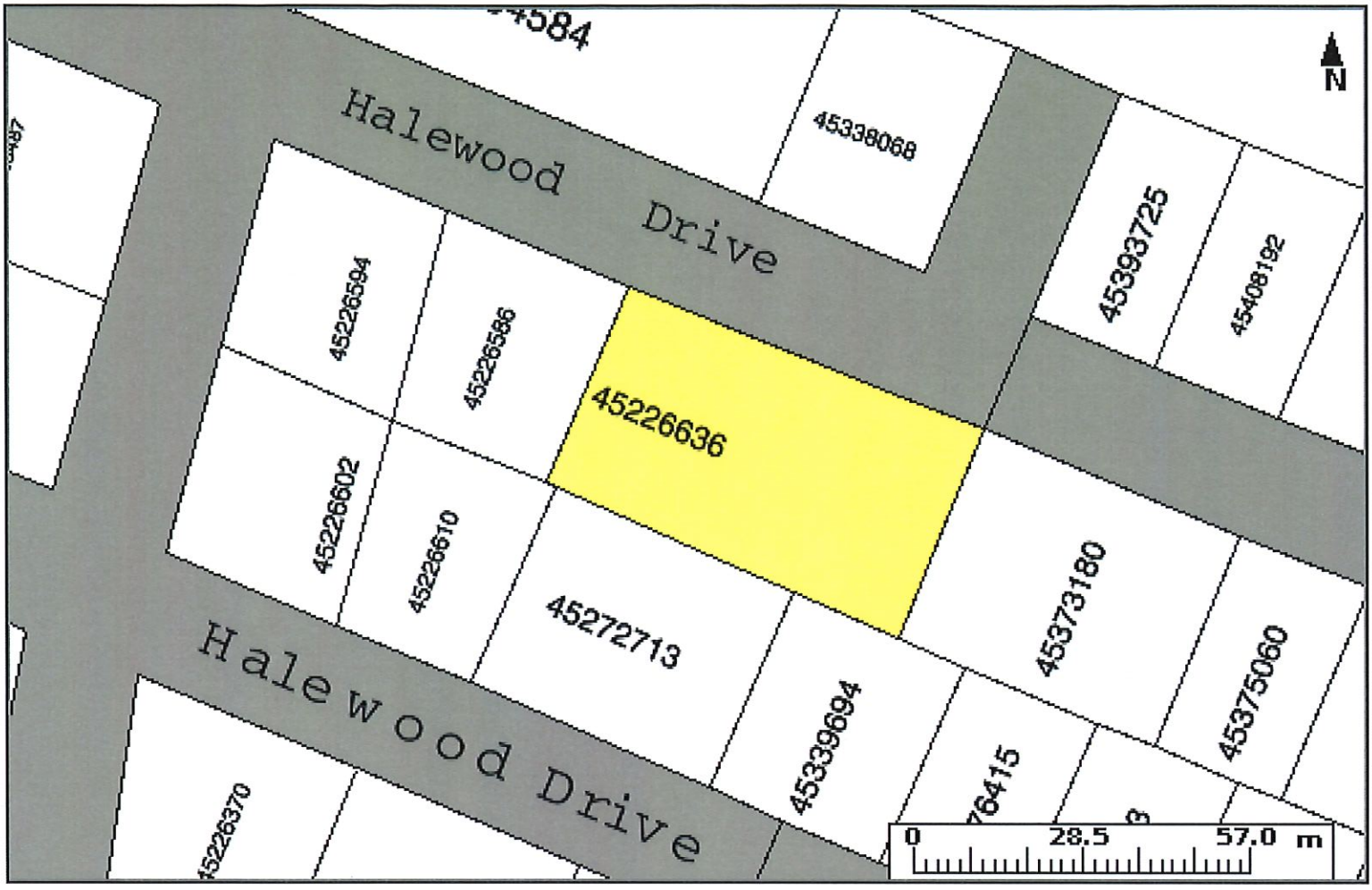


PROPERTY Online

NOVA SCOTIA
Service Nova Scotia and Municipal Relations

roperty Online Map

Date: **Sep 9, 2021 10:51:39 A**



:D:	45226636	Owner:	MUNICIPALITY OF THE DISTRICT OF HANTS WEST	AAN:	07850212
ounty:	HANTS COUNTY	Address:	HALEWOOD DRIVE FALMOUTH	Value:	$30,100 (2021 COMMERCIAL EXEMPT)
R Status:	NOT LAND REGISTRATION				

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11

Falmouth Dyke Road Parcel

Overview

PID: 45196268

Coordinates: 44.98617, -64.1796

Date visited: November 26, 2015.

Address: Parcel E Falmouth Dyke Road, Falmouth.

Classification: Underused.

Size: 0.46 acres (0.19 ha).

Land cover: Small parcel with 100% tree cover.

Topography: Land sloping to the South West.

Maintained by: Municipality.

Use: None.

Access: None.

Parking: None.

Signage: None.

History: This land parcel was deeded to the Municipality in 1978 through the parks and open space contribution from land subdivision by the Greenwood Estates Ltd.

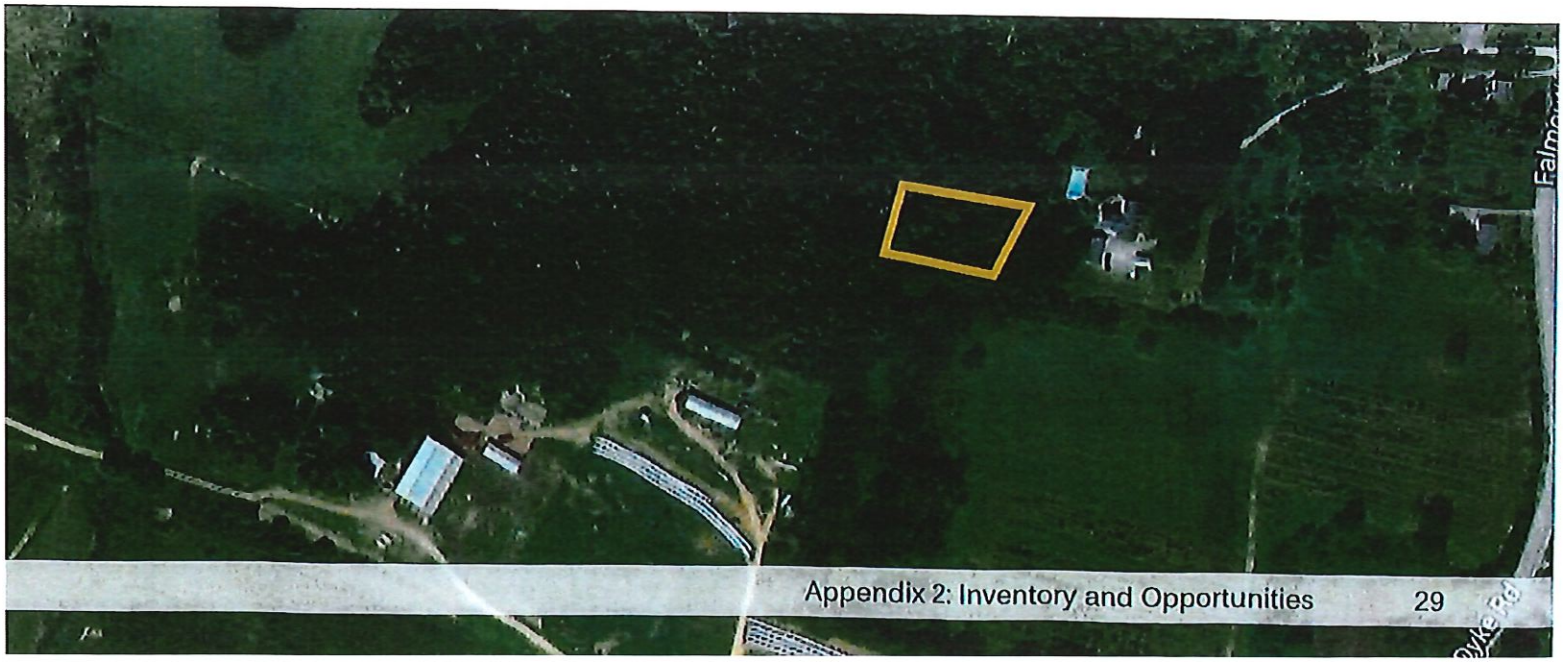
Overlapping Management Plans: None.

Observations

- No access through public right-of-way.

Opportunities

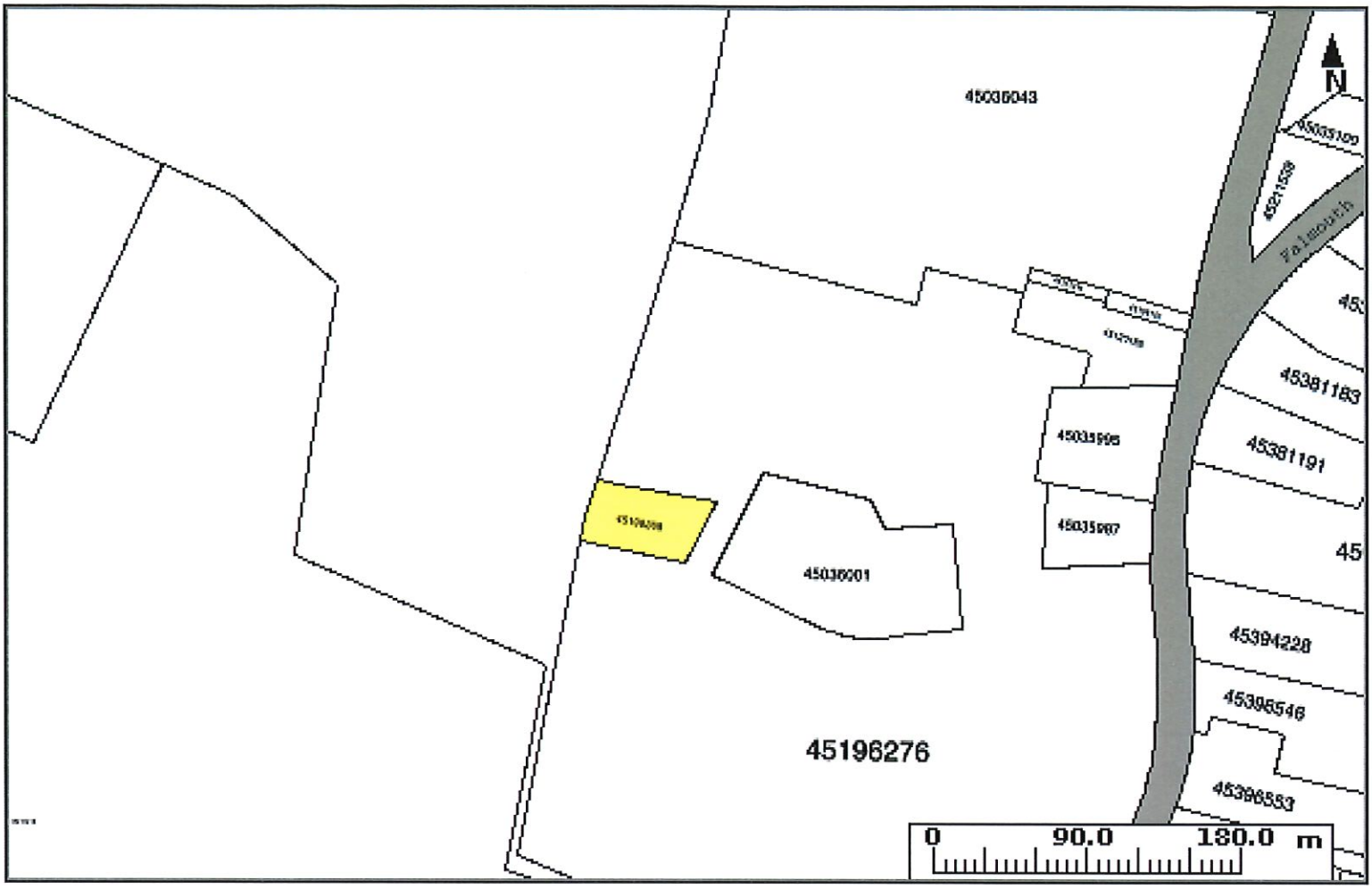
- There is little potential to develop as amenity space. Divest land to fund the development of nearby municipally-owned parcels for parks and open space use.



PROPERTY Online NOVA SCOTIA
Service Nova Scotia and Municipal Relations

Property Online Map

Date: **Sep 9, 2021 10:53:36 AI**



ID: 45196268
County: HANTS COUNTY
PR Status: NOT LAND REGISTRATION

Owner: MUNICIPALITY OF THE DISTRICT OF WEST HANTS
Address: FALMOUTH DYKE ROAD
FALMOUTH

The Provincial mapping is a graphical representation of property boundaries which approximate the size, configuration and location of parcels. Care has been taken to ensure the best possible quality, however, this map is not a land survey and is not intended to be used for legal descriptions or to calculate exact dimensions or area. The Provincial mapping is not conclusive as to the location, boundaries or extent of a parcel [*Land Registration Act* subsection 21(2)]. THIS IS NOT AN OFFICIAL RECORD.

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13

Falmouth Back Road

Overview

PIDs: 45062676

Coordinates: 44.992355, -64.188832

Date visited: November 26, 2015.

Address: Lot P-1 Falmouth Back Road, Falmouth.

Classification: Unused.

Size: 1.86 acres (0.75 ha).

Land cover: The western-half of the parcel is forested with white pine and paper birch. The eastern-half of the parcel is occupied by a flood plain, vegetated with grass species and perennials.

Topography: Parcel slopes more than 5m (16.4 feet) to the north and east towards a brook below.

Maintained by: Municipality.

Use: None (other than electrical towers).

Access: No formal access.

Parking: None.

Signage: None.

History: Parks and open space contribution from land subdivision.

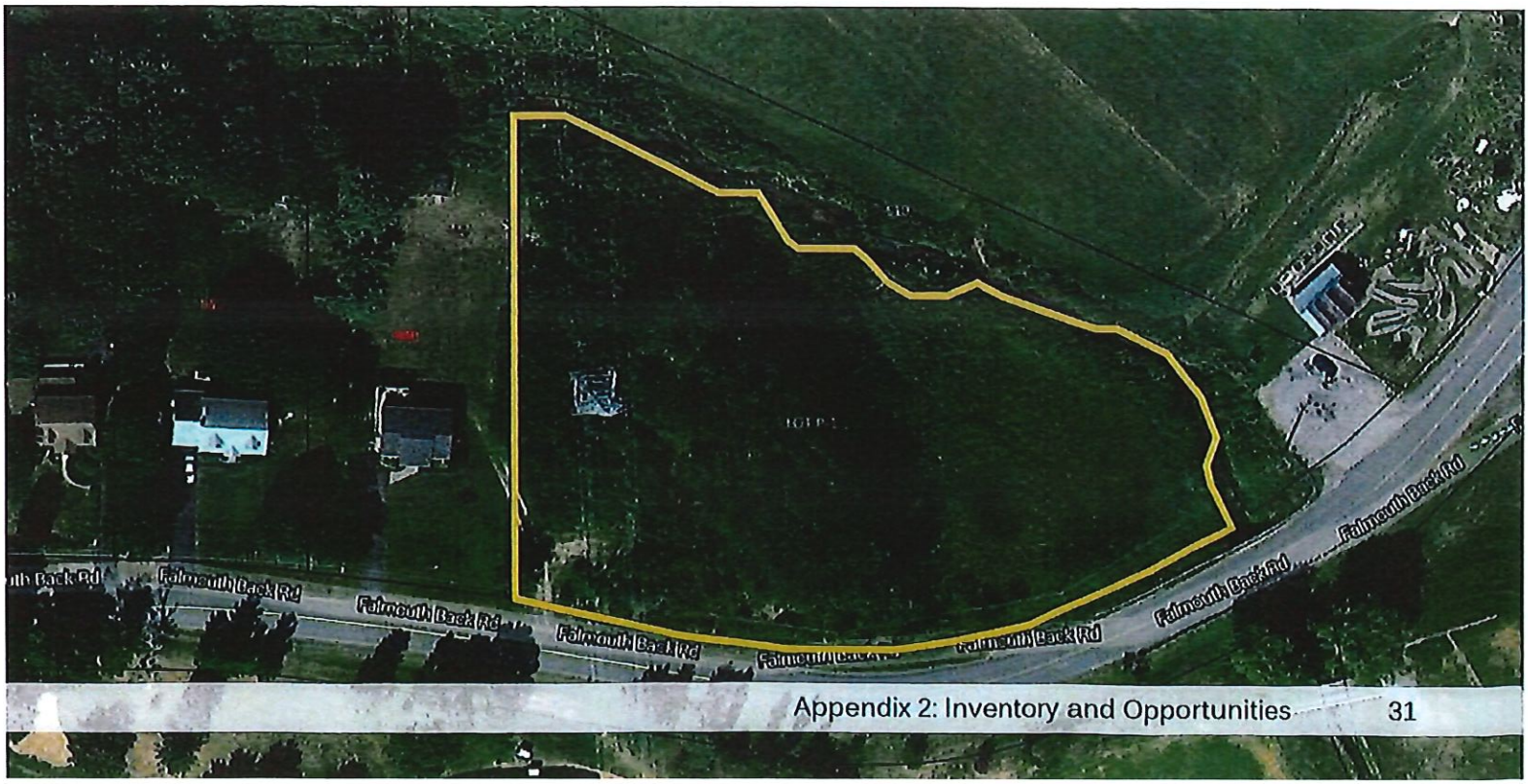
Overlapping Management Plans: None.

Observations

- Parcel intersected by power transmission corridor and houses a transmission tower.
- Neighbouring property uses municipal parcel for personal property access and parking.
- The slope of the parcel and presence of a floodplain limits the site useability for parks and open space.

Opportunities

- There is little potential to develop as amenity space. Divest land to fund the development of nearby municipally-owned parcels for parks and open space use.

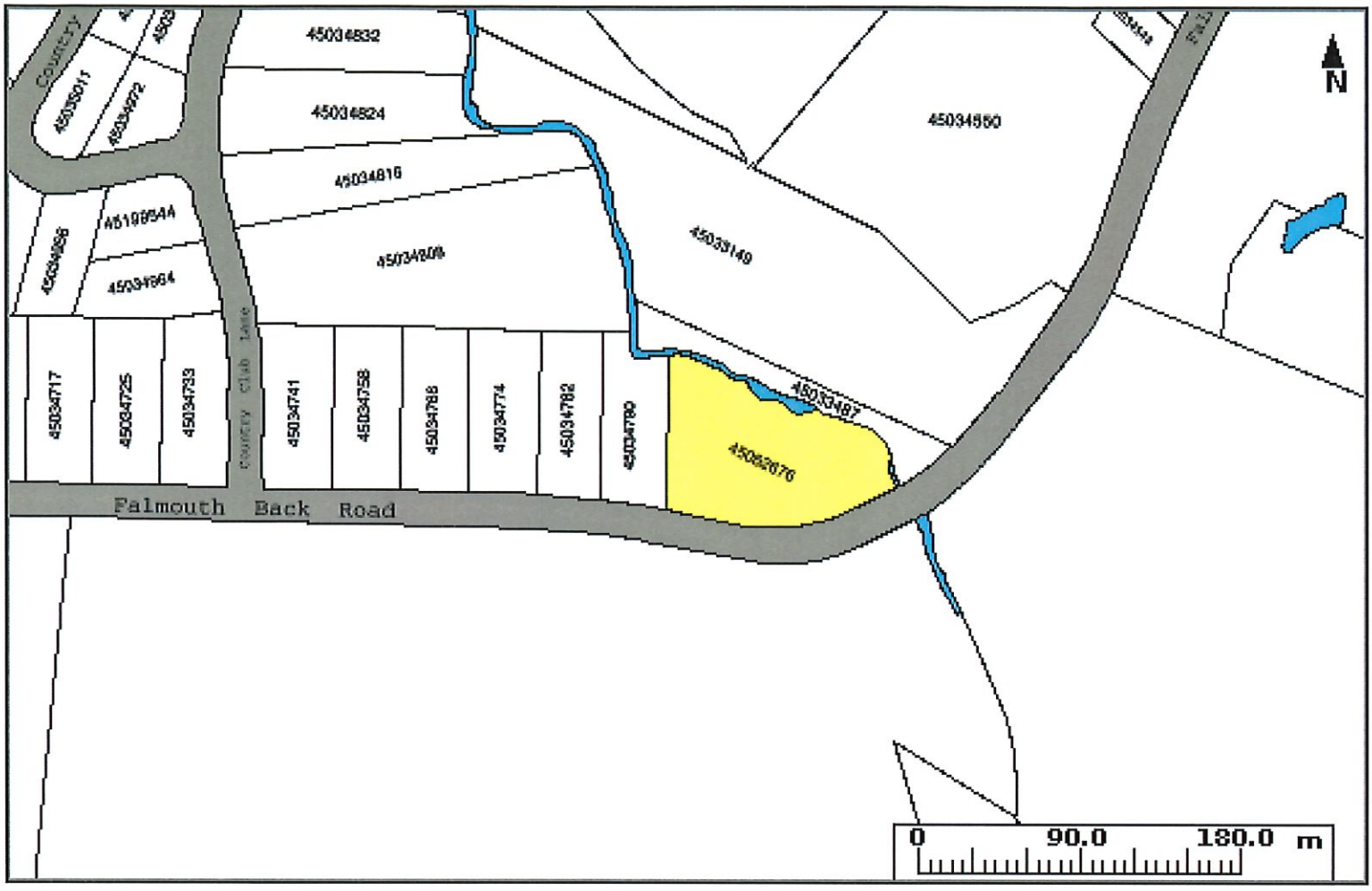


PROPERTY Online

NOVA SCOTIA
Service Nova Scotia and Municipal Relations

roperty Online Map

Date: **Sep 9, 2021 10:54:12 A**



11

MacLeod Court

Overview

PID: 45231586

Coordinates: 44.95837, -64.0828

Date visited: November 26, 2015.

Address: PARCEL P-1 MacLeod Court.

Classification: Underused.

Size: 0.18 acres (0.07 ha).

Land cover: Parcel covered with naturalized perennials and shrubs with some tree cover to the western boundary.

Topography: Slight slope to the north.

Maintained by: Municipality.

Use: None.

Access: No municipal access to the site.

Parking: None.

Signage: None.

History: Parks and open space contribution from land subdivision.

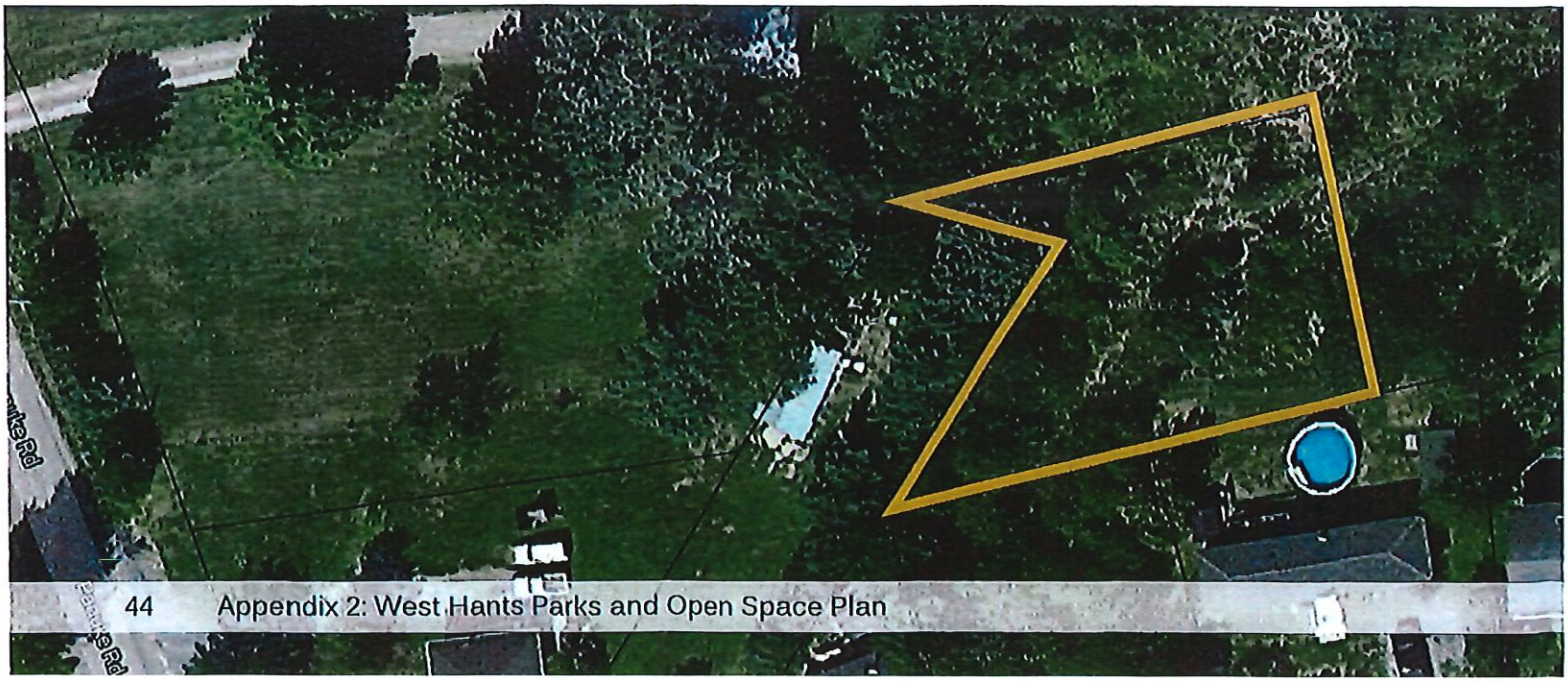
Overlapping Management Plans: None.

Observations

- No access from public right-of-way.

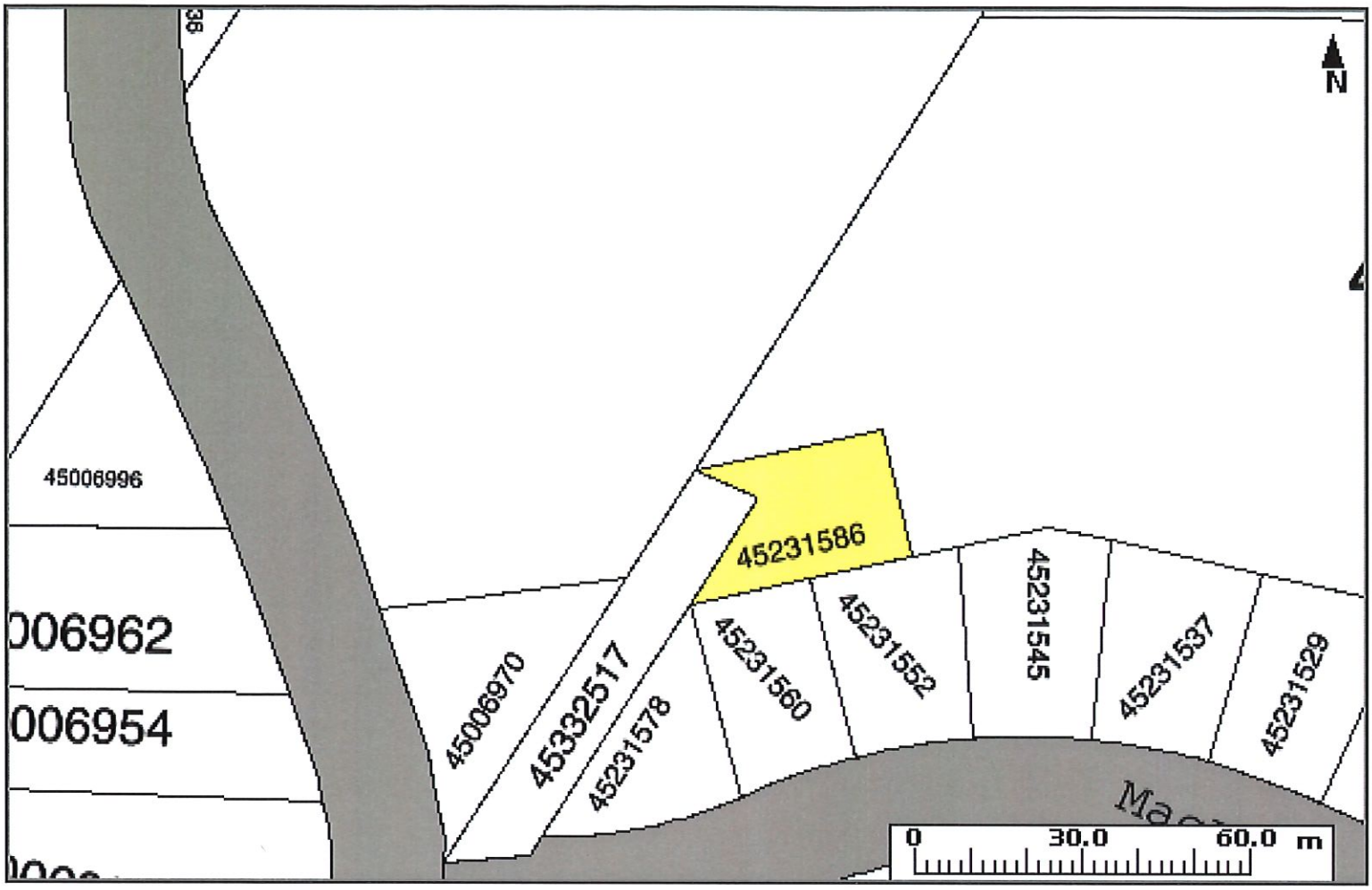
Opportunities

- There is little potential to develop as amenity space. Divest land to fund the development of nearby municipally-owned parcels for parks and open space use.



Property Online Map

Date: **Sep 9, 2021 11:49:22 AM**



ID: 45231586
County: HANTS COUNTY
PR Status: NOT LAND REGISTRATION

Owner: MUNICIPALITY OF THE DISTRICT OF HANTS WEST
Address: MACLEOD COURT
THREE MILE PLAINS

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15

Robert Drive Parcel

Overview

PID: 45061181

Coordinates: 44.92348, -63.9047

Date visited: 26 November, 2015.

Address: 16 Robert Drive, Ardoise.

Classification: Underused.

Size: 1.20 acres (0.49 ha).

Land cover: Forested parcel with narrow access point from the road.

Topography: Parcel sloping down from road to the west.

Maintained by: Municipality.

Use: No programmed use; informal walking.

Access: From Robert Drive. No cleared access. Worn down foot path apparent.

Parking: None.

Signage: None.

History: Parks and open space contribution from land subdivision.

Overlapping Management Plans: None.

Observations

- Close to the border of Forest Lakes Community.
- Well traveled ATV paths running adjacent to parcel.
- Wet and muddy conditions in low points.
- Very dense understory growth.

Opportunities

- Work with developer at Forest Lakes Community to outline future parks and open space development in close proximity to Robert Drive parcel. This parcel could become a municipal access point to proposed open space and trails. If road access to Forest Lakes is created at the foot of Robert Drive, there would be little potential to develop as amenity space. At that time, this parcel should be considered for divestment.

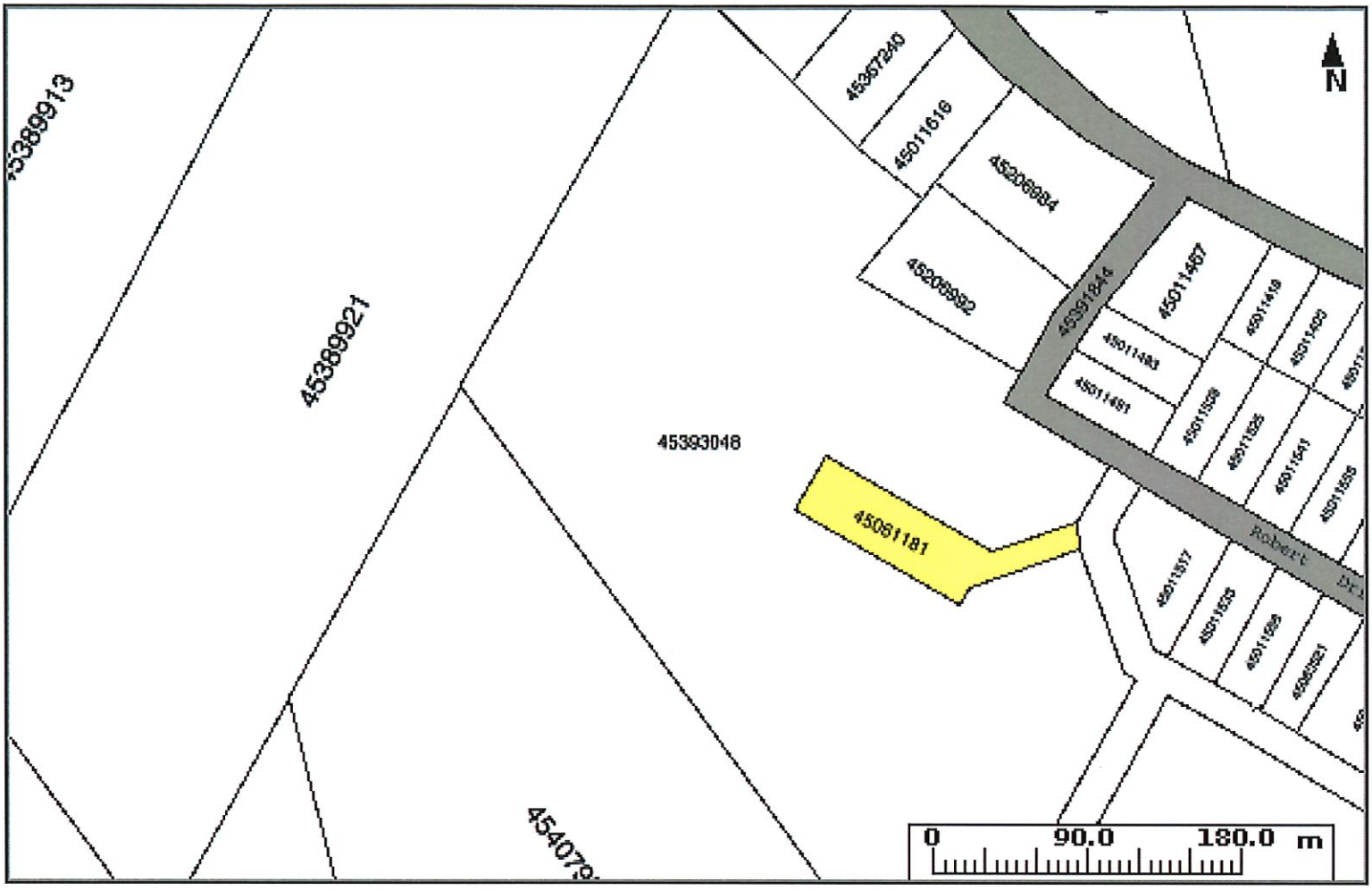


PROPERTY Online

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Service Nova Scotia and Municipal Relations

Property Online Map

Date: **Sep 9, 2021 10:55:32 AM**



ID: 45061181
County: HANTS COUNTY
PR Status: NOT LAND REGISTRATION

Owner: MUNICIPALITY OF THE DISTRICT OF WEST HANTS
Address: ROBERT DRIVE
ARDOISE

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16

Swinamer Drive

Overview

PID: 45289790

Coordinates: 44.966915, -64.105733

Date visited: November 26, 2015.

Address: Lot 12 Swinamer Drive, Three Mile Plains.

Classification: Unused.

Size: 0.37 acres (0.15 ha).

Land cover: Naturalized property with small shrubs and perennial species present. Presence of water tolerant perennial species indicate standing water in the low-point of the parcel.

Topography: Relatively flat parcel with a low point in the centre of the parcel.

Maintained by: Municipality.

Use: None.

Access: No formal access.

Parking: None.

Signage: None.

History: Parks and open space contribution from land subdivision.

Overlapping Management Plans: None.

Observations

- Public land that feels private with arrangement of surrounding houses.
- Narrow street frontage.
- Standing water on-site.

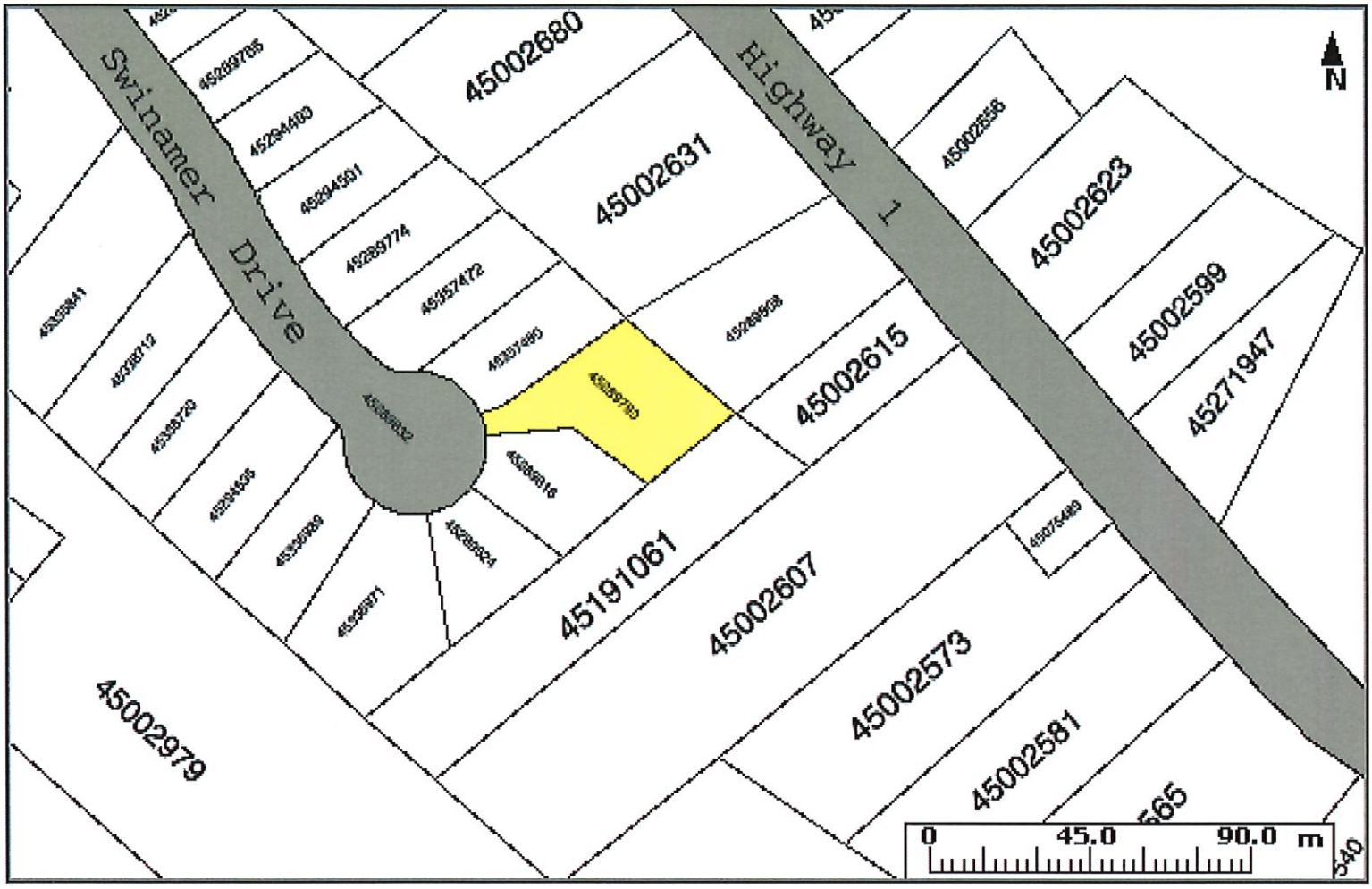
Opportunities

- There is little potential to develop as amenity space. Divest land to fund the development of nearby municipally-owned parcels for parks and open space use.



Property Online Map

Date: **Sep 9, 2021 10:56:12 AM**



ID:	45289790	Owner:	MUNICIPALITY OF THE DISTRICT OF HANTS WEST	AAN:	07913613
County:	HANTS COUNTY	Address:	SWINAMER DRIVE THREE MILE PLAINS	Value:	$36,000 (2021 RESIDENTIAL EXEMPT)
R Status:	NOT LAND REGISTRATION				

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10

Cove Road Extension

Overview

PID: 45063146

Coordinates: 45.1897, -64.1578

Date visited: November 16, 2015.

Address: PARCEL P-1andP-2 Cove Road Extension, Bramber.

Classification: Underused.

Size: 0.73 acres (0.29 ha).

Land cover: Forested parcel with turf maintained at road shoulder and along northeast corner of parcel.

Topography: Fairly flat parcel with western edge sloping to the west.

Maintained by: Municipality.

Use: None.

Access: Park access from Cove Road Extension.

Parking: None.

Signage: None.

History: Parks and open space contribution from land subdivision.

Overlapping Management Plans: None.

Observations

- No obvious signs of park use.
- Road terminates at western property boundary.
- Close proximity to public beach access.

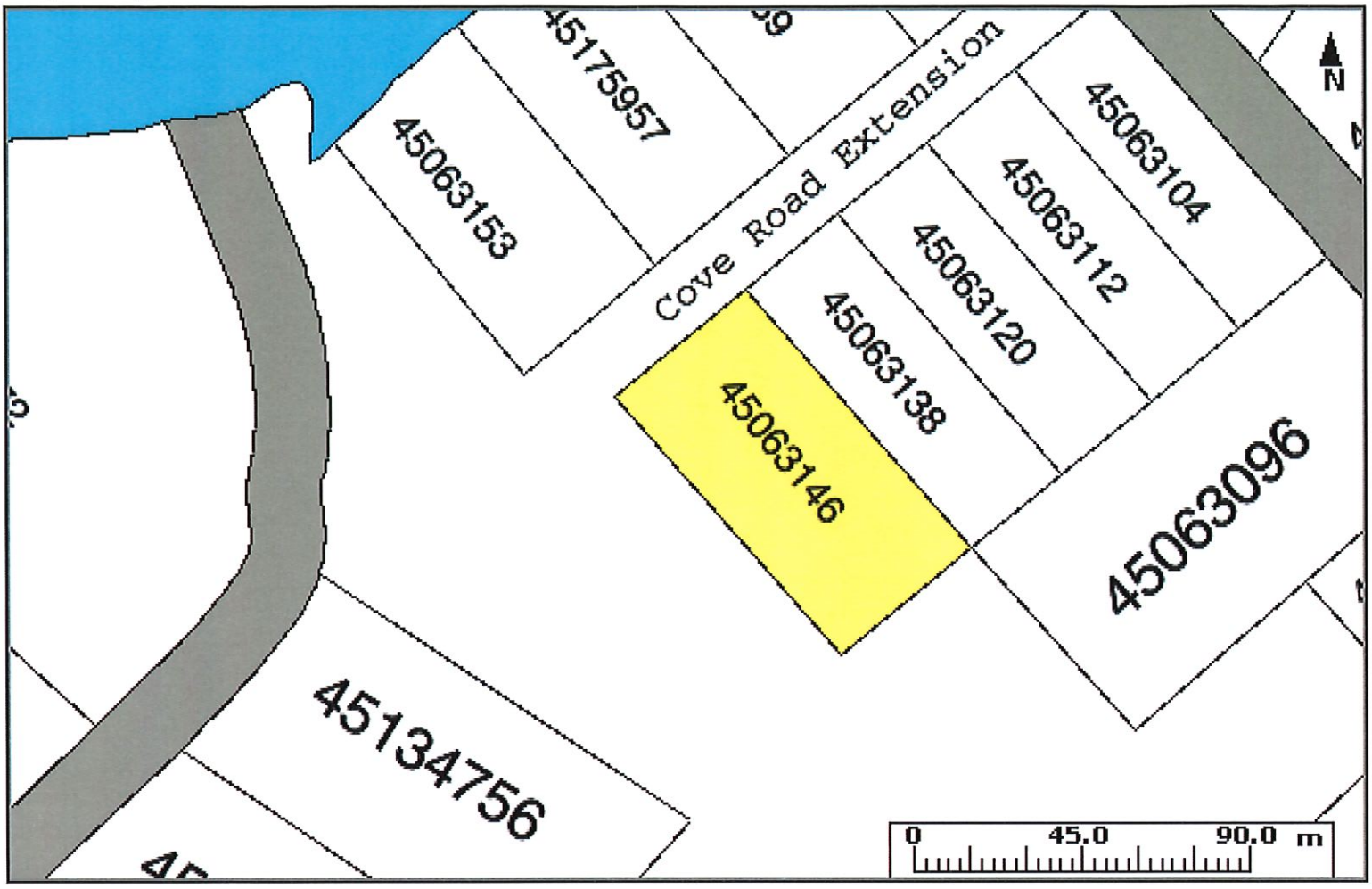
Opportunities

- There is little potential to develop as amenity space. Divest land to fund the development of nearby municipally-owned parcels for parks and open space use.



Property Online Map

Date: **Sep 9, 2021 10:56:52 AM**



ID:	45063146	Owner:	MUNICIPALITY OF THE DISTRICT OF WEST HANTS
County:	HANTS COUNTY	Address:	COVE ROAD EXTENSION BRAMBER
PR Status:	NOT LAND REGISTRATION		

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11

Birchwood Trail

Overview

PID: 45182912

Coordinates: 45.14649, -64.1644

Date visited: November 16, 2015.

Address: Birchwood Trail, Cheverie.

Classification: Underused.

Size: 6.34 acres (2.57 ha).

Land cover: Forested parcel fronting on two roads with a drainage ditch.

Topography: Parcel sloping north from road shoulder. Small pond of standing water in northeast boundary line of parcel.

Maintained by: Municipality.

Use: None.

Access: From Birchwood Trail and Bayswater Drive.

Parking: None.

Signage: None.

History: Parks and open space contribution from land subdivision.

Overlapping Management Plans: None.

Observations

- Very poor road conditions leading to parcel (i.e., grading, washouts).
- Low population density in subdivision.
- Parcel a densely forested property with no obvious signs of use or access.
- Standing water observed on site.

Opportunities

- With large wooded residential parcels adjacent to Municipal parcel, it is unlikely that the development of public park would be well-used.
- There is little potential to develop as amenity space. Divest land to fund the development of nearby municipally-owned parcels for parks and open space use.

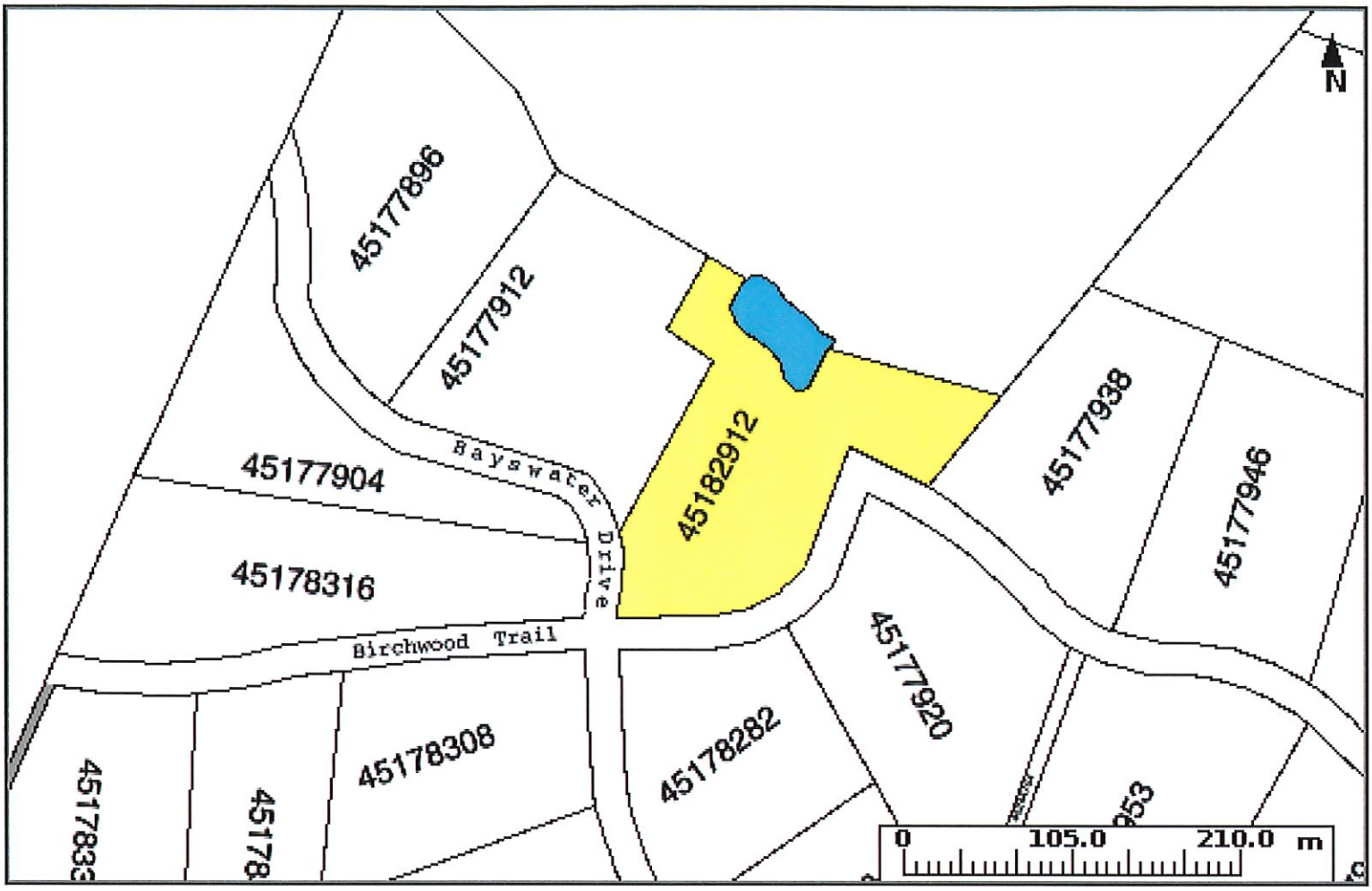


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Date: **Sep 9, 2021 10:57:48 A**



:D:	45182912	Owner:	MUNICIPALITY OF THE DISTRICT OF WEST HANTS	AAN:	03405575
ounty:	HANTS COUNTY	Address:	BIRCHWOOD TRAIL CHEVERIE	Value:	$3,800 (2021 RESOURCE EXEMPT)
R Status:	NOT LAND REGISTRATION				

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12

Saubren Lane

Overview

PID: 45225018

Coordinates: 45.14967, -64.1883

Date visited: November 16, 2015.

Address: Saubren Lane, Cheverie.

Classification: Underused.

Size: 1.74 acres (0.70 ha).

Land cover: Primarily forested parcel with a cleared approach from Saubren Lane.

Topography: Flat, dry, relatively cleared of trees, unmaintained.

Maintained by: Municipality.

Use: None.

Access: From Saubren Lane.

Parking: None.

Signage: None.

History: Parks and open space contribution from land subdivision.

Overlapping Management Plans: None.

Observations

- Front approach to parcel is regularly maintained by adjacent land owners.
- Signs of ATV use on the southern border of the parcel.
- Signs of previous land clearing and tree regrowth.

Opportunities

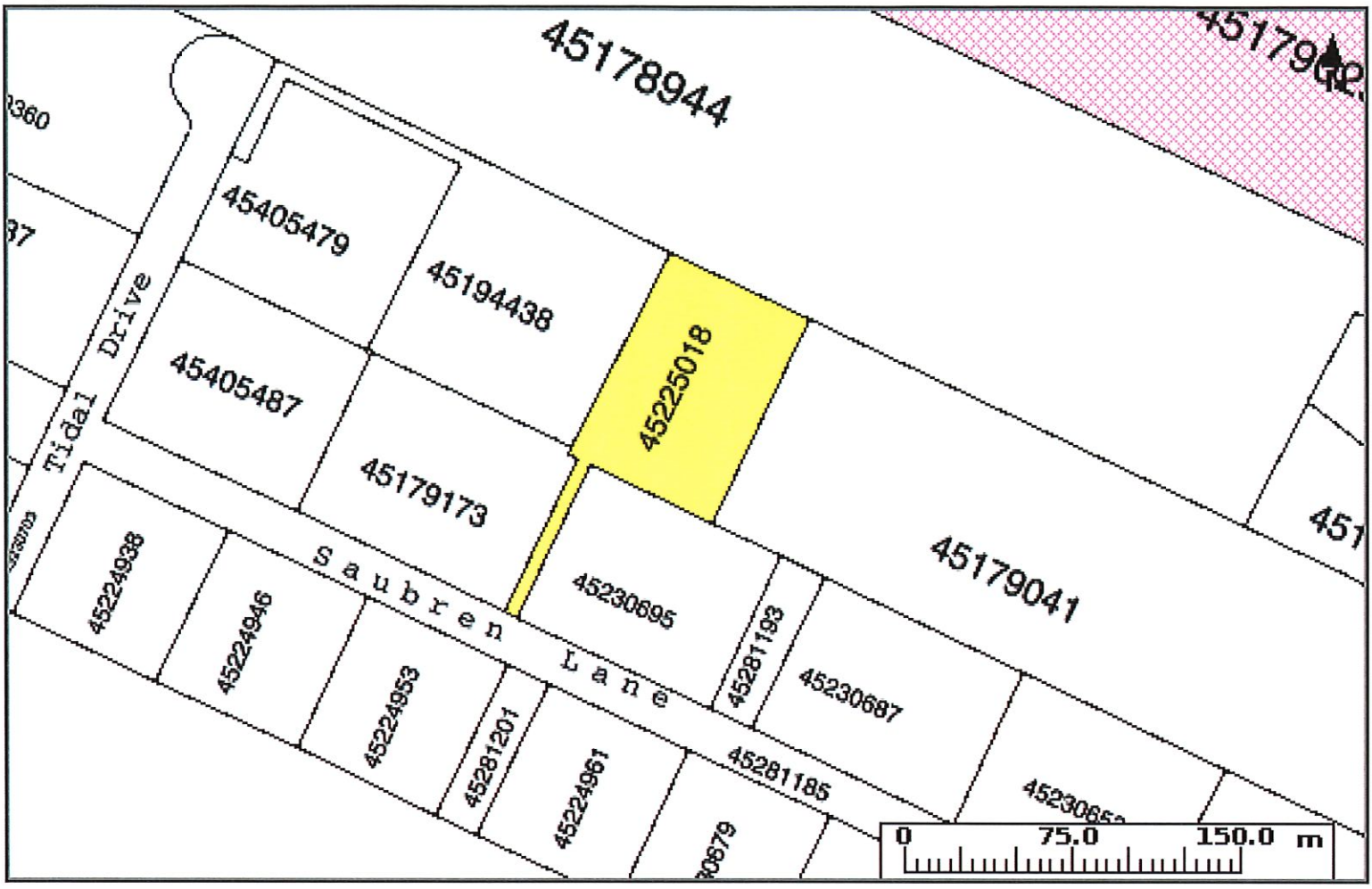
- There is little potential to develop as amenity space. Divest land to fund the development of nearby municipally-owned parcels for parks and open space use.



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Property Online Map

Date: **Sep 9, 2021 10:58:28 A**



:D:	45225018	Owner:	MUNICIPALITY OF THE DISTRICT OF HANTS WEST	AAN:	07848242
ounty:	HANTS COUNTY	Address:	SAUBREN LANE CHEVERIE	Value:	$10,000 (2021 RESIDENTIAL EXEMPT)
R Status:	NOT LAND REGISTRATION				

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13

Riverside Interior Parcel

Overview

PID: 45233517

Coordinates: 45.12471, -64.1319

Date Visited: N/A

Address: Kempt Forest Dr, Kempt Shore.

Classification: Underused.

Size: 16.3 acres (6.6 ha).

Land cover: Densely forested parcel.

Topography: unknown

Maintained by: Municipality.

Use: None.

Access: No access.

Parking: None.

Signage: None.

History: Parks and open space contribution from land subdivision.

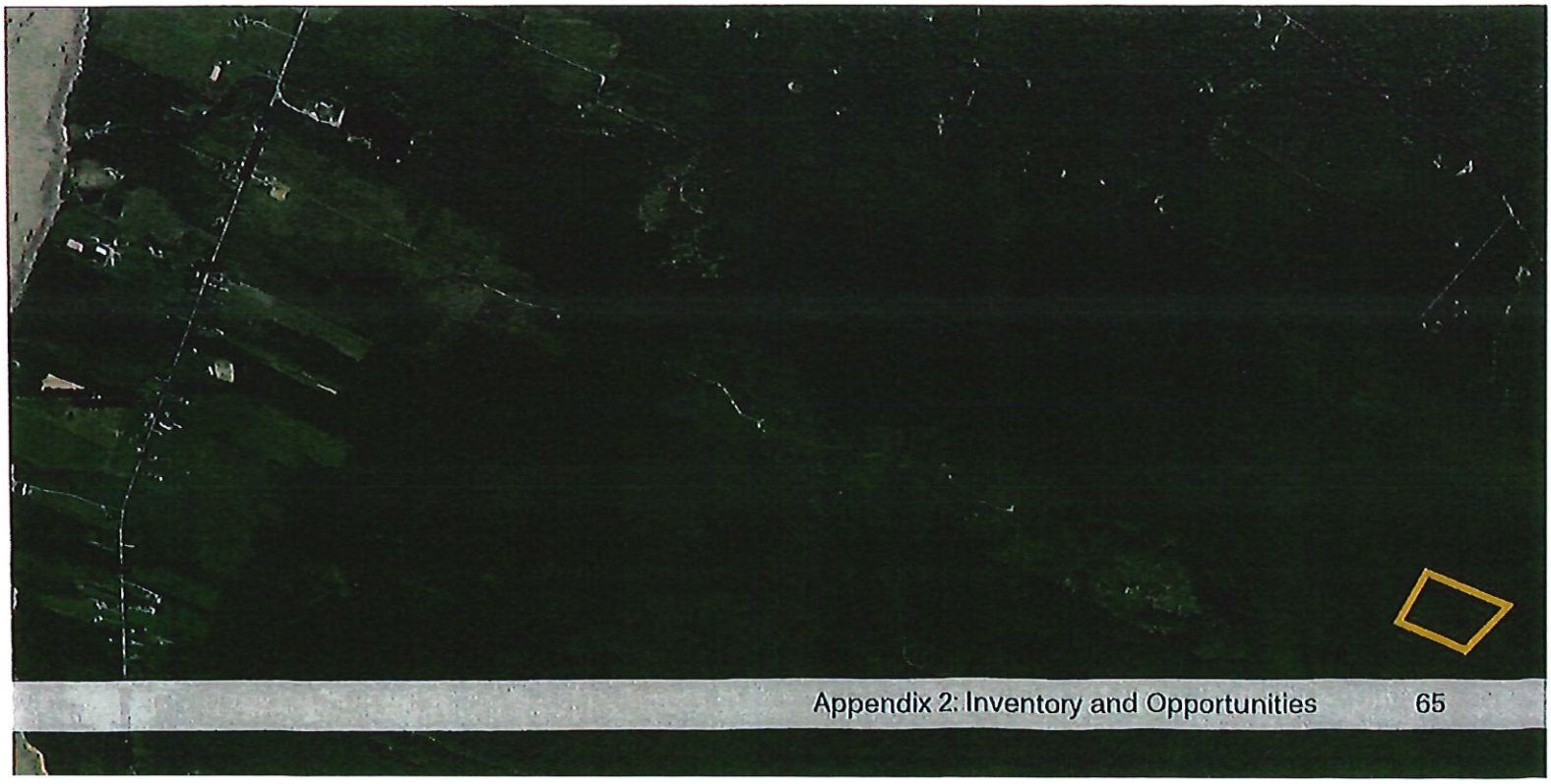
Overlapping Management Plans: None.

Observations

- Parcel is inaccessible.

Opportunities

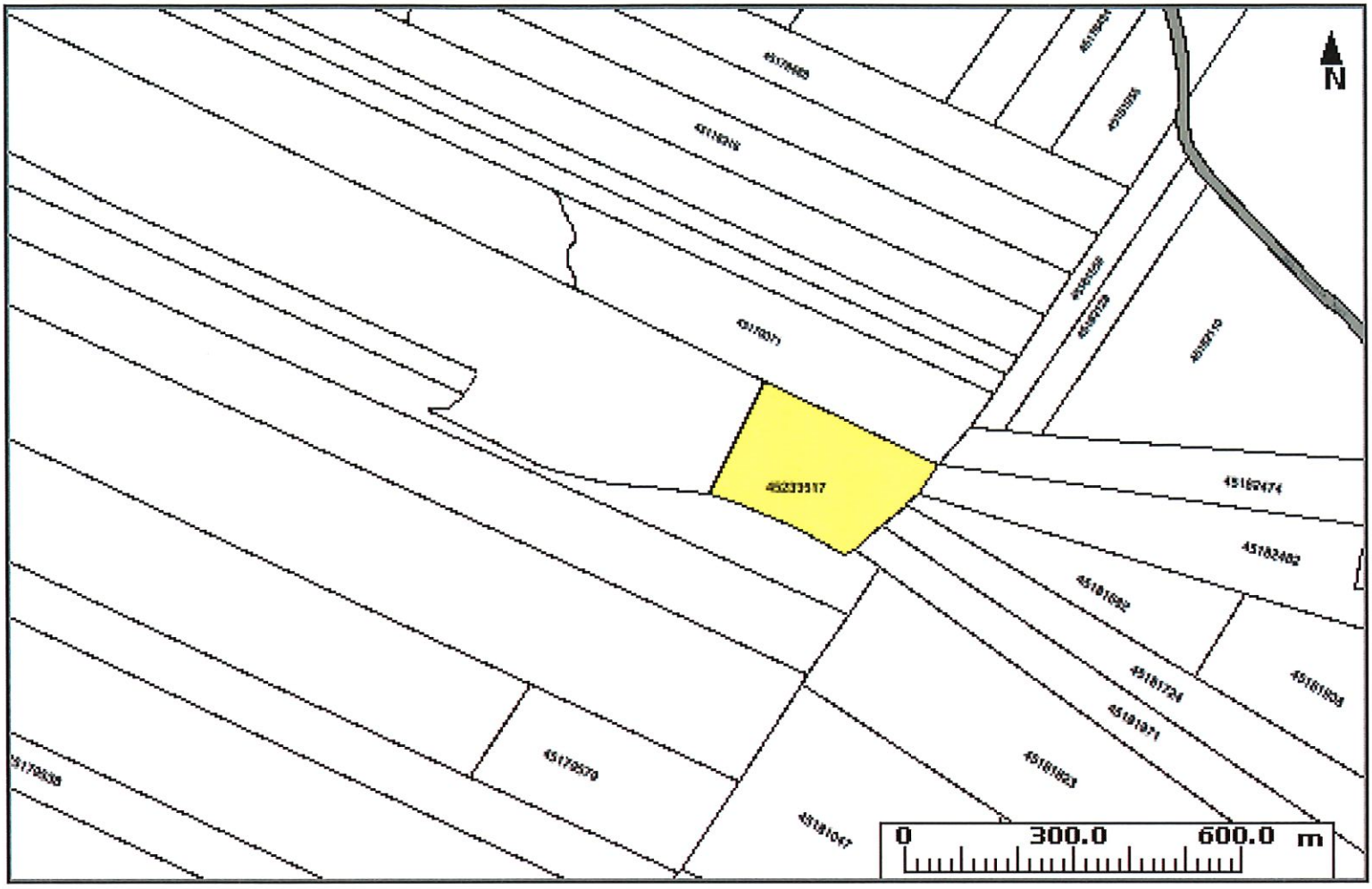
- There is little potential to develop as amenity space. Divest land to fund the development of nearby municipally-owned parcels for parks and open space use.



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Service Nova Scotia and Municipal Relations

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Date: **Sep 9, 2021 10:59:53 A**



:D:	45233517	Owner:	MUNICIPALITY OF THE DISTRICT OF HANTS WEST	AAN:	07857985
ounty:	HANTS COUNTY	Address:	KEMPT FOREST DRIVE KEMPT SHORE	Value:	$9,900 (2021 RESOURCE EXEMPT)
R Status:	NOT LAND REGISTRATION				

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14

Millard Court

Overview

PID: 45236601

Coordinates: 45.02995, -64.0171

Date visited: November 26, 2015.

Address: Lot 13 Millard Court, Union Corner.

Classification: Underused.

Size: 2.05 acres (0.83 ha).

Land cover: Forested parcel of spruce and birch with a shrubby and turf area near the road.

Topography: Land sloping to the north east.

Maintained by: Municipality.

Use: None.

Access: Parcel fronts onto Millard Court.

Parking: None; parking on the road shoulder.

Signage: None.

History: Parks and open space contribution from land subdivision.

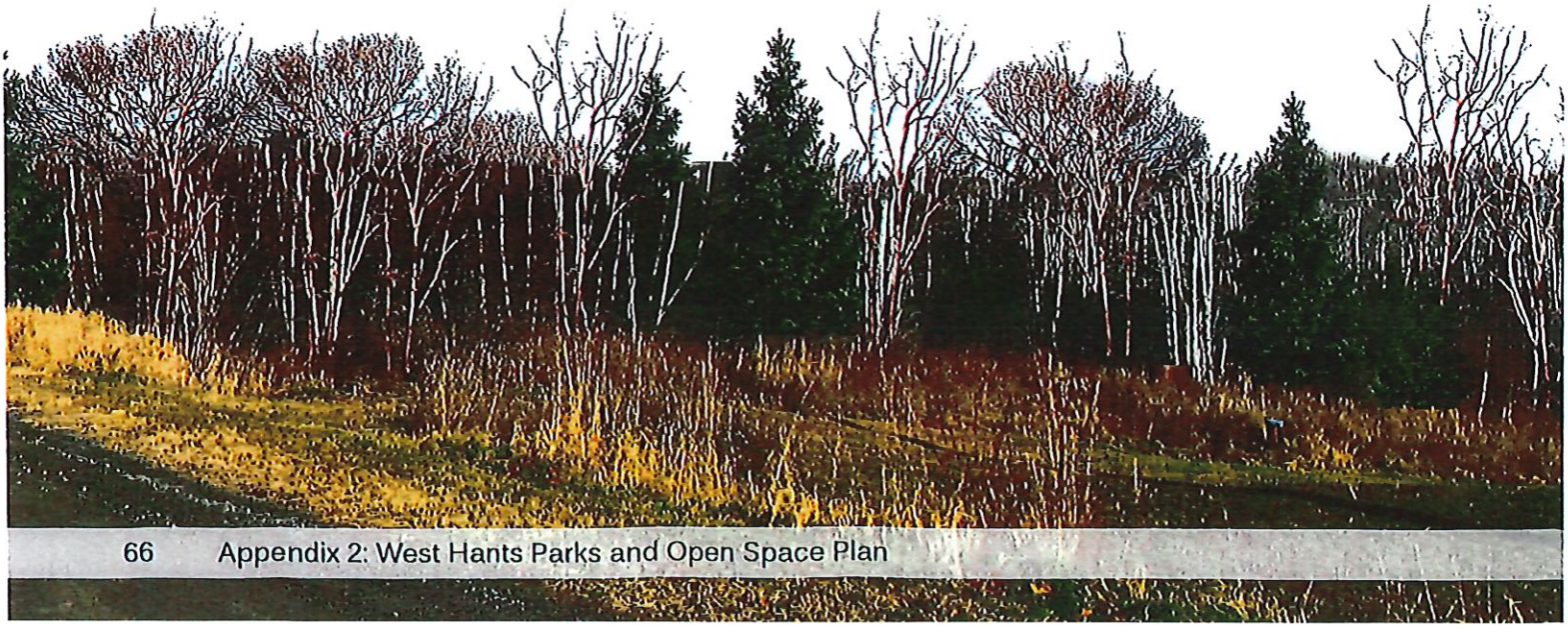
Overlapping Management Plans: None.

Observations

- Low population density surrounding parcel.
- Signs of an informal trail and ATV activity.
- Standing water at north east corner of parcel.
- Parcel surrounded by other forested parcels.

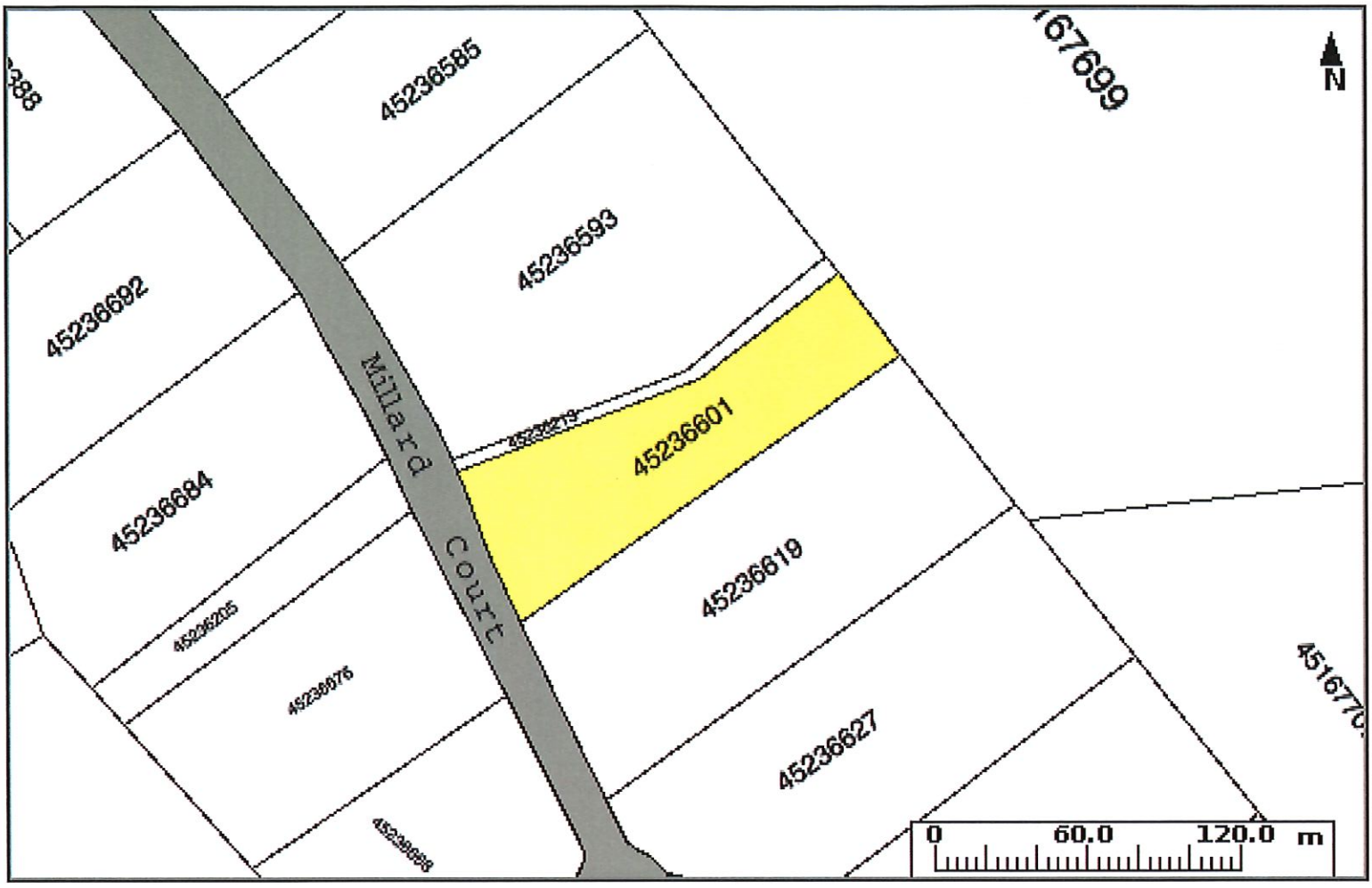
Opportunities

- There is little potential to develop as amenity space. Divest land to fund the development of nearby municipally-owned parcels for parks and open space use.



Property Online Map

Date: **Sep 9, 2021 11:02:48 AM**



ID:	45236601	Owner:	MUNICIPALITY OF THE DISTRICT OF HANTS WEST
County:	HANTS COUNTY	Address:	MILLARD COURT UNION CORNER
PR Status:	NOT LAND REGISTRATION		

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15

Riverview Drive

Overview

PID: 45215290

Coordinates: 45.00908, -64.0214

Date visited: November 26, 2015.

Address: Lot 22 Riverview Drive, Brooklyn.

Classification: Underused.

Size: 2.75 acres (1.11 ha).

Land cover: Forested parcel (e.g. red and white spruce, white pine, white birch).

Topography: Very steep slope to the north west towards the river (30m drop).

Maintained by: Municipality.

Use: None.

Access: From Riverview Drive; no cleared access point.

Parking: None.

Signage: None.

History: Parks and open space contribution from land subdivision.

Overlapping Management Plans: None.

Observations

- No signs of human access.

Opportunities

- Little potential for water access or recreation use due to steep slope.
- Divest land to fund the development of nearby municipally-owned parcels for parks and open space use.



Property Online Map

Date: **Sep 9, 2021 11:37:12 AM**



PID:	45215290	Owner:	MUNICIPALITY OF THE DISTRICT OF HANTS WEST
County:	HANTS COUNTY	Address:	RIVERVIEW DRIVE BROOKLYN
PR Status:	NOT LAND REGISTRATION		

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7

Middle Lake North Road

Overview

PID: 45221868

Coordinates: 44.84118, -64.1925

Date visited: November 20, 2015.

Address: Parcel A Middle Lake North Road, Vaughan.

Classification: Underused.

Size: 5.35 acres (2.17 ha).

Land cover: Forested lot with marsh conditions and standing water.

Topography: Fairly flat parcel sloping towards Middle Lake.

Maintained by: Municipality.

Use: None.

Access: From Middle Lake North Road.

Parking: None.

Signage: None.

History: Parks and open space contribution from land subdivision.

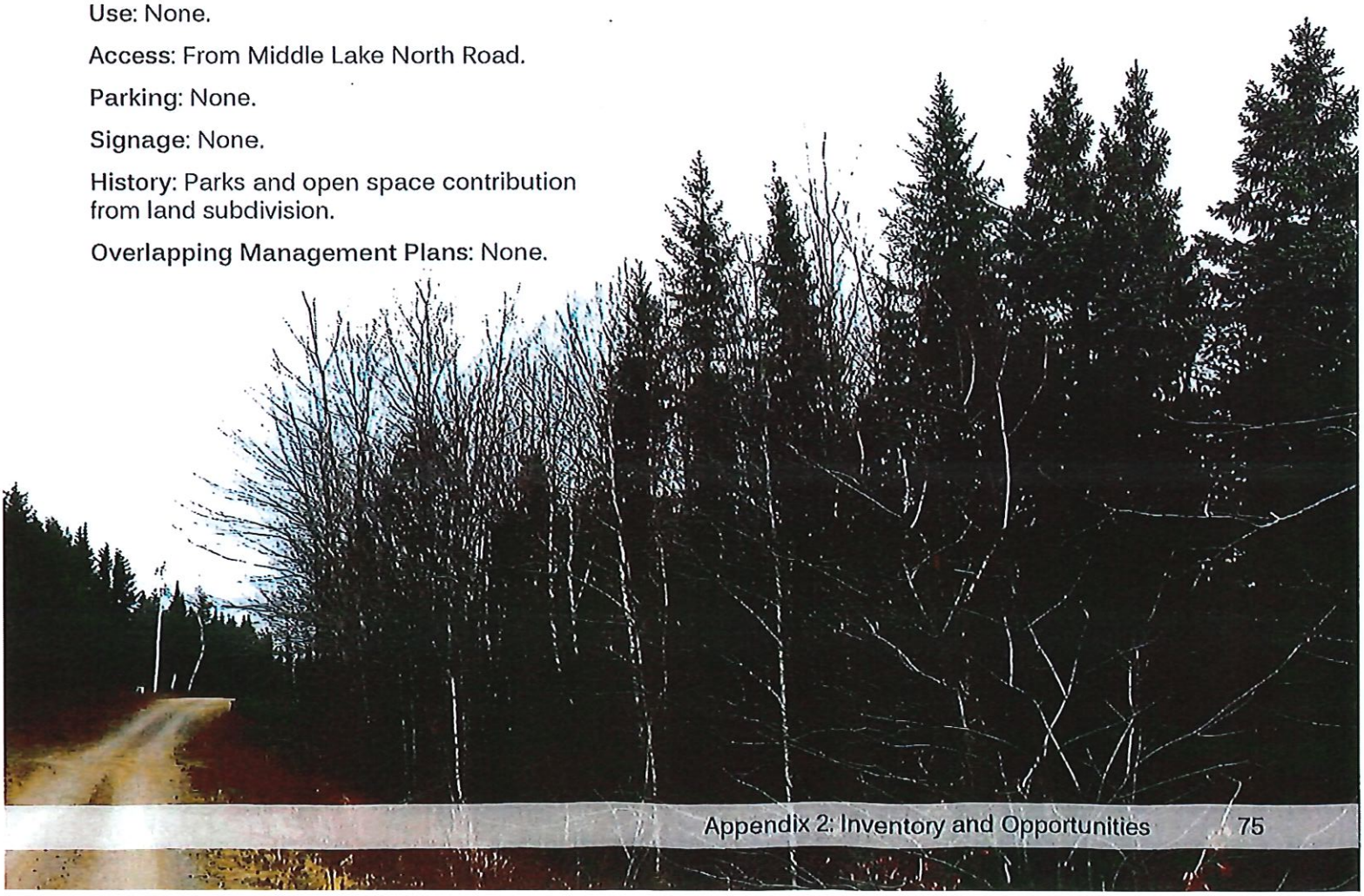
Overlapping Management Plans: None.

Observations

- Difficult walking conditions due to the presence of blowdown and dense understory growth.
- Property meets Middle Lake, but no formal access created.

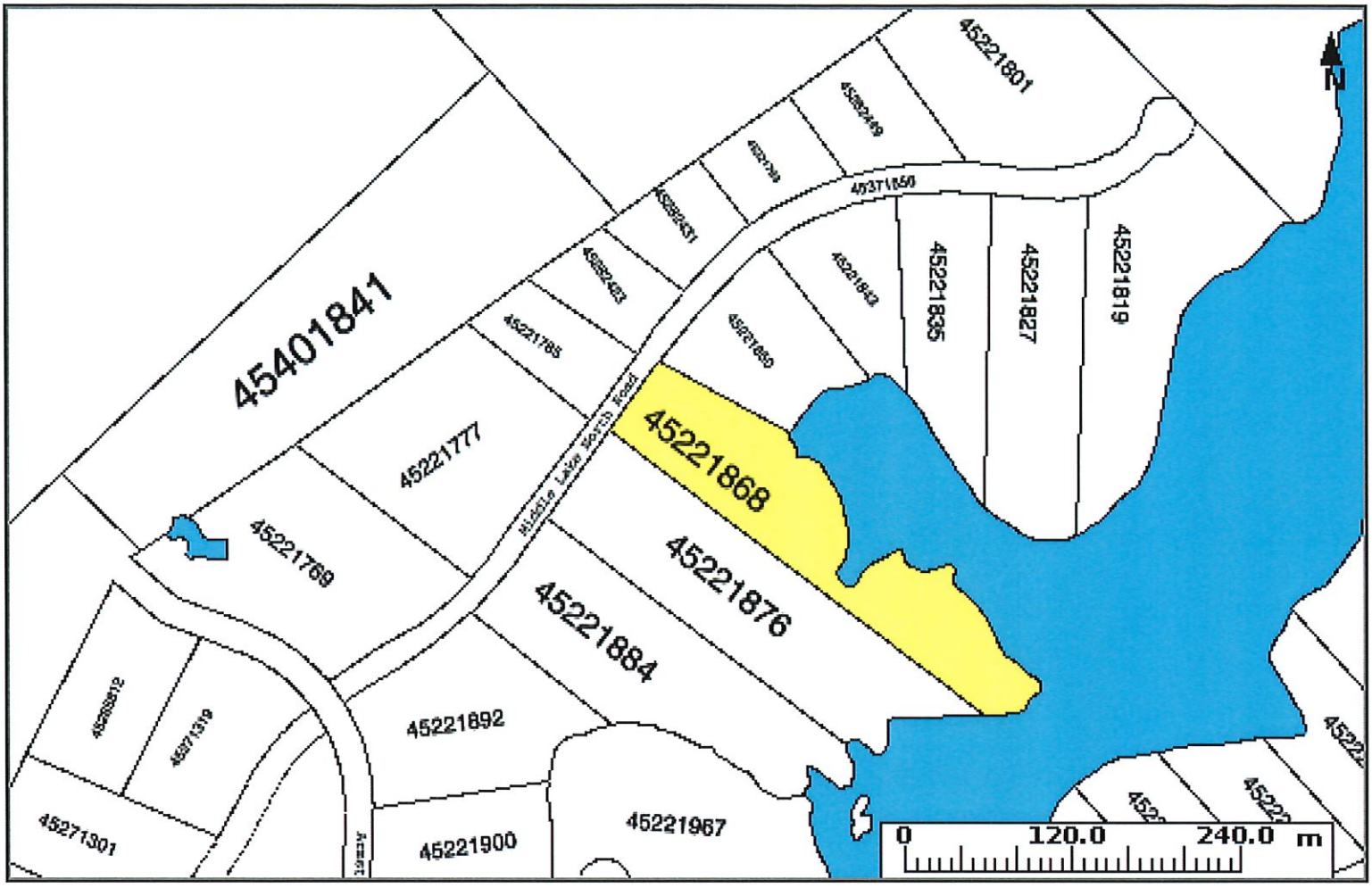
Opportunities

- There is little potential to develop as amenity space. Divest land to fund the development of nearby Municipally owned parcels for parks and open space use.



Property Online Map

Date: **Sep 9, 2021 11:38:00 AM**



ID:	45221868	Owner:	MUNICIPALITY OF THE DISTRICT OF HANTS WEST
County:	HANTS COUNTY	Address:	MIDDLE LAKE NORTH ROAD VAUGHAN
LR Status:	NOT LAND REGISTRATION		

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8

Middle Lake South Road

Parcel C

Overview

PID: 45222049

Coordinates: 44.83537, -64.191

Date visited: November 20, 2015.

Address: Parcel C Middle Lake South Road, Vaughan.

Classification: Underused.

Size: 12.64 acres (5.12 ha).

Land cover: Spruce/birch forest with dense undergrowth at southern boundary and wetland on remainder of site. Rock outcrops evident.

Topography: This parcel is almost entirely wetland with little undulation in topography. Road position at a high point above the parcel.

Maintained by: Municipality.

Use: None.

Access: No formal access.

Parking: None.

Signage: None.

History: Parks and open space contribution from land subdivision.

Overlapping Management Plans: None.

Observations

- Wetland conditions for most of property.
- Residential properties to the north of the parcel.

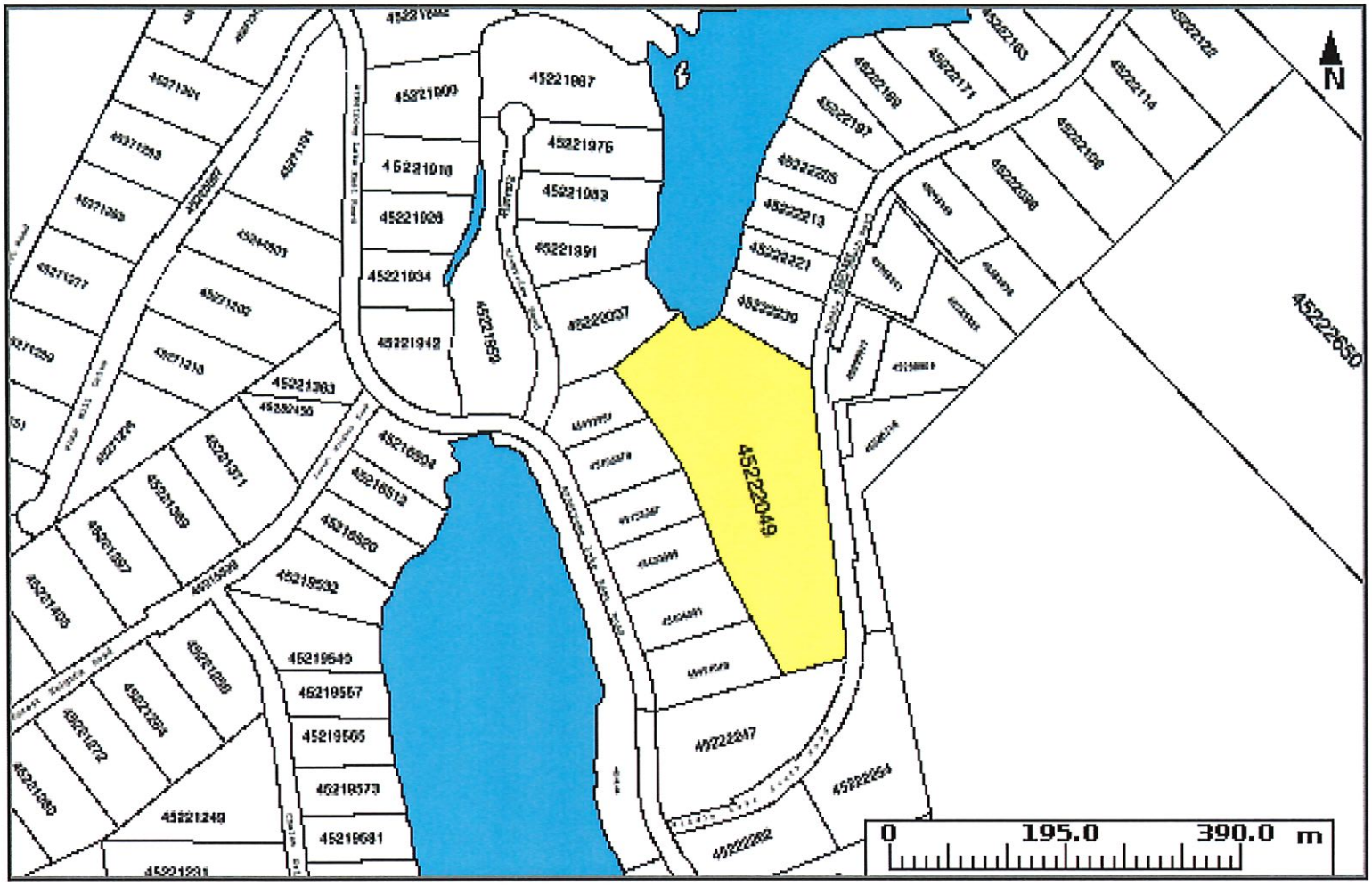
Opportunities

- There is little potential to develop as amenity space. Divest land to fund the development of nearby municipally-owned parcels for parks and open space use.



roperty Online Map

Date: **Sep 9, 2021 11:40:08 A**



:D:	45222049	Owner:	MUNICIPALITY OF THE DISTRICT OF HANTS WEST
ounty:	HANTS COUNTY	Address:	MIDDLE LAKE SOUTH ROAD VAUGHAN
R Status:	NOT LAND REGISTRATION		

ıe Provincial mapping is a graphical representation of property boundaries which approximate e size, configuration and location of parcels. Care has been taken to ensure the best possible ıality, however, this map is not a land survey and is not intended to be used for legal escriptions or to calculate exact dimensions or area. The Provincial mapping is not conclusive as the location, boundaries or extent of a parcel [*Land Registration Act* subsection 21(2)]. THIS I. OT AN OFFICIAL RECORD.

Property Online version 2.0

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9

Middle Lake South Road

Parcel D

Overview

PID: 45222254

Coordinates: 44.83266, -64.1893

Date visited: November 20, 2015.

Address: Parcel D Middle Lake South Road, Vaughan.

Classification: Underused.

Size: 3.86 acres (1.56 ha).

Land cover: Spruce/birch forest with dense undergrowth and standing water. A portion of this parcel is wetland.

Topography: The road shoulder is a high point with land dropping off and sloping to the east.

Maintained by: Municipality.

Use: None.

Access: None.

Parking: None.

Signage: None.

History: Parks and open space contribution from land subdivision.

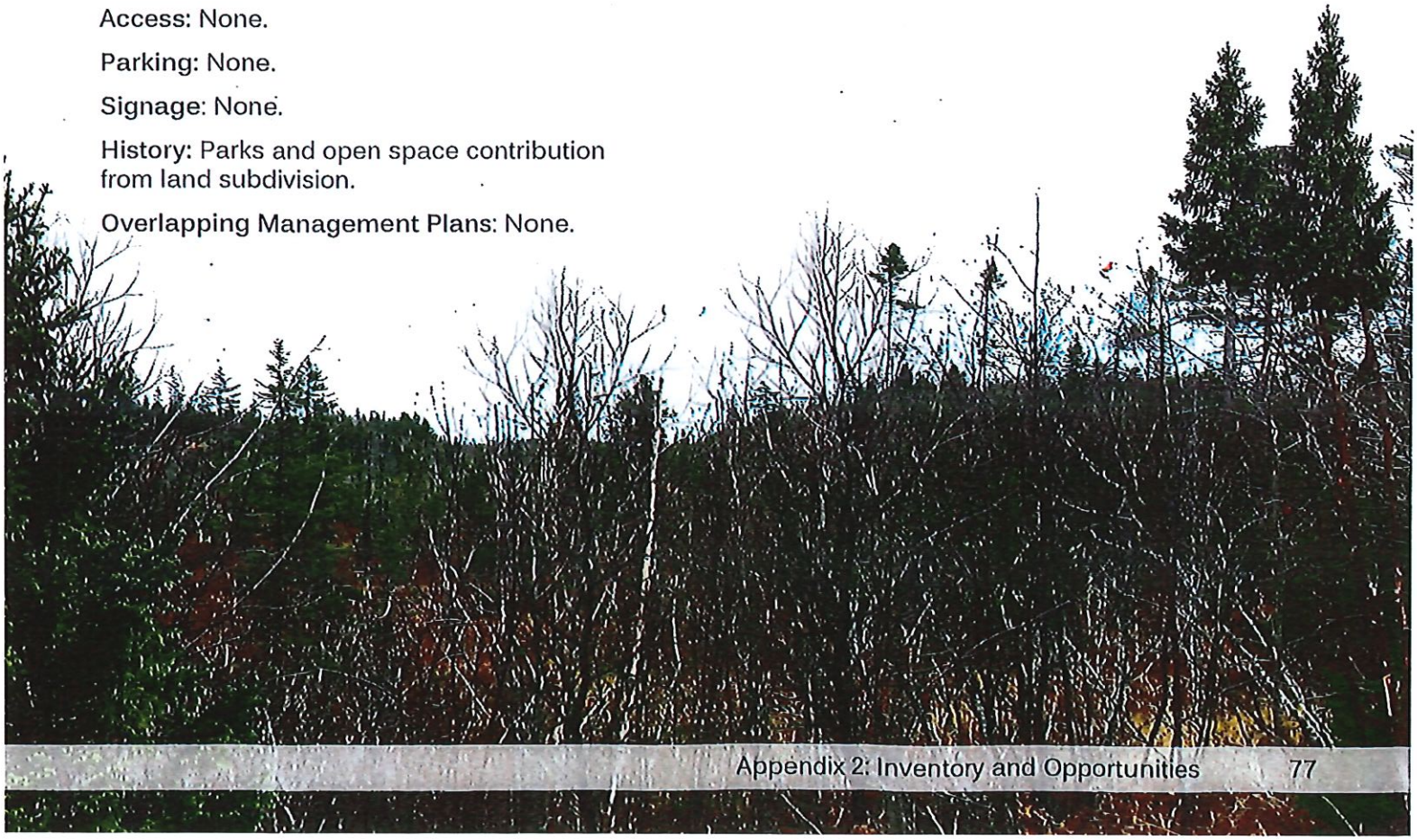
Overlapping Management Plans: None.

Observations

- Topography and poor drainage makes use of this site difficult.

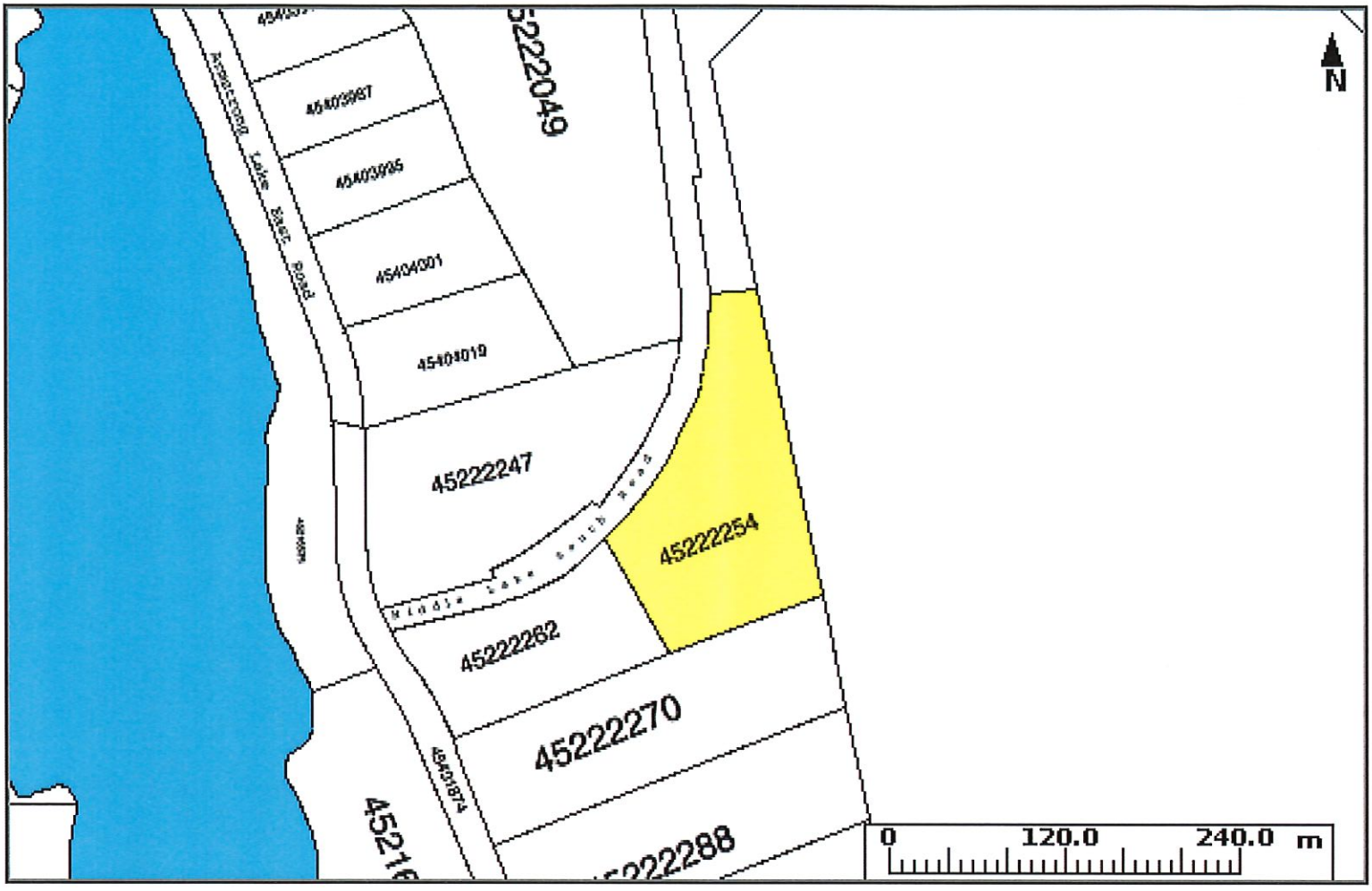
Opportunities

- There is little potential to develop as amenity space. Divest land to fund the development of nearby municipally-owned parcels for parks and open space use.



Property Online Map

Date: **Sep 9, 2021 11:41:05 AM**



ID:	45222254	Owner:	MUNICIPALITY OF THE DISTRICT OF HANTS WEST	AAN:	07844697
County:	HANTS COUNTY	Address:	MIDDLE LAKE SOUTH ROAD VAUGHAN	Value:	$2,300 (2021 RESOURCE EXEMPT)
PR Status:	NOT LAND REGISTRATION				

The Provincial mapping is a graphical representation of property boundaries which approximate the size, configuration and location of parcels. Care has been taken to ensure the best possible quality, however, this map is not a land survey and is not intended to be used for legal descriptions or to calculate exact dimensions or area. The Provincial mapping is not conclusive as to the location, boundaries or extent of a parcel [*Land Registration Act* subsection 21(2)]. THIS IS NOT AN OFFICIAL RECORD.

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10

Armstrong Lake East Road

Overview

PID: 45218658

Coordinates: 44.81883, -64.1857

Date visited: November 20, 2015.

Address: Lot 128 Armstrong Lake East Road, Vaughan.

Classification: Underused.

Size: 16.17 acres (6.54 ha).

Land cover: Large forested parcel with 95-100% tree cover.

Topography: Land sloping to the south east.

Maintained by: Municipality.

Use: None.

Access: From Armstrong Lake East Road; no cleared access.

Parking: None.

Signage: None.

History: Parks and open space contribution from land subdivision.

Overlapping Management Plans: None.

Observations

- Parcel positioned behind low density residential lots.
- Drainage ditch along parcel frontage.
- Large parcel with no formal access point.
- No obvious signs of human activity on the property.

Opportunities

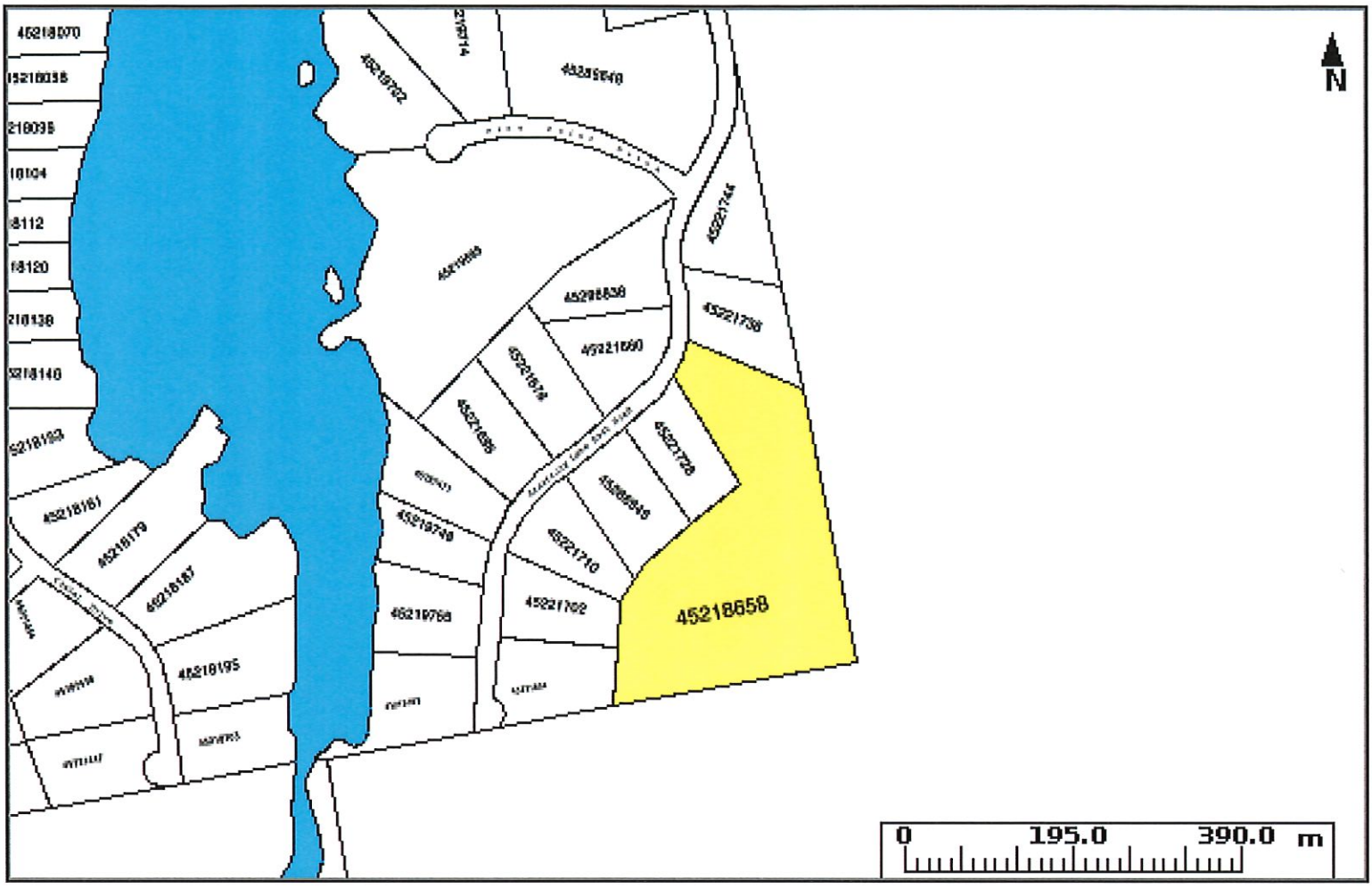
- There is little potential to develop as amenity space. Divest land to fund the development of nearby municipally-owned parcels for parks and open space use.



PROPERTY Online NOVA SCOTIA
Service Nova Scotia and Municipal Relations

Property Online Map

Date: **Sep 9, 2021 11:41:50 AM**



ID: 45218658
County: HANTS COUNTY
PR Status: NOT LAND REGISTRATION

Owner: MUNICIPALITY OF THE DISTRICT OF HANTS WEST
Address: ARMSTRONG LAKE EAST ROAD
VAUGHAN

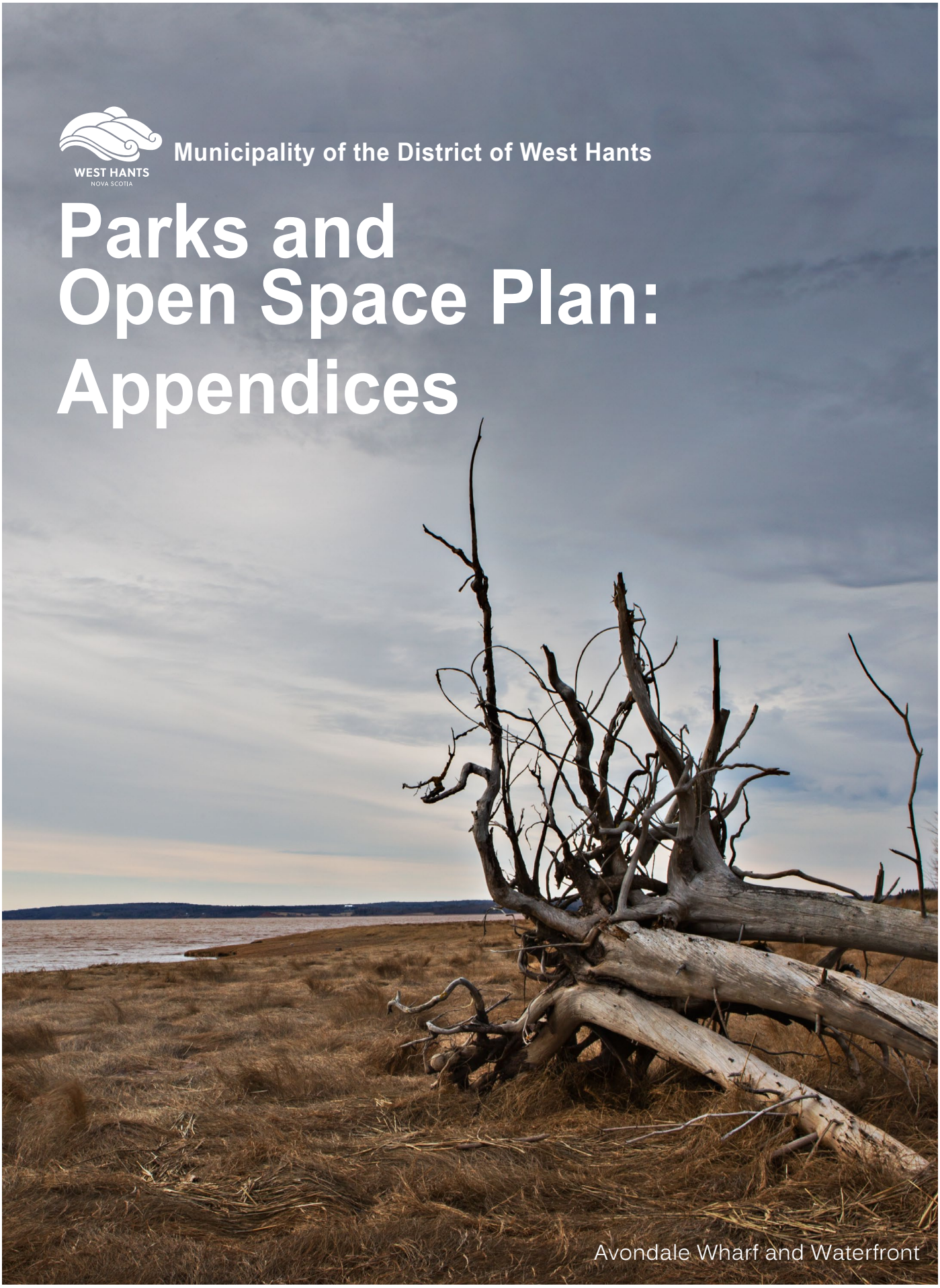
The Provincial mapping is a graphical representation of property boundaries which approximate the size, configuration and location of parcels. Care has been taken to ensure the best possible quality, however, this map is not a land survey and is not intended to be used for legal descriptions or to calculate exact dimensions or area. The Provincial mapping is not conclusive as to the location, boundaries or extent of a parcel [*Land Registration Act* subsection 21(2)]. THIS IS NOT AN OFFICIAL RECORD.

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Municipality of the District of West Hants

Parks and Open Space Plan: Appendices



Avondale Wharf and Waterfront

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Appendix 2: Detailed Inventory

Appendix 3: Detailed Population Information

Appendix 4: Detailed Best Practice Review

Appendix 5: Detailed Policy Framework

Appendix 6: Policy and By-Law Changes for Plan Implementation

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Appendix 2 Cover: Chris Geworsky, 2016.

Appendix 3 Cover: Stephen Cushing, 2016.

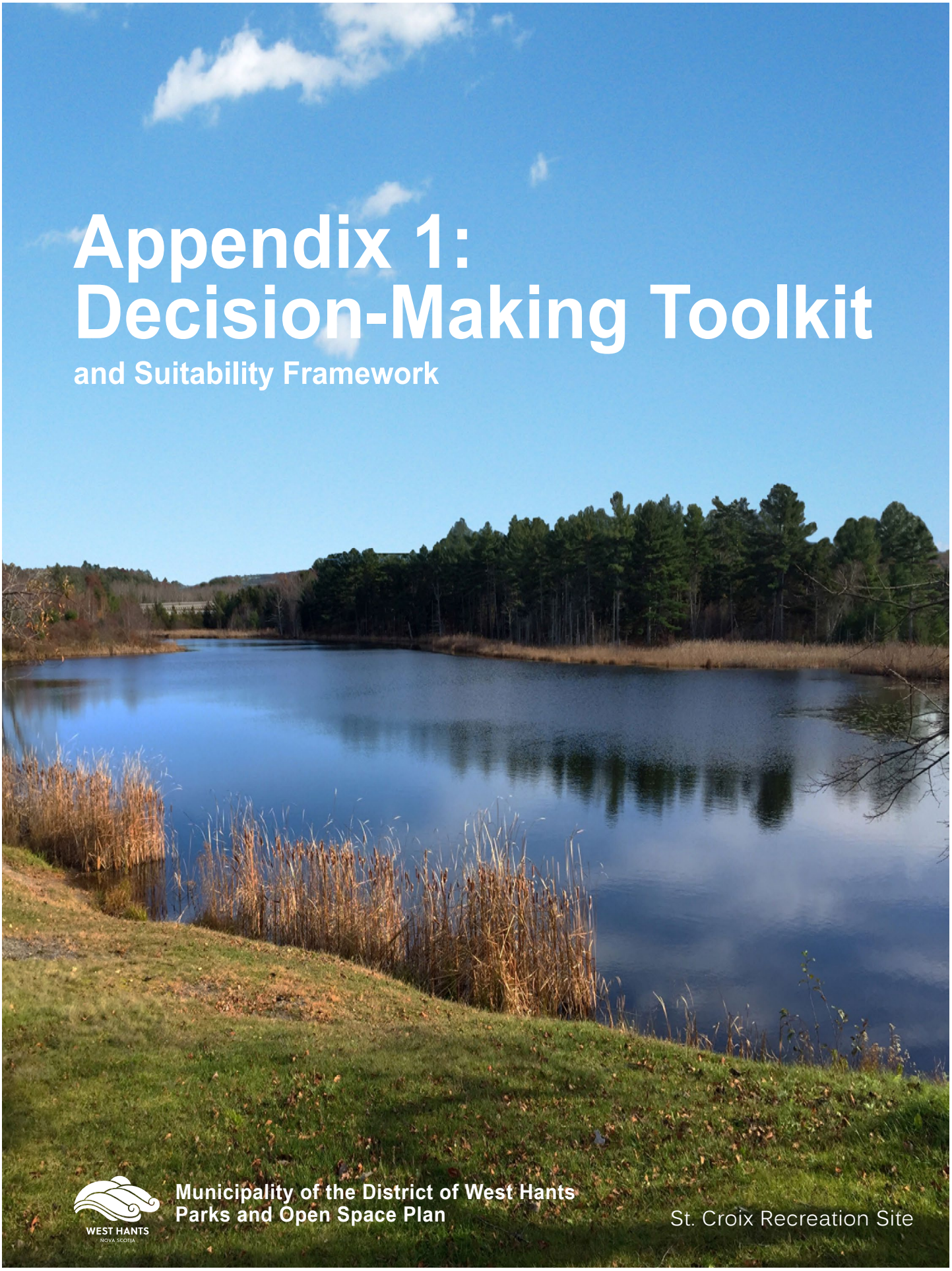
Appendix 4 Cover: Stephen Cushing, 2016.

Appendix 5 Cover: Chris Geworsky, 2016.

Appendix 6 Cover: Municipality of the District of West Hants Staff, 2016.

Appendix 1: Decision-Making Toolkit

and Suitability Framework



WEST HANTS
NOVA SCOTIA

Municipality of the District of West Hants
Parks and Open Space Plan

St. Croix Recreation Site

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i. Introduction

Acquisition to Meet Needs and Protect Resources

This Decision Making Toolkit was developed to be used by Municipal staff. The Toolkit will guide decisions about the West Hants Parks and Open Space network to ensure decisions about parkland acquisition, divestment and development meet the needs of citizens and protect unique natural and cultural resources. Users will be able to evaluate and prioritize lands for acquisition based on four standard issues: useability, suitability, budget and urgency.

Priority land is that which provides a solution to all of the four issues. This is illustrated in Figure 1 below.

This planning toolkit includes information about acquisition methods, an acquisition flowchart, the definition of useable land, a suitability framework of park and open space criteria, opportunities for park and open space funding, scenarios outlining urgency of acquisition, and land divestment scenarios.

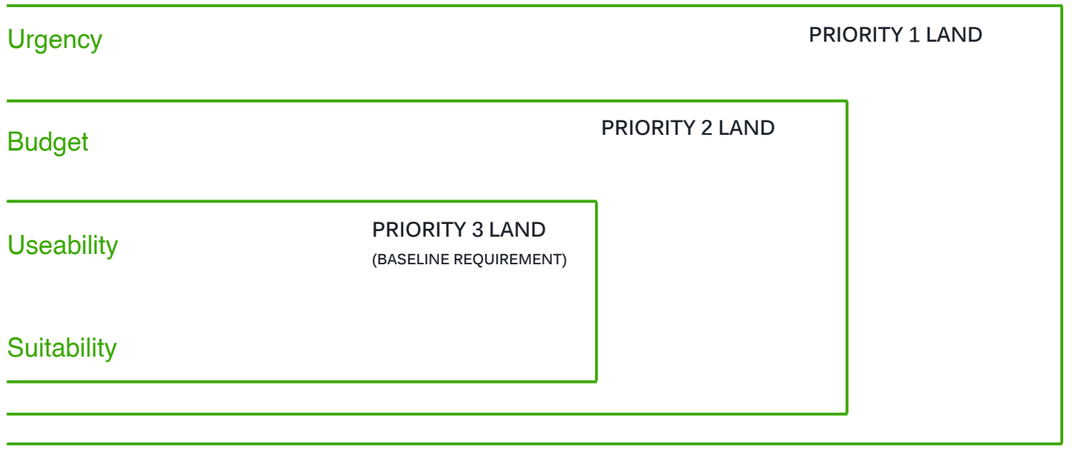


Figure 1: Acquisition Priority. All lands considered for acquisition must meet the basic criteria of usability and suitability, but budget and urgency will influence priority.

ii. Process to Identify Priority Lands

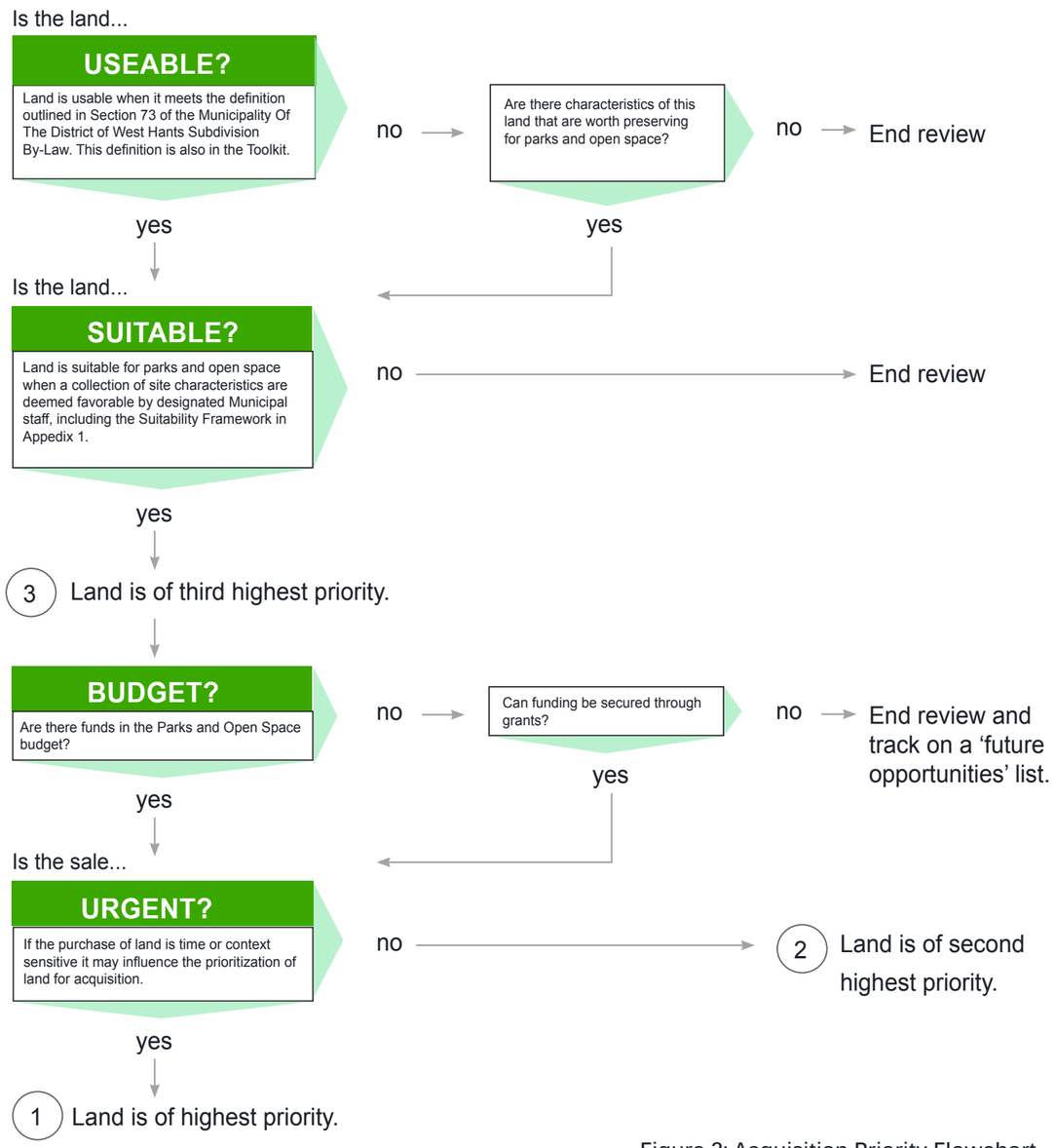


Figure 2: Acquisition Priority Flowchart.

iii. Useable Land: Definition

Useable Land

The definition of useable land differs from the suitability of land in that it describes detailed physical land characteristics that must be considered before acquiring land for parks and open space use. The definition of useable land (May 2016) in the West Hants Subdivision By-Law is:

73. (a) For the purposes of Sections 71 and 72, useable land shall be defined as land that:

(i) has an average slope over the entire parcel of not more than fifteen percent (15%), provided that any part of the parcel with a slope of fifteen percent (15%) or more shall not exceed one-quarter (¼) of the area of the entire parcel;

(ii) consists of a parcel having an area of one-half (½) acre or more;

(iii) is serviced by central water and sewer systems, or is capable of supporting an on-site sewage disposal system, unless the parcel is intended for recreational purposes, such as linear walking or hiking trails, which do not require an on-site sewage disposal system or services;

(iv) is not a clearing and grubbing disposal area; (v) is not swampland or subject to flooding;

(vi) is not an electrical transmission corridor; and

(vii) where applicable, is able to meet the requirements for lot area and lot frontage contained in the Land Use By-law.

(b) The criteria in subsection 73(a) may be waived if the land to be transferred is considered unique by the Development Officer in that the parcel is:

(i) land suitable for preservation as an interpretive natural reserve area based on the opinion of a qualified professional;

(ii) land of significant historical or archeological value to the Municipality;

(iii) land adjacent to parkland or open space owned by the Municipality;

(iv) land deemed by the Recreation Director for the Municipality to be required for recreational purposes; or

(v) land located in the Water Supply (W) zone.

(c) Any land to be conveyed to the Municipality other than that meeting the requirements of subsection 73(b) shall abut a public road or private road. Land to be conveyed to the Municipality pursuant to the requirements of subsection 73(b) shall be accessible by a public street or private road or by a public easement a minimum of 15.24 metres (50 feet) in width and providing a connection to a public road.

iv. Suitability Framework

Suitability Process

This 'Suitability Framework' contains criteria that can help determine what land parcels are suitable, and not-suitable, for parks and open space use. Many criteria are based in community values.[1] Best practice precedents, Municipal goals and sustainable environmental practices also form suitability criteria.

Municipal staff will use this Suitability Framework to determine whether a specific land parcel is suitable for acquisition. Ideally, these staff members would be representatives from Public Works, Recreation, and Planning, among others, who can best comment on the parks and open space criteria highlighted.

The Suitability Framework is divided into five sections:

- Guiding Principles (same Principles throughout the Parks and Open Space Plan)
- Criteria
- Available Score
- Maximum Score
- Total Score

Lands being considered for acquisition are evaluated and scored based on land characteristics matching those outlined in the Suitability Framework. Each piece of land will have a total score that will fall into the categories of low, medium, and high suitability.



Low Suitability: Score 0-50

Medium Suitability: Score 51-150

High Suitability: Score 151-235

Figure 3: Traffic Light System for Land Suitability.

In addition to suitability scores, a piece of land might be considered for acquisition if it possesses outstanding ecological or cultural merit.

For example, `Land A` is considered low priority because of its score of only 45, but it is considered to be an environmentally sensitive area that supports wildlife habitat. These qualities might warrant acquisition, if determined to be important by Municipal staff.

1 Values are the qualities and characteristics of parks and open space that people appreciate. Values in this plan were identified during public and stakeholder engagement sessions.

iv. Suitability Framework

Table 1: Suitability Framework

Guiding Principles	Criteria	Available Score	Maximum Score	Applied Score
Prioritize environmental protection				
Environmental protection must be considered a priority in order to ensure sensitive lands, waters, and wildlife habitat are not unduly harmed by human recreation.	Significant ecological area.	20	50	
	Special natural area/ geologically significant.	15		
	Potential or need for restoration.	10		
	Adjacent to other ecological areas.	5		
	Not applicable.	0		
Plan green infrastructure to adapt to climate change				
Green infrastructure includes the planted and natural greenspaces within the Municipality that are used to ensure the health and safety of citizens and to adapt to a changing climate. Green infrastructure includes parks and open space, stormwater infiltration and street trees. Parks and open space will become increasingly important to mitigate the negative effects of climate change. These mitigative actions include carbon sequestration, stormwater capture, flood mitigation and shoreline stabilization.	Potential to buffer against negative effects of climate change in vulnerable areas.	15	30	
	Potential to intercept stormwater.	10		
	Not expected to be negatively impacted by a changing climate.	5		
	Not applicable.	0		

iv. Suitability Framework

Table 1 (continued): Suitability Framework

Guiding Principles	Criteria	Available Score	Maximum Score	Applied Score
Plan spaces for all ages and abilities				
A healthy population is an active population. In West Hants, parks and open space should cater to a range of ages and abilities. Opportunities for recreation should build on already existing amenities (e.g., water and trail access for fishing, ATV'ing, biking, walking). Opportunities for passive recreation (e.g. sitting, viewing, picnicking, gathering) are valuable for personal and mental well-being and should be made accessible.	Supports or has the potential for recreational activity.	20	55	
	Land is accessible to people with limited mobility.	15		
	Land exhibits natural beauty (e.g. views, scenery).	10		
	Land supports quiet reflective spaces (i.e. for mental well-being).	10		
	Not applicable.	0		
Promote Community Identity and History				
Important social elements can be promoted in parks and open spaces. Sense of identity is strengthened when the places people feel closely connected to are enhanced. Community stewardship programs play a huge role in providing events, maintenance and park identity. A community development approach is central to this plan, one that sees the community involved in the decision-making process.	Representation of local culture and identity (e.g. historical significance, archeological evidence).	15	30	
	Satisfies cultural and local practices (e.g. fishing, gardening, farming, harvesting, foraging).	10		
	Potential to support or spur local business growth.	5		
West Hants has a rich history of settlement, landscape use, agricultural production, and resource extraction. There are many park and open space uses that can foster this history and be used to educate citizens and visitors (e.g. Mi'kmaq and Acadian land works and settlements, resource production and harvesting, among others).	Not applicable.	0		

iv. Suitability Framework

Table 1 (continued): Suitability Framework

Guiding Principles	Criteria	Available Score	Maximum Score	Applied Score
Link communities to parks and open space				
A parks and open space network relies on connections to fully satisfy social and environmental values held by the public and the municipality. Connections for people (e.g. trail system, beach access/network) and nature (e.g. wildlife corridors, plant biodiversity corridors) are considered during parks and open space management.	Satisfies a parks and open space need in an underserviced area (see Gap Analysis in section 4.3).	20	55	
	Provides expansion of current park or open space.	15		
	Supports the connection of existing trails.	10		
	Enables access to water.	10		
	Not applicable.	0		
Evaluate and update plans over time				
Parks and open space objectives and outcomes should be regularly evaluated in order to meet modern needs. Regular review of standardized evaluation, management and design guides, such as the Decision-Making Toolkit and Municipal regulations, is essential to being adaptive.	Potential to be modified to suit the needs of changing demographics.	15	15	
	Identified in other municipal management documents as land to acquire.	10		
	Not applicable.	0		

Comments & Actions	☐ Low Suitability: Score 0-50 ☐ Medium Suitability: Score 51-150 ☐ High Suitability: Score 151-235

v. Budget: Funding Opportunities

Table 2: Parks and Open Space Funding Opportunities for Management (e.g. acquisition, maintenance, development).

Funding Source	Amount	Description	Submission Requirements	Deadline	More Information
Subdivision By-law Provision (Cash-in-lieu)	Annually generates approx. $25,000.00	At the discretion of the developer, required parks and open space contribution may come in the form of cash, equivalent to five percent (5%) of the market value of the land being subdivided, exclusive of streets, easements, and the residue of the land.	-	-	http://www.westhants.ca/subdivision.html
Donations	varies	Donations in the form of money that feed directly into a Parks and Open Space Management Fund.	-	-	
Fundraising	varies	Financial campaign to raise money for park and open space management (e.g. acquisition, maintenance, development).	-		
Business or corporations	varies	Advertising, sampling, and dedicated sponsorship for special events are only a few of the ways companies can receive exposure for their companies while funding open spaces.	-	-	
Municipal tax revenue	varies	Redistribution of tax revenue to increase parks and open space budget.	-	-	
Federal Gas Tax Reserve Fund	varies	Predictable, long-term, stable funding for Canadian municipalities to help them build and revitalize their local public infrastructure while creating jobs and long term prosperity.	-	-	http://www.infrastructure.gc.ca/plan/gtf-fte-eng.html
Debt financing	varies	Long-term or short-term debt financing can allow the Municipality to fund desirable open space acquisition and development. A loan authorization bylaw may be required and the terms must be considered by the Municipality. Consideration must be given, but is not limited to: • the length of the loan period (when considering the life expectancy of the service • the amount of borrowing permitted (e.g. on a per capita or annual basis). • the term of repayment	-	-	
Road Right-of-way dedication	varies	Easements on behalf of the Municipality, or dedication of road right of way land fee simple to the Municipality may be obtained and developed for active transportation and recreational use.	-	-	
Grants					
Environment Canada Eco-Gift Program	varies	Under this program donors receive a tax 'write- off' for the use of their lands. This may be in the form of a fee simple transaction or a conservation easement, covenant or servitude.	Apply online: http://www.ec.gc.ca/pde-egp/default.asp?lang=En&n=23F53F80-1	Applications received throughout the year	http://www.ec.gc.ca/pde-egp/
MEC	$10,000 - $100,000	MEC has funds available to acquire land that is: Important for ecological significance and/or outdoor activity use; Outdoor activities must focus on one or more of the following core activities MEC supports: cycling, hiking, running, climbing, paddling, yoga, skiing, and snowshoeing; Shows the urgency of the acquisition is evident; Has a strategy in place for public engagement and/or education about the protection effort; Has demonstrated broad-based community or stakeholder support; Has investigated other sources of funding.	Complete the online application:http://www.mec.ca/AST/ContentPrimary/Community/CommunityContributions/ApplyForSupport.jsp	March and September	http://www.mec.ca/AST/ContentPrimary/Community/CommunityContributions/LandAcquisition.jsp

v. Budget: Funding Opportunities

Table 2: Parks and Open Space Funding Opportunities for Management (e.g. acquisition, maintenance, development).

Funding Source	Amount	Description	Submission Requirements	Deadline	More Information
Tree Canada Edible Trees Program	up to $4000.00	For community-based projects that provide citizens with access to fresh fruit and nut trees while making a positive difference to the Canadian environment	Submit your application via email to info@treecanada.ca	February	https://treecanada.ca/en/programs/edible-trees/application/
Go Wild Community Grants	$1,000 to $10,000	To support creative ideas from Canadians on how to protect, restore, monitor, educate,and celebrate nature.	Submit your application via email to gowild@wwfcanada.org	December	http://www.wwf.ca/takeaction/gowild/
Canada 150 Community Infrastructure Program	Funding to a maximum of 50% of total eligible project costs. Preference given to projects requiring 1/3 funding from the program.	The Canada 150 Community Infrastructure Program (CIP 150) supports projects that rehabilitate existing community facilities across Canada. The program is part of the Government of Canada's celebration of our country's 150th anniversary of Confederation. The program will be in effect until March 31, 2018. Projects must fall under one of the eligible project categories (including parks and recreation trails).	Contact your nearest ACOA office to discuss your project: Hants/Kings Office 80 Water Street, Suite 2 Windsor, NS B0N 2T0	The program will be in effect until March 31, 2018.	http://www.acoa-apeca.gc.ca/eng/ImLookingFor/ProgramInformation/Pages/Canada-150-Infrastructure-Program.aspx
Atlantic Lottery		"Community Festivals and Events: Think local festivals or events featuring food, entertainment and family fun. Community celebrations let us experience all that is uniquely Atlantic Canadian.	Submissions for large events should be in to us 9-12 months in advance, and 4-6 months for small and medium sized events. The evaluating process usually takes about 6 to 8 weeks.	March for Summer events	http://corp.alc.ca/Programs.aspx?id=10065
AVIVA	varies	If you're involved with a charity or community organization that's making a local difference, then we want you to submit an idea. Secure enough votes from friends, family and supporters, and your idea could make it to the Finals, where a judging panel will select the Grand Prize Winners to share $1 million in funding.	Complete the online idea submission form https://media.avivacommunityfund.org/files/ideasubmissionguide.en.pdf and submit at avivacommunityfund.org	September to October	https://www.avivacommunityfund.org/about-the-competition
Canada Post	up to $50,000	Applications from registered charities, school programs or community organizations are invited for funding of projects consistent with the Foundation's objective to provide support for initiatives that benefit children.	Submit an online application: https://www.canadapost.ca/cpo/mc/aboutus/cpfoundation/grants.jsf	March, closing in April	https://www.canadapost.ca/cpo/mc/aboutus/cpfoundation/grants.jsf
RBC Blue Water Project: RBC Community Action Grants	$1,000 to $10,000	Awarded to local or community-based organizations in Canada, the United States or the Caribbean. We have established an application deadline for Community Action Grants, rather than accepting applications year round. This will allow us to review all applications in a fair and consistent manner.	Submit an online application: http://www.rbc.com/community-sustainability/apply-for-funding/index.html	February	http://www.rbc.com/community-sustainability/apply-for-funding/guidelines-and-eligibility/blue-water-pr oject.html
RBC Blue Water Project: RBC Leadership Grants	$10,001 to $100,000	Awarded to organizations that are leaders in providing programs in North America and other countries where RBC does business.	Interested organizations must submit an Expression of Interest:http://www.rbc.com/community-sustainability/apply-for-funding/guidelines-and-eligibility/blue-water-project.html	Annually	http://www.rbc.com/community-sustainability/apply-for-funding/guidelines-and-eligibility/blue-water-project.html

v. Budget: Funding Opportunities

Table 2: Parks and Open Space Funding Opportunities for Management (e.g. acquisition, maintenance, development).

Funding Source	Amount	Description	Submission Requirements	Deadline	More Information
RBC Learn to Play Community Action Grants and RBC Learn to Skate Program	$1,000 to $10,000	Awarded to local organizations that teach new skills or sports to kids, and/or expose them to a multiple sports or multiple skills such as swimming or skating lessons. Programs eligible for funding include those that: Provide instruction/learning of a new skill or sport that the child/youth would otherwise not have an opportunity to experience; and/or Emphasize and expose children/youth to a multi-sport or multi-skill participation experience; and/or Implement a new approach/delivery to sport and physical activity through the creation of programs recommended by Canadian Sport for Life	Submit an online application: http://www.rbc.com/community-sustainability/apply-for-funding/guidelines-and-eligibility/learn-to-play.html	2016 deadline to be announced	http://www.rbc.com/community-sustainability/apply-for-funding/guidelines-and-eligibility/learn-to-play.html
The RBC–Evergreen Watershed Champions Award	$2,500-$3,500	The RBC–Evergreen Watershed Champions Award recognizes classes that demonstrate learning about their local watershed and who take action to care for it.	Complete an online application: https://evergreen.submittable.com/submit/39290	April	http://www.evergreen.ca/our-impact/children/outdoor-learning-play/watershed-champions/award/
RBC Learn to Play Leadership Grants	$10,001 to $25,000	Awarded to community groups that are developing or implementing action plans to transform the way sport and physical activities are planned and delivered, such as programs that makes sports available for new immigrant youth. Communities are defined as municipalities and/or a group of organizations that come together for a common purpose and share mutual objectives. Proposals that facilitate collaboration between sport, education, recreation and health sectors and align programming within the community are encouraged.	Submit an online application: http://www.rbc.com/community-sustainability/apply-for-funding/guidelines-and-eligibility/learn-to-play.html	2016 deadline to be announced	http://www.rbc.com/community-sustainability/apply-for-funding/guidelines-and-eligibility/learn-to-play.html
TD Friends of the Environment Foundation Leadership Grant	up to $5,000	TD Friends of the Environment Foundation (TD FEF) recognizes that investing in talent and leadership development is integral to capacity building of small to medium-sized organizations.The TD FEF Leadership Grant program aims to enhance the organizational capacity of environmental charities by providing funding for both formal and informal training and development opportunities for leaders within these organizations.TD FEF's Leadership Grants will allow charities to move beyond day-to-day activities and build stronger, more vibrant organizations.	Submit an online application: https://fef.td.com/funding/leadership-grant/	February and July	https://fef.td.com/funding/leadership-grant/
TD Friends of the Environment Foundation	based on project costs	The Foundation supports a wide range of environmental initiatives, with a primary focus on environmental education, urban greening and enhancing biodiversity, and energy conservation.	Submit an online application: https://fef.td.com/funding/leadership-grant/	February and July	https://fef.td.com/funding/

*Funding deadlines and contact information is subject to change on an annual basis.

v. Budget: Funding Opportunities

Table 2: Parks and Open Space Funding Opportunities for Management (e.g. acquisition, maintenance, development).

Funding Source	Amount	Description	Submission Requirements	Deadline	More Information
Toyota Evergreen Learning Grounds School Ground Greening Grants	up to $3,500	The Toyota Evergreen Learning Grounds program helps schools create outdoor classrooms to provide students with a healthy place to play, learn and develop a genuine respect for nature. Since the program began in 2000, it has provided funds to over 3,000 schools from coast to coast, providing countless opportunities for students to engage with nature on their school grounds.	Schools in NS must arrange a design consultation site visit with an Evergreen School Ground Consultant prior to submitting an application: http://www.evergreen.ca/get-involved/funding-opportunities/school-ground-grants/	September, December and March	http://www.evergreen.ca/get-involved/funding-opportunities/school-ground-grants/
Province of Nova Scotia Funding					
West Hants/Uniacke Community Health Board	up to $3000	The Wellness Fund enables community organizations to programs, events, or to purchase equipment and supplies in pursuit of a healthy community. The Municipality can encourage groups to apply for this funding. Potential projects outlined in the Community Health Plan (http://www.cdha.nshealth.ca/cobequid-community-health-board/news/community-health-plan) .	Contact funding coordinator, Andrea Parker: andrea.parker@nshealth.ca	November 1	http://www.cdha.nshealth.ca/west-hantsuniacke-community-health-board/wellness-funds-formerly-community-development-funds
One-time Emerging Culture and Heritage Initiatives Program	up to $10,000	The One-Time Emerging Culture and Heritage Initiatives Program is designed for organizations that primarily focus on cultural and heritage development. This program is also available to organizations partnering with specific culture and heritage interests provided they are working to build capacity or foster innovation within Nova Scotia's culture community or that they are working in support of cultural development within diverse communities.	Contact Craig Beaton, Director, Programs Phone: (902) 424-8443 E-mail: Craig.Beaton@novascotia.ca	April	https://cch.novascotia.ca/sites/default/files/inline/documents/s4conetime-guidelines-201503pdf.pdf
OHV Infrastructure Fund - Trails	50% of the total project cost, usually not to exceed $50,000 in one fiscal year.	Goals of the OHV Infrastructure Fund (Trails) are: to provide funding for OHV trail and riding area development; to support the planning and design associated with these facilities; to provide funding to help maintain OHV accessible infrastructure.	Complete online application and send to Krista Brewer-Mackenzie PO Box 194, Lakeside, NS, B3T 1M6.	November Emergency funding available on an ongoing basis.	http://novascotia.ca/natr/ohv/fund.asp
Community Recreation Capital Grant Program (CRCG)	up to $5,000	This program assists in the development of small scale indoor and outdoor capital recreation projects, less than $20,000. A priority of the Department of Health and Wellness is to conserve existing community recreation facilities (e.g. replacing a roof, furnace or playground component) and to develop new small-scale facilities. CRCG program funding must be used for: public, community recreation purposes; items of a permanent, non-consumable, capital nature; and projects where the need for financial assistance is demonstrated.	Contact Valley Region Representative: Mike. Trinacty@Novascotia.ca, 1-902-697-4391	Applications received by regional representative throughout the year	http://novascotia.ca/dhw/pasr/documents/Grant-Programs-Overview-(PASR).pdf

v. Budget: Funding Opportunities

Table 2: Park and Open Space Funding Opportunities for Management (e.g. acquisition, maintenance, development).

Funding Source	Amount	Description	Submission Requirements	Deadline	More Information
Trail Maintenance Program	Projects that fall under the regular maintenance and aging infrastructure components will be eligible for up to 50% of the total cost of the project to a maximum of $1,000 annually	Provides funding to community trail groups who are involved in regular and on-going maintenance on their trails, as well as emergency funding for major maintenance issues due to fire, flooding, hurricanes, etc.	Applications should be submitted to: Nova Scotia Department of Health and Wellness Trails Consultant PO Box 488 Halifax NS B3J 2R8	Applications received by regional representative throughout the year	http://novascotia.ca/dhw/pasr/documents/Trail-Maintenance-Program.pdf
Community Trails Leadership Fund	Applicants are expected to contribute at least fifty per cent (50%) of the overall cost of the initiative, inclusive of contributions obtained from other sources (financial and in- kind).	Supports trail development in Nova Scotia through the provision of funds for leadership, organizational development, and capacity building to community trail groups. The fund helps organizations to offer training and educational opportunities for volunteers and the trail professionals who support them. It also helps the organizations acquire the expertise needed for specific aspects of trail projects.	Contact Valley Region Representative: Mike. Trinacty@Novascotia.ca, 1-902-697-4391	Applications received by regional representative throughout the year	http://novascotia.ca/dhw/pasr/documents/Community-Leadership-Guidelines.pdf
Engineering Assistance Grant Program	The contribution level depends on need and the ability of the applicant to contribute.	Designed to provide trail builders and managers with funding to help them hire engineering expertise when it is required. This could include the building of bridges or other large structures or components that require expertise to ensure they are safe and pose no risk to the environment.	Contact Valley Region Representative: Mike. Trinacty@Novascotia.ca, 1-902-697-4391	Applications received by regional representative throughout the year	http://novascotia.ca/dhw/pasr/documents/Engineering-Assistance-Grant-Guidelines.pdf
Recreational Facility Development (RFD)	Up to one-third of the total capital cost to a max. of $150,000.	Facilities may include: community centres and halls, pools, arenas, athletic fields, parks, playgrounds, trails and enhanced schools for community use and other facilities that promote sport and physical recreation.	Contact the regional office in your area.	2016-17 apps are due May 2, 2016.	www.novascotia.ca/dhw/pasr/grants-and-incentives.asp
Regional Development Grant (RDG) and Other Provincial Grants	Contact the regional office in your area.	Regional Development Grant (RDG) is designed to partner with regional, community, local or municipal organizations involved in physical activity, sport or recreation to increase people's participation in sport.	Contact the regional office in your area.	Contact the regional office in your area.	www.novascotia.ca/dhw/pasr/grants-and-incentives.asp
Planning Assitance Grant and Other Provincial Grants	Contact the regional office in your area.	The Planning Assistance Program assists community organizations and municipalities in obtaining professional assistance in planning, designing and researching proposed and existing sport and physical recreation facilities.	Contact the regional office in your area.	Throughout the year.	www.novascotia.ca/dhw/pasr/grants-and-incentives.asp

vi. Urgency: Priority Requests

Occasionally, lands may become available for purchase which require swift action due to time sensitivities. Other factors may also be present, such as the protection of sensitive environments or seizing a unique opportunity.

Examples of urgencies include and are not limited to:

1. Limited Window of Opportunity to Purchase

Example: A private landowner offers their land to the Municipality for purchase stating they would like the Municipality to use it for park use. Otherwise, the landowner will sell on the private market.

2. Opportunity to Purchase with another Organization

Example: There may be a parcel of land available for purchase identified as important by other levels of government or other organizations. Here, the swift establishment of cost sharing may be necessary.

3. Offer of 'First Right of Refusal' on Land Available for Sale

Example: The Province of Nova Scotia has unused road right-of-way or other lands potentially useful to the Municipality and offers 'First Right of Refusal' on lands they are divesting.



Upper Burlington Planters Trail

vii. Acquisition Methods

The Municipality has a number of methods to acquire new lands for parks and open space. Most land acquisitions in West Hants will be subject to Policy Council-01-006 *Acquisition of Real Property*.[2] It is important to note that the Municipality does not zone private lands for parks and open space use. Some acquisition methods include, but are not limited to:

1. Donations of land

Land may be donated to the Municipality from private landowners or other government owners as long as the Municipality is considered a 'donee' by the Canadian Revenue Agency (CRA). The donation of real property may be subject to specific requirements of the Policy Council-01-006 *Acquisition of Real Property*.

Ecologically sensitive land may be donated through Environment Canada's 'Eco-Gift' Program (described in detail Part v. above).

2. A 'right of first refusal' or a 'first option to purchase'

A Municipality may request a 'first option' on lands strategically positioned to enhance the park and open space network. This option is conditional and contingent upon the owner's will or desire to sell.

3. Easement and/or maintenance agreement

The Municipality may request the use of Provincial, Federal, or private lands for parks or open space use through an easement or maintenance agreement. This method may transfer liability to the Municipality. In the case of Private lands see the Eco-Gift option.

4. Offer to purchase lands

Municipalities may approach or accept invitations from private landholders for the acquisition of desired open space lands using the 'willing seller, willing buyer' method.

5. Subdivision By-Law

During the creation of a subdivision of more than three lots, the Municipality currently receives land in the amount equal to 5 percent of the lots to be created, or cash-in-lieu equal to the market value of such land.

6. Land Swap

The exchange or swap of lands is a non-purchase scenario for acquiring lands in priority areas. Land swaps are common with large landholders like the Provincial and Federal governments, but can also be accommodated with other private landholders.

7. Municipal Planning Strategy

The Municipality may have policy requirements for the amount of land that must be useable for parks and open space, such as through a Development Agreement. For example, a multi-family development or development of mobile home parks.

2 http://www.westhants.ca/component/com_docman/Itemid,456/dir,DESC/gid,109/limit,100/limitstart,0/order,name/task,cat_view/

viii. Divestment

There may be scenarios where the divestment of land is the best management option, primarily:

1. Location

There are Municipally-owned lands in the current parks and open space network that are found in areas of low population density. In addition to density, some parcels are far from main roads or are outside of well-travelled areas. Due to the remote nature, these lands see few park users, especially if they are unmanaged lots. Isolated lots may also become areas for illegal dumping and vandalism.

2. Competing Uses

In some communities, there are a number of neighbouring municipal parcels offering the same amenities or recreation opportunities. Having non-complementary parcels of land together may not be useful as a network. Here, divestment makes sense to concentrate resources into fewer parcels.

3. Useability

Subdivision development of previous decades may have resulted in land under Municipal ownership that does not meet the current definition of usable land or areas that might be considered hazardous.

4. Frequency of Use

Monitoring park use can help to decide if a piece of land is worth retaining. Under-used spaces can be a drain on resources and unsafe if there is not frequent traffic.

5. Cost of Maintenance

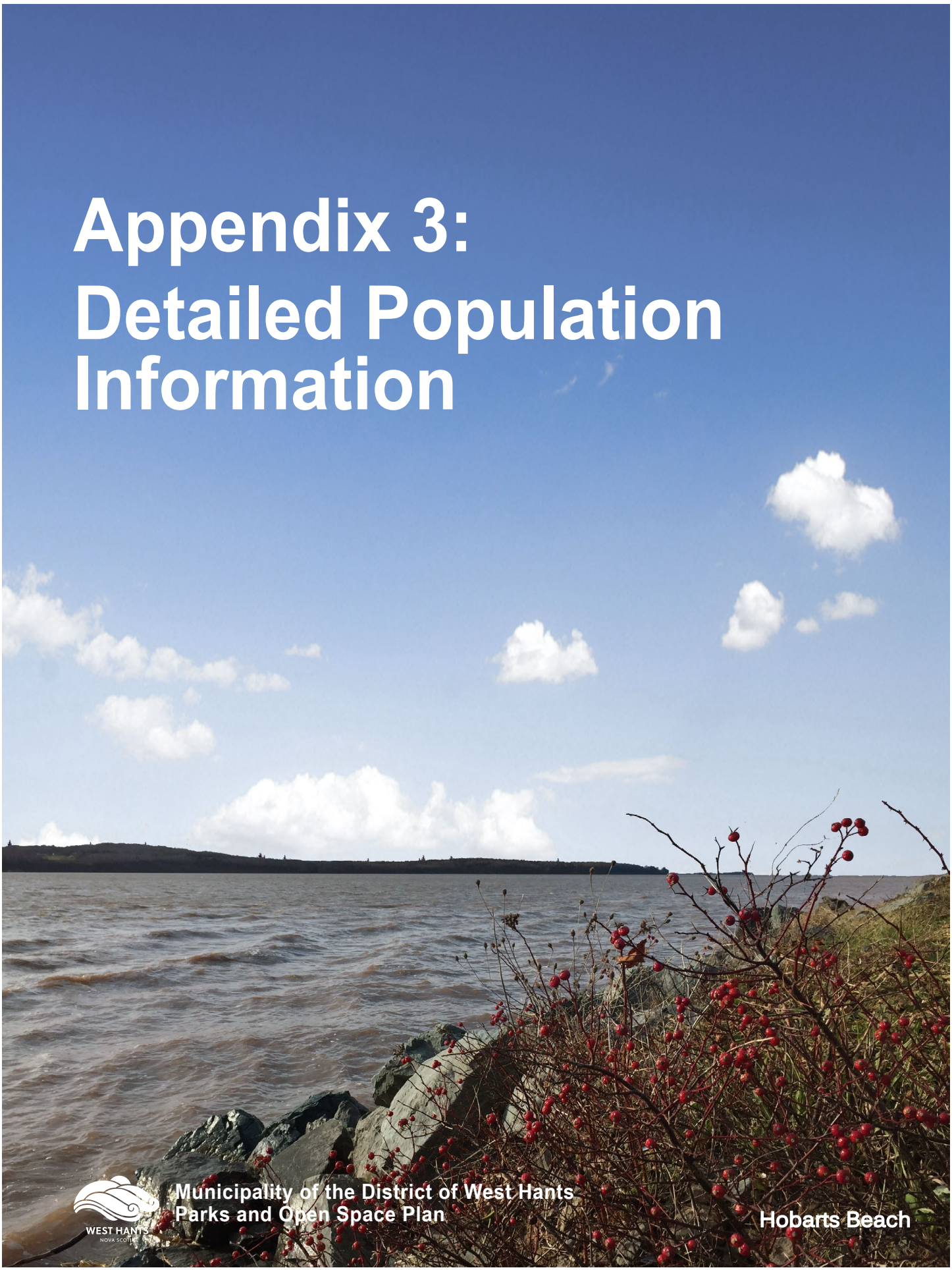
Divestment might be the best option when the cost of maintenance outweighs community benefit, or if redevelopment costs to make a piece of land suitable or useable are beyond the parks and open space budget.

6. Interest from Non-Profit Groups

With a well-developed business plan, non-profit groups may purchase land from the Municipality.

Broadly speaking, the divestment of Municipal property can positively influence the parks and open space network. Revenue may be used to purchase new lands suitable for parks and open space or to fund management projects; lands may be leased, sold, or transitioned to community groups; lands may be swapped for more desirable spaces.

Appendix 3: Detailed Population Information



Municipality of the District of West Hants
Parks and Open Space Plan

Hobarts Beach

Table A3.1: 2011 Statistics Canada Census Summary for West Hants and Hantsport

	West Hants	Hantsport	Nova Scotia
Population and Migration			
2011 Population	14,165	1,159	921,727
Population under 20 years (2011)	3,230	245	195,660
...as a percent of total population	23%	21%	21.2%
Population over 65 years (2011)	2,255	275	153,370
...as a percent of total population	16%	24%	16.6%
Population Growth, 2006-2011	2.1%	-2.7%	0.9%
Total Census Families, 2011	4,535	365	270,065
Couple Families with Children, 2011	1,740	135	223,330
Lone Parent Families, 2011	590	55	46,730
Immigration, % of Total, 2011	2.8%	3%	5.3%
Mobility (past 5 years), 2011	26%	25%	31.9%
Moved within Municipality	11%	3%	18.2%
Moved from other municipality within NS	10%	18%	6.0%
Moved from other province	4%	4%	5.7%
Moved from outside Canada	1%	0%	1.9%
Income, 2010			
Median after-tax income ($) for individuals with income	$ 25,406	$ 29,134	$ 25,178
Median after-tax household income ($), 2010	$ 50,887	$ 44,383	$ 47,495
Unemployment Rate, 2011	9.6%	9.4%	10.0%
Low Income Households, 2010	16.0%	11.3%	17.4%
Low Income less than 18 years, 2010	17.2%	11.6%	20.9%
Low Income 65 years and over, 2010	19.0%	12.9%	18.0%
*Based on after-tax low-income measure (LIM-AT)			
Transportation (commuting) of working adults			
Car, truck or van - as a driver	88.7%	82.6%	76.7%
Car, truck or van - as a passenger	6.7%	0.0%	7.9%
Public transit	0.9%	0.0%	6.6%
Walked	2.4%	12.8%	6.8%
Bicycle	0.0%	0.0%	0.7%
Other	1.1%	0.0%	1.3%

Table A3.2: Age Group as % of Total Population for West Hants and Hantsport (combined), 2001-2011

	2001		2006		2011	
	#	%	#	%	#	%
Total Reporting	14,980	100%	15,075	100%	15,325	100%
By Selected Age Groups						
Preschool Age (< 5 yrs)	765	5%	720	5%	795	5%
Elementary (5-19 yrs)	3,070	20%	2,905	19%	2,680	17%
Labour Force Ages						
20-24 yrs	695	5%	655	4%	710	5%
25-44 yrs	4,335	29%	3,990	26%	3,540	23%
45-64 yrs	4,055	27%	4,570	30%	5,065	33%
Seniors						
65-74 yrs	1,175	8%	1,290	9%	1,565	10%
75+ yrs	875	6%	945	6%	965	6%

Table A3.3: % Change in Population by Age Group for West Hants and Hantsport (combined), 2001-11

	% Change 2001-2011	
	MDWH	NS
All Age Groups	2.3%	1.5%
By Selected Age Groups		
Preschool Age (< 5 yrs)	4%	-7%
Elementary (5-19 yrs)	-13%	-15%
Labour Force Ages		
20-24 yrs	2%	6%
25-44 yrs	-18%	-17%
45-64 yrs	25%	26%
Seniors		
65-74 yrs	33%	28%
75+ yrs	10%	14%

Appendix 4: Detailed Best Practice Review

Examples of manageable precedents for use in West Hants can be found in other jurisdictions in Atlantic Canada. A review of approximately 15 municipalities in Nova Scotia, New Brunswick, P.E.I. and Newfoundland have resulted in four comparable municipalities: the Municipalities of East Hants, Colchester County, District of Lunenburg and District of Digby. Qualifiers for comparable municipalities were: land area, population and population density, among those municipalities that have a formal or official open space management policy. Except for the District of Digby, the comparable municipalities share a similar population density (persons per area) as found in West Hants. This is important to note as population density may influence the proportion of open space area per person and similarly, funding available to execute an open space strategy.



Old Brooklyn Road

Appendix 4: Detailed Best Practice Review

Place	Province	Population	Area (km2)	Pop/ km2	Policy Document	Park Types	Policies of Interest	Subdivision Dedication	Definition of Usable Land	Parkland Management Fund	Parks Budget
West Hants (Municipal District)	NS	14,500	1,238	11.7	West Hants Municipal Planning Strategy	N/A	Section 13.2	Land dedicated upon subdivision is currently 5% of the land or the equivalent market value of 5% of the land in cash to the Municipality. A combination of land and cash is also permitted, as well is a transfer of land that is not a part of the proposed subdivision.	Generally, useable land is defined as land that: (i) average slope not more than 15%, no part of the parcel with a slope of 15% or more shall exceed 25% of the area of the entire parcel; (ii) consists of a parcel having an area of 1/2 acre or more; However these criteria may be waived for open space uses if so determined by the Recreation Director or Development Officer for various defined activities.	N/A	TBC
East Hants (Municipal District)	Central NS	22,111	1,786	12.4	East Hants Municipal Planning Strategy	Regional Community Neighbourhood Urban Greenspace Conservation Areas Heritage Spaces	1. The extensive definition of usable land in the Subdivision By-Law includes a requirement for lands dedicated for open space to be capable of supporting active recreation, passive recreation and conservation uses, as determined by the Municpality. 2. The Municipality actively acquires lands in sensitive areas.	10% of land designated for open space in serviced areas, 5% of land designated for non-serviced areas.	Fine grained example; see East Hants Subdivision By-Law Section 13: Public Open Space.	Community Park Funding, $80,000 annual fund for park development. Groups apply for up to 50% of development costs.	Obligatory reserve, approx. $15,000 annually.
Colchester County (County)	Central NS	50,000	3,628	13.8	Municipal Parkland Strategy	Tot Lot Neighbourhood Parks Athletic Parks: Regional and Community Regional Recreation Parks Natural Parks Garden Areas Special Purpose Trail	Due to the population size in rural areas, parkland requirements will figure no parks are required that are smaller than Regional parks that attract people from outside those communities. Neighbourhood parks, community parks, cultural parks, Active Transportation (AT) and trails should be considered in rural areas on a case-by-case basis, to meet the needs of rural communities.	Subdivision By-Law, 5% of land designated for open space or cash in lieu, 2% in rural Colchester areas not supported by the MPS.	Land donated must meet specific criteria (e.g. size, slope, frontage, usage).	Community Trail Funding, $1million fund (over 5 years) established in 2004. Groups apply for up to 50% of maintenance and development costs.	TBC
Digby District (Municipal District)	Western NS	7,460	1,656	4.5	Open Space Strategic Plan	Places for: short repose, day use, everyday active use, sightseeing, organised sport and play, transportation, protected areas, areas of cultural significance.	Parkland Management Fund to be developed, values-based land suitability evaluation system developed.	Subdivision by-law 5% of area of new lots when 20 or more lots are created.	Average slope of 15% or less, provided the portion of land with a slope of 15% or more does not exceed 25% of the land area. Land must have frontage on a road. Is not a swampland or subject to flooding.	$50,000	TBC
District of Lunenburg (Municipal District)	South Shore NS	25,120	1,760	14.3	Open Space Strategic Plan	Various (not classified)	Considers future activity on various sites in the Municipality, including on private lands.	Cash in the amount of two percent (2%) of the market of all new lots created.	No clear definition.	TBC	TBC

Appendix 5: Detailed Policy Framework



WEST HANTS
NOVA SCOTIA

Municipality of the District of West Hants
Parks and Open Space Plan

A West Hants Beach

Guiding Principle	Topic	Planning Document	Policy/Regulation	Description
1. Place high priority on environmental protection.	Watershed Protection	West Hants MPS	Policy 9.3.2	Limit the permitted uses in the Water Supply (W) zone to uses such as woods camps, forestry uses excluding processing structures, municipal water treatment and distribution uses, outdoor recreation uses without permanent structures, historic buildings and structures, and agricultural uses excluding dwellings, livestock operations and greenhouse operations.
	Watershed Protection	West Hants MPS	Policy 9.3.6	In the Water Supply (W) zone, it shall be the policy of Council to establish a minimum lot size of 10 acres (4.05 hectares) except for municipal water treatment and distribution uses.
	Watercourses	West Hants MPS	Policy 4.21.1	It shall be the policy of Council to control in the Land Use By-law the development of lands adjacent to watercourses. The purpose of such regulation is to preserve natural habitat and to limit environmental impacts such as siltation. This control shall be accomplished by establishing a minimum separation distance from watercourses.
	Watershed Protection	West Hants MPS	Policy 9.3.6	...it shall be the policy of Council to establish a minimum water frontage requirement in the Water Supply zone which shall apply to the creation of new lots abutting Mill Lake and Davidson Lake.
	Rezoning	West Hants MPS	Policy 5.3.7	It shall be the policy of Council to consider Zoning land within the Three Mile Plains Growth Centre to R-3 subject to the following: ... (e) adequate open space or recreational space is provided;
	Rezoning	West Hants MPS	Policy 8.8.5	It shall be the policy of Council to consider rezoning land zoned Prime Agriculture (P/Ag) to allow new Rural Residential (R-4) or Open Space (OS) uses subject to the following: (a) the development site has been determined to have little or no agricultural capability in accordance with Policy 8.6.1; (b) adequate separation distances are provided to minimize potential land use conflicts; (c) the proposed use is compatible with adjacent land uses; (d) the proposed use will not adversely affect other farms in the area; and (e) Policy 16.3.1.
	Environmentally Sensitive Areas	West Hants MPS	Policies 12.1.1, 12.1.2, 12.1.7, 12.1.8, 12.2.1	Regarding environmental constraints around Dykelands and gypsum formations.
	Watersheds, Watercourses	Hantsport MPS	GP-7	It shall be a policy of Council to establish in the Land Use By-law a setback from a watercourse.
	Environmentally Sensitive Areas	Hantsport MPS	Goal 1	Protect the environmentally sensitive areas of the former Town of Hantsport
	Watersheds, Watercourses	Hantsport MPS	Goal 4	Protect the source of the Town's water supply The following goals also fall under the other pillars of sustainability.
	Zoning	Hantsport MPS	Policy OS-3	It shall be a policy of Council to establish a "Conservation Open Space (COS) Zone" and to place the environmentally sensitive areas in this zone.
	Future Land Use	Hantsport MPS	Policy OS-1	It shall be a policy of Council to designate the existing recreational open space and the environmentally sensitive areas as "Open Space" on the Generalized Future Land Use Map.
	Park development	West Hants LUB	34.4(e)	The infilling and alteration of topography of any property in areas shown as Dykeland on Schedule A of this By- law shall not be permitted except as necessary for: construction of sports fields, golf courses, boat launches, trails and other recreational uses which require a limited amount of infilling and alteration of topography, but do not involve buildings.
	Hazard: Drought	MCCAP	4.1.5 Drought Action Items	Create policy to regulate the development of municipal infrastructure and facilities in areas known to be highly susceptible to sinkholes

Guiding Principle	Topic	Planning Document	Policy/Regulation	Description
	Hazard: Wildland Fire	MCCAP	4.2.3 Wildland Fire Action Items	Introduce a fire risk reduction program for municipally owned property (e.g. plant only low fire risk species).
	Natural Systems	MCCAP	8.1 Natural Stresses on Natural Systems	West Hants will remain attentive to sensitive habitats, ecosystems, wildlife and endangered species.
	Natural Systems	MCCAP	8.1 Natural Stresses on Natural Systems	The municipality will assist the Province, however practical and possible, in the protection of Parks, Protected Areas and Sites of Ecological Interest including:
	Natural Systems	MCCAP	8.1 Natural Stresses on Natural Systems	• Panuke Lake Nature Reserve: 150.9 ha (373 ac) including 47 ha (116 ac) of old growth eastern hemlock-red spruce forest • St. Croix River International Biological Program Site: mixed forest on karst topography; rare flora including Ram's-head Lady Slipper (species listed as Endangered in the Nova Scotia Species at Risk Act). • Akins Marsh: Eastern Habitat Joint Venture Site, Mount Denson. • Falls Lake Provincial Park: 4.86 ha (12 ac) on Falls Lake, Vaughan. • Smileys Provincial Park: 40.47 ha (100 ac) on Meander River, McKay Section. • Cheverie Salt Marsh Restoration Project: Highway 215, Cheverie
	Hazard: Sinkholes	MCCAP		Partner with local industry, stakeholders and DNR to acquire mapping of karst terrain to build knowledge about sinkhole susceptibility.
	Watersheds, Watercourses	West Hants ICSP	Goal 1	Protection of watercourses, shorelines, and wetland
	Watersheds, Watercourses	West Hants ICSP	Goal 3	Protect the source of public water supplies
2.. Plan green infrastructure to adapt to climate change.	Hazard: Coastal Erosion	MCCAP	4.7.3 Coastal Erosion Action Ideas	Request that TIR address erosion at Cheverie causeway.
	Hazard: Extreme Heat Events	MCCAP	4.8.3 Extreme Heat Event Action Ideas	Consider creating a policy addressing the safety of municipally coordinated outdoor recreation events during hot and very hot days, defined as days that are 30°C and 35°C days respectively.
	Areas of Increased Risk	MCCAP	(info)	[Maps were created to show a) coastal flooding b) inland flooding c) coastal erosion susceptibility]
	Municipal Park Maintenance	MCCAP	7.3 Climate Change Opportunities & Challenges to Municipal Operations	The maintenance regimes of parks and all municipally maintained outdoor spaces should respect the increase in growing degree days.
	Municipal Park Maintenance	MCCAP	7.3 Climate Change Opportunities & Challenges to Municipal Operations	Landscaping and maintenance choices should also take into consideration increased water deficits and fire risk.
	Municipal Park Maintenance	MCCAP	7.3 Climate Change Opportunities & Challenges to Municipal Operations	Prudent property maintenance should, by design, require little to zero irrigation.
	Municipal Park Maintenance	MCCAP	7.3 Climate Change Opportunities & Challenges to Municipal Operations	To manage fire risk, the location of plantings, stand thinning, and choices about what to plant are all critical. The Alberta Fire Smart program details guidelines for managing fire risk that could easily be employed by West Hants.

Guiding Principle	Topic	Planning Document	Policy/Regulation	Description
	Municipal Park Maintenance	MCCAP	7.3 Climate Change Opportunities & Challenges to Municipal Operations	West Hants will strive to maintain natural drainage, material and nutrient flows in the parks maintained by the Municipality, which are: • St. Croix Recreation Site • Eldridge Road Recreation Site • Irishmans Road Recreation Site • Halewood Drive (small parcel of parkland) • Falmouth Mini Park and Causeway Trail and Causeway Trail and Causeway Trail • Armstrong Lake (small parcel of parkland) • Kempt Quarry Recreation Site • Hobarts Beach
3. Plan spaces for all interests and abilities.	Future Land Use	West Hants MPS	Section 3.2	Provide a variety of community and neighbourhood recreational sites.
	Parkland Dedication	West Hants MPS	Policy 5.3.9 (f) re: Manufactured Home Parks	...a minimum of 10 percent of the total area of the park shall be devoted to parks, playgrounds and other useable recreational space, except that Council may consider reducing the required recreational space by up to five percent when the dimensions of the individual home spaces are substantially larger than the zone standard;
	Parkland Dedication	West Hants MPS	Policy 5.4.4 (d) Re: Multi-unit Residential Development	...regarding Multiple Unit Residential in Falmouth Growth Centre: the gross density of the development shall not exceed 4.5 dwelling units per acre; where the gross density exceeds 3 dwelling units per acre, at least 10 percent of the total area of the property shall be dedicated to the Municipality for parkland or open space purposes;
	Parkland Dedication	West Hants MPS	Policy 9.1.11(f) Re: Resort Development	...regarding Resort Development: a minimum of 25 percent of the property shall be used for parks and open space areas and active recreational facilities, of which at least half shall be allocated for active recreational facilities;
	Future Land Use	West Hants MPS	Policy 13.0.1	...establish a Community Use designation as shown on the Generalized Future Land Use Map (Map 1) to be applied to existing large-scale institutional, municipal recreation and open space uses.
	Zoning	West Hants MPS	Policy 13.2.1	...establish an Open Space (OS) zone which applies to parks and other public outdoor recreation uses, cemeteries, historic sites and similar uses. Generally, open space uses do not involve main buildings, but the zone may also be applied to certain institutional uses, such as museums and interpretive centres, which are located on large parcels of land used as parkland.
	Zoning	West Hants MPS	Policy 13.2.2	Zone only public lands for open space purposes.
	Future Land Use	West Hants MPS	Policy 13.2.3	It shall be the policy of Council to permit parks and playgrounds in any zone, provided accessory buildings are small scale, any signage meets the requirements of the zone and all other requirements of the Land Use By-law are met.
	Zoning	West Hants MPS	Policy 13.3.1	...establish a Recreation Commercial (RecC) zone which shall apply to existing commercial recreation facilities such as ski lodges and facilities, campgrounds, tennis and golf clubs, and similar uses which are open to the general public but are owned by private interests.
	Zoning	West Hants MPS	Policy 8.8.5	...consider rezoning land zoned Prime Agriculture (P/Ag) to allow new Rural Residential (R-4) or Open Space (OS) uses subject to the following: (a) the development site has been determined to have little or no agricultural capability in accordance with Policy 8.6.1; etc.
	Future Land Use	West Hants MPS	Policy 13.0.1	It shall be the policy of Council to establish a Community Use designation as shown on the Generalized Future Land Use Map (Map 1) to be applied to existing large-scale institutional, municipal recreation and open space uses.
	Zoning	Hantsport MPS	Policy OS-2	It shall be the policy of Council to establish a “Recreational Open Space (ROS) Zone and to place all of the publicly owned recreational areas into this zone.
	Develop a park and open space plan	Hantsport MPS	Policy ICSP-18	It shall be the policy of Council to continue to maintain the parks within the Town and to provide recreational services for all residents.
	Future Land Use	Hantsport MPS	Policy GP-1	It shall be the intention of Council to provide for the overall development of the Town in accordance with the Generalized Future Land Use Map attached as Schedule A of this document.

Guiding Principle	Topic	Planning Document	Policy/Regulation	Description
	Zoning	West Hants LUB	33.1	The following uses shall be permitted in the Open Space (OS) zone: • Cemeteries • Historic sites, interpretive centres and museums • Outdoor recreation uses • Parks and playgrounds • Uses, buildings and structures necessary for the prevention of floods, soil erosion and other similar natural occurrences"
	Zoning	West Hants LUB	17.1	The following uses shall be permitted in the Recreation Commercial (RecC) zone: • Campgrounds • Driving ranges • Golf courses and club houses • Single unit dwellings • Ski lodges and facilities • Tennis courts and club houses
	Zoning	West Hants LUB	24.1	The following uses shall be permitted in the Water Supply (W) zone: • Agricultural uses excluding dwellings, the keeping of livestock and greenhouse operations • Forestry uses excluding processing structures • Historic buildings and sites • Municipal water treatment and distribution uses • Outdoor recreation uses provided no permanent structures are erected • Uses, buildings and structures necessary for the prevention of floods, soil erosion and other similar natural occurrences • Woods camps
	Zoning	Hantsport LUB	13.1	Conservation Open Space (COS) Zone Permitted Uses: • recreational uses that do not involve structures other than open air structures • agricultural uses that do not involve structures other than open air structures and greenhouses
	Zoning	Hantsport LUB	12.1	Recreation Open Space Zone (OS) Permitted Uses: • cemeteries • pavilions, band shells • sports fields • buildings and structures accessory to the foregoing including canteens and related amenities
	Wetlands and Watercourses	Hantsport LUB	5.2	All main buildings shall be set back from a watercourse as shown on the Zoning Map a distance of 30 metres.
	Programming	Active Living Strategy	Engagement Outcome	Public consultation garnered citizens' desire to perform the following activities: • safe roadsides/trails for walking • use of Trails • swimming • kayaking • canoeing • snowshoeing • hiking and • orienteering.
	Programming	Active Living Strategy	Engagement Outcome	Regarding the importance of having activities in every community.
	Programming	Active Living Strategy	Engagement Outcome	Regarding more public time at the KES swimming pool and Brooklyn arena.
	Programming	Active Living Strategy	Recreation Survey Results	Ipsos Reid Recreation Survey highlights on page 22 of Report.
	Active Transportation	West Hants ICSP	Goal: Promote Active Transportation (p 43)	Expanding the number of walking trails may well be an objective in a parks and open space strategy. Indoor walking trails are also important; one has been incorporated in a recently constructed civic centre.
	Food Security	West Hants ICSP	Goal: Encourage backyard and community gardens Support the "Buy Local Food" movement	Council will encourage the establishment of community gardens in the more urban areas of the Municipality.

Guiding Principle	Topic	Planning Document	Policy/Regulation	Description
	Tourism	West Hants ICSP	Goal: Promote Tourism (p36)	a) Council will investigate opportunities to attract more tourists to the Municipality. b) Better signage, interpretive centres, bicycle routes, salt marshes are a number of areas that may warrant further investigation to attract visitors
	Partnerships	West Hants ICSP	Goal: Provide recreational programs and opportunities for all residents (p 39)	Council will consider entering into partnership in the provision of recreational services.
4. Link parks and open space with other places.	Water Access	West Hants MPS	Policy 4.21.2	It shall be the policy of Council to prevent development from eliminating public access to lakes and rivers in West Hants. This will be accomplished either by the acceptance of waterfront land given under the parkland dedication provisions of the West Hants Subdivision By-law or by the purchase of such lands with the money collected in lieu of land dedication.
	Connections to Active Transportation	Active Transportation Plan	Section 2.9 Community Input	Connection between schools and neighbourhoods needed to allow youth to get to school/recreation by bike.
	Connections to Active Transportation	Active Transportation Plan	Section 3.2 Network Opportunities	Inactive rail lines owned by the Windsor to Hantsport Rail Company present another major opportunity to establish key connections within a region-wide active transportation network.
	Wayfinding	Active Transportation Plan	Section 4.3 Wayfinding	Improve linkages between trail or park facilities and adjacent community amenities.
	Wayfinding	Active Transportation Plan	Section 4.3 Wayfinding	Use off site directional signage where needed.
	Tourism	Active Transportation Plan	Section 2.9 Community Input	Regarding connection to blue route needed for tourism.
	Active Transportation	West Hants ICSP	Goal: Promote Active Transportation (p 43)	a) Council will consider amending its subdivision by-law to require sidewalks and/or bicycle lanes for new municipal public streets. b) Council will encourage the province to provide for bicycle use as part of highway renewal projects, except for controlled access highways. c) Council will explore the potential of designating a number of roads in the municipality as bicycle routes and promoting their use.
	Water Access	Active Living Strategy	Outdoor Recreation (p 14)	It is imperative that the Municipality maintain access along the shores of lakes and the Minas Basin waters for public use through a Parks and Open Spaces Plan.
5. Showcase community identity and history.	Municipal Park Maintenance	MCCAP	7.3 Climate Change Opportunities & Challenges to Municipal Operations	Essential to the functioning and well-being of West Hants are a variety of socially valued assets, including (but not limited to): • Civic Centre in Brooklyn • Community Halls • Churches • Elementary Schools (Brooklyn, Summerville, Newport, Falmouth, Windsor Forks) • West Hants Middle School• Avonview High School • Windsor Elms Village• Provincial Parks located within West Hants • Municipally maintained parks: - St. Croix Recreation Site - Eldridge Road Recreation Site - Irishmans Road Recreation Site - Halewood Drive (small parcel of parkland) - Falmouth Mini Park and Causeway Trail and Causeway Trail and Causeway Trail and Causeway Trail, Armstrong Lake (small parcel of parkland), Kempt Quarry Recreation Site - Hobarts Beach • Avondale Wharf & Waterfront/ Museum• Commercial Districts such as in Brooklyn • Town of Windsor, particularly its grocery stores • Avon Valley Golf Course • French Mill Brook Watershed

Guiding Principle	Topic	Planning Document	Policy/Regulation	Description
	Smart Growth	Active Transportation Plan	5.2 Policies and Planning	Siting of recreation opportunities close to existing communities is critical to maintain community feel and reduce costs
	Wayfinding	Active Transportation Plan	Section 4.3 Wayfinding	Improve sense of arrival by installing trailhead or park signs at entrances to AT facilities.
	Wayfinding	Active Transportation Plan	Section 4.3 Wayfinding	Use entrance signage to improve sense of arrival and communicate usage.
6. Evaluate and update plans over time.	Future Land Use	West Hants MPS	Policy 16.1.1	It shall be the policy of Council to review and make amendments to this Strategy:... (c) when Council deems it necessary because of a change in policy intentions or the development environment.
	Develop a parks and open space plan	Hantsport MPS	Goal 2.4.1 (Goals)	Provide parks and recreational opportunities.
	Develop and parks and open space plan	Active Living Strategy	Public Lands Profile (p 12)	An analysis of [Municipal] lands (including value and liability) and development of a Parks and Open Spaces Plan is needed to identify opportunities and priorities.
	Develop and parks and open space plan	Active Living Strategy	GOAL 3: SUPPORTIVE PHYSICAL ENVIRONMENTS To create, maintain and enhance physical environ-ments, both built and natural, that support PA.	Develop and implement a Parks and Open Spaces Plan (presented to Council 2015).
	Develop a parks and open space strategy	West Hants ICSP	Goal: Provide recreational programs and opportunities for all residents (p 39)	Council will consider the preparation of a Parks and Open Space Strategy for the Municipality.

Appendix 6:
Policy and By-Law Changes for Plan Implementation



Municipality of the District of West Hants
Parks and Open Space Plan

Avondale Wharf and Waterfront

It is recommended that staff in consultation with the Planning Advisory Committee and Council will update relevant planning documents to enable a compatible relationship between this Parks and Open Space Plan and those planning documents. In addition to such updates some changes are identified under each planning document title below that may contribute to the successful implementation of this Plan:

West Hants Subdivision By-law

1. Part 14: Change "Parkland Dedication" to "**Parks and Open Space Dedication**".

2. Section 71:

   Prior to approval by the Development Officer of the final plan of subdivision, the subdivider shall either:

   (a) transfer to the Municipality, free of encumbrances, for parks, playgrounds, and similar public purposes, an area of useable land within the area being subdivided equal to five percent (5%) of the area of the lots to be approved, as shown on the final plan of subdivision, exclusive of streets, easements, and the residue of the land of the subdivider, **or ten percent (10%) when the proposed location of subdivision is listed in growth areas identified in the West Hants Municipal Planning Strategy;** or

   (b) provide to the Municipality a sum of money equivalent to five percent (5%) of the market value, as determined by an assessor, of the lots to be approved, as shown on the final plan of subdivision, exclusive of streets, easements, and the residue of the land of the subdivider **or ten percent (10%) when the proposed location of subdivision is listed in growth areas identified in the West Hants Municipal Planning Strategy;** or

   ...

   (e) When lands to be transferred are not needed to meet the needs of people residing either full time or part time in the area, the Municipality may request the transfer of cash-in-lieu.

3. Section 73: Definition of Useable Land: Change to reflect the ideas noted below in **bold:**

   (a) For the purposes of Sections 71 and 72, useable land shall be defined as land that:

   (i) has an average slope over the entire parcel of not more than **ten percent (10%) and** that any part of the parcel with a slope of **ten percent (10%)** or more shall not exceed one-quarter (¼) of the area of the entire parcel;

   (ii) consists of a parcel having an area of one half (1/2) acre or more;

   (iii) is serviced by central water and sewer systems, or is capable of supporting an on-site sewage disposal system, unless the parcel is intended for **Linear Parks**, **Neighbourhood Parks, Cultural Parks or Preservation and Production Open Space that** do not require an on-site sewage disposal system or services;

   (iv) is not a clearing and grubbing disposal area;

   (v) is not swampland or subject to flooding;

   (vi) is not an electrical transmission corridor;

   (vii) where applicable, is able to meet the requirements for lot area and lot frontage contained in the Land Use By-law;

   (viii) has a public street or private road frontage consistent with one of the following conditions:

   i. Public street or private road frontage of 30.5 metres (100 feet) or more; or

   (ix) achieves a moderate or high degree of Suitability (by using the Suitability Framework).

   (b) The criteria in subsection 73(a) may be waived if the land to be transferred is considered unique by the **Development Officer** in that the parcel is:

   (i) land suitable for preservation as an interpretive natural reserve area based on the opinion of a qualified professional;

(ii) land of significant historical or archaeological value to the Municipality;

(iii) land adjacent to, **or within a 500m (1,640 feet) distance of,** a park or open space owned by the Municipality;

(iv) land deemed by the Recreation Director for the Municipality to be required for recreational purposes;

(v) land located in the Water Supply (W) zone; **or**

(vi) land that is outside of the subdivision area and owned by the landowner that will contribute to the parks and open space network described in the Parks and Open Space Plan or meets the needs of citizens who are underserviced in terms of parks and open space.

(c) Any land to be conveyed to the Municipality other than that meeting the requirements of subsection 73(b) shall abut a public road or private road **and contain a frontage on said public road or private road of not less than 30.48 metres (100 feet) unless a frontage of less than 30.48 m (100') is considered desirable for the future development of a Neighbourhood Park, as determined by the Development Officer in consultation with the Recreation Director.** Land to be conveyed to the Municipality pursuant to the requirements of subsection 73(b) shall be accessible by a public street or private road or by a public easement a minimum of 15.24 metres (50 feet) in width and providing a connection to a public road.

Municipal Planning Strategy for West Hants

1. Change the title at Section 13.2 "Open Space" to "Parks and Open Space" and change the word "open space" to 'parks and open space" where appropriate throughout the MPS;

2. Include in Section 13.2 or 16.4, policy that enables 10% Dedication in growing areas, such as: "Notwithstanding other requirements of this Municipal Planning Strategy, an amount of land, cash-in lieu of land or a combination of land and cash-in-lieu equal to 10% of the market value of lands to be subdivided shall be transferred to the Municipality if such lands fall within areas on the West Hants Generalized Future Land Use Map (GFLUM) labelled as Hamlet, Village, Village Core, Residential, and Commercial Core. These areas are generally seen as growth areas within the Municipality";

3. Update Policy 16.4.1(c) to state: "requirements for dedication of **open space** or cash-in-lieu **for the purpose of parks and open space**; and,

4. Update the West Hants Zoning Map and Generalized Future Land Use Map (GFLUM) to reflect the parks and open space opportunities identified in this plan.

5. Include provisions to accommodate the addition of 71(e).

6. Include provisions to accommodate the addition of 73(a)(ix).

7. Include provisions to accommodate the addition of 73(b)(vi).

Municipal Planning Strategy for Hantsport

1. Update the Hantsport Generalized Future Land Use Map (GFLUM) to reflect the parks and open space opportunities identified in this plan. Of particular note are opportunities for Municipally owned lands west of the Hantsport Riverbank Cemetery (identified in 'Area 1 Network Opportunities') and overall roadside improvements for walking.

Municipality of the District of West Hants

Parks and Open Space Plan

2016 - 2026













ARCHITECTS+PLANNERS

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Glossary

Acquisition	The process of purchasing or obtaining parks or open space. Acquisition may also apply to access of outdoor spaces that are not Municipally-owned, such as through land lease agreements.
Action	A term used in this plan to indicate the steps required or recommended for the Municipality to ensure the successful implementation of this plan.
Active Transportation	All forms of human powered or non-motorized transportation. It typically refers to walking, running and cycling, but also rollerblading, skateboarding, wheelchair use, etc.
Adaptive Management	Referred to as 'adaptive management', parks and open space plan objectives and outcomes should be regularly evaluated in order to meet the changing needs of people and the environment. Regular refinement of standardized evaluation, management and design guides, such as the Decision-Making Toolkit and Municipal policy and recommendations, is essential to being 'adaptive'.
ArcGIS	Produced by ESRI, it is a geographic information system (GIS), or software, for creating and working with maps and geographic information.
Asset Mapping	A mapping activity that relies on the community to identify its assets and to generate a plan to solve problems.
Citizens	People who reside in West Hants either full time or part time during the course of a year.
Community Park	Typically 2 hectares (5 acres) or more, these parks are usually home to athletic facilities, picnic areas, paths, schools and other passive recreation opportunities. May accommodate community food garden plots. These typically attract people within a 5 kilometre radius of the park.
Crown Land	Public land administered by Provincial and Federal governments. Crown land is officially entitled to the Canadian monarch, Queen Elizabeth II, however this is in her position as sovereign, not an individual therefore Crown land cannot be sold by the sovereign without the proper advice and consent of her (Canadian) ministers.
Cultural Park	These include outdoor spaces that have an attached historical or cultural value (e.g. gardens, cemeteries, church properties, memorials, etc.). Cultural Parks may accommodate community food garden plots and they attract people from 30 kilometres of the park.

Dissemination Area	The smallest standard geographic area for which all Statistics Canada census data are disseminated, it is a relatively stable geographic unit with a population of 400 to 700 persons.
Divestment	The sale of unsuitable or unusable land by the Municipality.
Downzoning	The assignment of a zoning grade to land under which the permitted density of housing and development (and therefore future profitability) is reduced.
Environmentally Sensitive Areas	Areas required for the preservation of plant and animal life; habitats for fish and wildlife species; areas required for ecological and other scientific purposes; rivers, streams, bays, estuaries and coastal beaches, lake shores, banks of rivers and streams, and watershed lands.
Gap Analysis	The comparison of actual performance with potential or desired performance (e.g. of policy, or park lands)
Geographic Information System	(GIS). A computerized system for geographical data collection, storage, manipulation, and analysis.
Green Infrastructure	The planted and natural greenspaces of the Municipality that are used to ensure the health and safety of citizens and to adapt to a changing climate. Green infrastructure includes parks and open space, stormwater infiltration and street trees.
Hazard Area	Areas requiring special management or regulations, (e.g. steep slope areas, floodplains, wetlands, watersheds, geo-hazards)
Integrated Community Sustainability Plan	A long-term plan, developed in consultation with citizens, to help the community realize sustainability objectives within environmental, cultural, social and economic dimensions of its identity.
Ipsos Reid	Canada's largest market research and public opinion polling firm.
Land Use By-Law (LUB)	Land Use By-laws are regulations that specify development controls and land use development policies found in the MPS.
Level of Service	The measurable quantity and quality of service (of parks and open space) provided to citizens by the Municipality.

Linear Park

A variety of outdoor connections such as trails, riparian buffers, road right-of ways, dykelands, coastal protected areas, and shorelines. Both recreation and nature conservation are promoted.

Management

Outdoor space operations, maintenance, acquisition of new spaces, divestment of superfluous spaces, funding for outdoor spaces, and coordination of outdoor community groups.

Municipality

The Municipality of the District of West Hants.

Municipal Climate Change Adaptation Plan

(MCCAP). A plan adopted by Council that identifies the impacts of climate change in West Hants, and also policy and procedures that could help protect people, properties, special places, and essential municipal services.

Municipal Government Act

The legislative framework that delegates provincial authority to municipal councils in Nova Scotia.

Municipal Planning Strategy

A Municipal document that provides the framework to guide the growth and development in West Hants and sets out the policies of council regarding future developments.

Natural Areas

Areas designated by the Province of Nova Scotia to be protected as representative native ecosystems, for the protection of endangered species, and used for education and research.

Neighbourhood Park

The smallest-sized park type in West Hants, which is used on a daily basis by members of a neighbourhood typically within a 1 kilometre radius of the park. Informal active recreation or passive recreation are typical and informal fields, playgrounds, picnic areas, and seating are found. May accommodate community food garden plots.

Open Space

Lands owned by government or other entity that are not programmed for recreational use and typically do not contain buildings or other structures. These may be unused naturalized land, environmentally-sensitive land, landscape views or lands within prescribed setbacks or other reserves on private property. In this plan, Open Space falls within the Preservation and Production park, and open space type.

Opportunities, standards and other references to Open Space in this plan refer to Municipally-owned lands only, unless otherwise specified.

Park

Land owned by the Municipality or other entity that is programmed for active or passive recreational enjoyment. There are five park types in West Hants, which are defined by uses, size and numbers of people serviced: Neighbourhood, Community, Regional, Cultural and Linear. Parks typically contain buildings or sports/play infrastructure and standard levels of service apply.

Park Planning Area

Useful for determining levels of service, and for education and promotion, these signify the sections of West Hants where citizens both live and recreate (without going outside of that Area), as determined through public engagement.

Preservation And Production (Open Space)

Typically at least 4 hectares (~10acres) in size, these have few or no built amenities. These spaces act primarily as preserves to protect natural (e.g. woodlands, wetlands, conservation areas, streams, ponds and lakes, watersheds, agriculture lands, dykelands and coastline) or agricultural resources.

Protected Water Area (PWA)

A designation administered by the Province of Nova Scotia under the Environment Act that enables the universally accepted multiple-barrier framework for managing municipal drinking water supplies in Nova Scotia.

West Hants is host to three water supply areas, two that are designated and one with designation in draft form, respectively: Mill Lake, French Mill Brook and Davidson Lake.

Regional Park

Typically 20 - 100 hectares in size, these serve citizens of the entire Municipality and attract visitors from outside the Municipality. Portions of these parks may be set aside for natural and cultural conservation. Opportunities for passive and active recreation is programmed. Regional Parks are often owned and managed by the Provincial government or private enterprises, such as large Provincial Parks, ski resorts and golf courses.

Opportunities, standards and other references in this plan refer to Municipally-owned lands only, unless otherwise specified.

'Right of First Refusal' or 'Option on Land'

A contractual right to acquire property prior to it being available on the open market. It is typically obtained through a formal request to the land owner and may or may not be accompanied by a fee.

Stakeholder

Groups, individuals, or organizations (e.g. business, government, recreation) who have a financial, business, or public stake in the parks and open space network. The interest and stake is different than that of the general public.

Stormwater

Water originating from precipitation events (e.g. rain, snow) that 'runs off' of paved surfaces (e.g. sidewalks, roads, parking lots) into catch basins, drainage areas, or water bodies.

Subdivision

The division of land into smaller pieces for ease of sale or development.

Usable Land	Land considered usable as parks or open space as defined by the Municipality of the District of West Hants and the former Town of Hantsport Subdivision By-laws.
Subdivision By-law	This by-law includes regulations that establish standards for how land can be subdivided.
Value	Qualities and characteristics that citizens of West Hants describe as important in their outdoor spaces.
Values-Based Planning Approach	The inclusive and transparent process that considers the values of West Hants citizens into parks and open space decision-making. Values can be used in many ways including the prioritization of open space management, to determine the allocation of resources, to identify conflicts in the landscape, and to maintain or enhance landscape elements that are favoured.
West Hants	The geographic area governed at the municipal level by the Municipality of the District of West Hants, which excludes Windsor but has included Hantsport since July 1, 2015.
Wilderness Areas	Areas designated by the Province of Nova Scotia to contain representative landscapes and native biodiversity and also used for recreation.

Acronyms

AT	Active Transportation
DA	Dissemination Area
GIS	Geographic Information System
ICSP	Integrated Community Sustainability Plan
GFLUM	Generalized Future Land Use Map
LUB	Land Use By-law
MCCAP	Municipal Climate Change Adaptation Plan
MGA	Municipal Government Act
MPS	Municipal Planning Strategy
PWA	Protected Water Area



Cambridge Beach

EXECUTIVE SUMMARY

Citizens of the Municipality of the District of West Hants use parks and open space for personal and organized recreation, to connect with people, and to enjoy nature. A ten-year comprehensive plan has been developed to direct the management (e.g. operations, maintenance, acquisition, divestment, funding, programming, education) of approximately 175 hectares (435 acres) of Municipally-owned land. This plan will ensure that the local network of parks and open space will continue to meet recreational needs, and protect unique natural and cultural resources.

The Municipality of the District of West Hants Parks and Open Space Plan stands as a milestone in the Municipality for two reasons: First, a full inventory and review of approximately 165 Municipally-owned parcels has been conducted. Second, for the first time, citizens of the Municipality have been consulted on what they value about the entire parks and open space network and what the future of the network should look like. Identifying what people value in their outdoor spaces is a more proactive approach than focusing on problems. These values help define 'suitable' future parks and open space when using the Suitability Framework found in Appendix 1. This plan also includes a review of public policy, planning precedents, gap analysis, and six Guiding Principles to shape future decisions.

Four methods of data collection contributed to the formation of the Parks and Open Space Plan: 1) a review of best planning practices across Canada; 2) a review of existing policy frameworks set out by the Municipality of the District of West Hants, and policy set in place by the Province of Nova Scotia; 3) an extensive public engagement process including paper and online surveys, community open houses and workshops, a stakeholder workshop, and a youth engagement session; and 4) ground-truthing of 165 parcels to collect pertinent site information, which is now available to the Municipality in a database.

A series of 15 prioritized management actions stem from the analysis of collected parks and open space information. Three analysis tools were used to reveal these 15 actions. First, a gap analysis was completed to identify the locations of citizens who are lacking access to certain types of parks. Second, using plan Guiding Principles as a framework, gaps in parks and open space policy was revealed. Third, site opportunities were developed from the review and synthesis of the parks and open space data collected during site visits. A 'top 5' list of well-used and frequently visited parks and open space was identified. For each of the five spaces, site opportunities were extensively evaluated and cost estimates provided. Concept drawings were illustrated to highlight the approximate locations of site opportunities. Additionally, five park planning areas were identified based on park location, park capture area, and location of dwellings.

In addition to the establishment of park types and standards for West Hants, a key deliverable from this Parks and Open Space Plan is a Decision Making Toolkit to be used by Municipal staff or a committee. The Toolkit can guide decisions about the Parks and Open Space network, to ensure decisions about land acquisition, divestment and development meet the intent of the plan. Users of this toolkit will be able to evaluate and prioritize lands for acquisition based on the four standards described in detail in the Toolkit: usability, suitability, budget, and urgency.

For the next ten years, decision-makers, community groups, and other stakeholders will be able to use this plan to deliver a parks and open space network that will meet the needs of citizens in West Hants.



Irishmans Road Recreation Site

1.0 INTRODUCTION

1.1 Purpose

Parks and open space are public properties that enable recreation and enjoyment. They also protect the environment, and preserve culturally important places. This Parks and Open Space Plan comprehensively reviews community values and the West Hants parks and open space inventory to identify the best possible network to meet the needs of citizens for the next ten years.

Municipal policy documents[1] have called for the creation of a Parks and Open Space Plan. As a result, this plan serves as an important milestone in West Hants for two reasons:

A Citizens' Values are Identified

For the first time, citizens of West Hants were consulted on what they value about the entire parks and open space network and what the future of the network should look like. This is significant as parks and open space research and planning show that a truly sustainable network of open space and the resources within it depends on a broad set of values identified by the public (e.g. Digby Open Space Strategic Plan, HRM Urban Forest Master Plan, Point Pleasant Park Master Plan, CSA Sustainable Forest Management). This is balanced by public policy and planning precedents.

B Management Plan Identified

The development of this plan included the inventory and analysis of Municipally-owned land. This plan ensures that all Municipally-owned and accessible lands will be inventoried and analysed. Importantly, management actions have been outlined for the horizon of 2016 to 2026.

West Hants spans some 1,345 square kilometres (332,356 acres). The Municipality owns and manages 175 hectares (435 acres) of parks and open space lands. Although this plan strategically considers all parts of the network (e.g. Municipal, Provincial and private lands), Municipally-owned lands are the primary focus.

1.2 Values Based Planning Approach

Identifying what people value in outdoor spaces is a more positive approach than simply focusing on problems. Values are qualities and characteristics that citizens of West Hants have described as important in their outdoor spaces. A range of values have been collected and used to inform this Plan. These values are easily organized into two types:

- Ecological (e.g. biodiversity of plant species, removal of carbon from the atmosphere, wildlife habitat, flooding mitigation, soil stabilization, mitigation of climate change effects), and
- Social (e.g. physical activity, personal well-being, natural beauty, community gathering).

In the West Hants Parks and Open Space Plan, values have been used, in part, to:

- Define 'suitable land' for parks and open space use in West Hants;
- Identify challenges with the current parks and open space network; and to
- Suggest improvements to the current parks and open space network.

1 Plans include the Active Living Strategy, West Hants Municipal Planning Strategy and Integrated Community Sustainability Plan

1.3 Guiding Principles

Guiding principles direct the creation and management of the parks and open space network. These principles come from community values, municipal policies, and best practices:

Table 1: Guiding Principles

Prioritize environmental protection.	Environmental protection must be considered a high priority to ensure sensitive lands, waters, and wildlife habitat are not unduly harmed by human recreation.
Plan green infrastructure to adapt to climate change.	Green infrastructure includes the planted and natural greenspaces that are used to ensure the health and well-being of citizens and to mitigate the negative effects of climate change. Mitigative actions include carbon sequestration, stormwater capture, flood mitigation and shoreline stabilization. Green infrastructure may be a key component of parks such as trees, garden, rain gardens, and swales. Parks may be developed around green infrastructure such as stormwater management ponds.
Plan spaces for all interests and abilities.	Access to active and passive recreation is important to all citizens of West Hants for their physical and mental health. 'Access' means having appropriate amenities, such as flat and stable walking surfaces, water access, and stimulating appropriate recreation spaces within a suitable proximity to where citizens live.
Link parks and open space with other places.	Linking people from their home to parks using trails, multi-use paths, and water access points enables active transportation, and the freedom for people of all ages to access the parks and open space network.
Showcase community identity and history.	Sense of identity is strengthened when valued outdoor spaces are enhanced. Enhancements may prominently display park aspects related to West Hants history, resource production, natural processes, and geography (e.g. Mi'kmaw and Acadian land works and settlements, resource production and harvesting, among others). Good park maintenance and design can also strengthen community pride.
Evaluate and update plans over time.	Referred to as 'adaptive management', parks and open space plan objectives and outcomes should be regularly evaluated in order to meet the changing needs of people and the environment. Regular refinement of standardized evaluation, management and design guides, such as the Decision-Making Toolkit and Municipal policy and recommendations, is essential to being 'adaptive'.

1.4 Methods and Analysis

Methods

M1 Best Practice Review

Four park and open space plans and related subdivision by-laws were reviewed in detail for local understanding. This review included definitions of usable land, park department budgets and park types. This review is attached in Appendix 5 (Detailed Policy Framework). Plans from across Canada were used as precedents and to inform the Suitability Framework, Guiding Principles, park size and catchment area standards, and gap analysis.

M2 Policy Review

The West Hants Parks and Open Space Plan conforms to Municipal and Provincial policy. To design the best parks and open space network, amendments to policy and regulation were evaluated. Policy documents reviewed for this plan are described in Section 2.0 Planning Context. A detailed review using the Guiding Principles to identify gaps is in Appendix 5, and proposed changes to existing regulation are in Appendix 6.

M3 Public Engagement

A) Online and Paper Survey

To reach a large group of citizens in West Hants, surveys were distributed in digital and paper formats. The online survey was hosted on the survey website called Survey Monkey and the link was distributed via the Municipal website, Facebook, Twitter, posters in public spaces and at schools, and newspaper and various organizations' newsletter advertisements. The paper survey was distributed at schools, public buildings, at a youth engagement session and to interested seniors groups. A mixture of open and closed-ended questions were administered to create an accurate picture of where people go outside, what they do, what they value and would like to improve in these outdoor spaces.

B) Community Open Houses and Workshops

Five community engagement sessions were held in the Municipality in November 2015. The program for engagement included:

> ***Open House:*** Upon arrival, event participants were given unstructured time to interact with the Consultant Team to ask questions and gain clarity on the purpose and methods of the Parks and Open Space Plan. At each open house session, participants were able to illustrate, with stickers on a map, where they live and recreate within the Municipality.
>
> ***Workshop***: Each session began with an introduction of the Consultant Team and a brief presentation on the value of public participation and how the session would run.
>
> In small groups, participants were invited to respond to a series of questions by writing and drawing on maps, paper, and post-it notes.
>
> After each session, participants reviewed and prioritized all responses collected during the engagement session.

C) Stakeholder Workshop

Parks and open space stakeholders are individuals, organizations, or groups within West Hants that have a special interest in the parks and open space network (e.g. outdoor related businesses, recreation groups, school board, tourism groups). A stakeholder workshop was conducted on November 12, 2015. Questions specific to organizational mandates, funding opportunities, and open space network were asked.

D) Youth Engagement Session

Youth in West Hants were an asset in the development of the Parks and Open Space Plan. Youth, active in their respective communities in West Hants, were invited to attend an interactive workshop on October 19, 2015. Discussion, asset mapping, and multimedia exercises were used to draw out ' ideas for the future of outdoor spaces in West Hants. The youth from this session were given surveys and posters to disseminate at their respective schools and communities.

M4 Ground Truthing

After a detailed desktop review of parks and open space in West Hants, the consultant team visited and evaluated each parcel of municipally-owned land (approximately 165 parcels) to collect pertinent site condition information showing in the Parks and Open Space Inventory in this Plan. Detailed site criteria were collected from October to December, 2015.[2]

2 The resulting inventory is showcased in Appendix 2

Analysis

Three analysis tools were used to evaluate the data collected.

A1 Park and Open Space Standards Gap Analysis

A gap analysis was completed to identify the locations of citizens who are lacking access to certain types of parks. This analysis was done using mapping software (ESRI ArcMap); Catchment areas of various standard sizes were drawn around parks according to the park type.[3]

A2 Park and Open Space Policy Gaps

An opportunity exists for the Municipality to have a parks and open space network that fulfils the Guiding Principles. After Municipal policies were sorted by the Guiding Principles, gaps in policy (related to certain Principles) became apparent. Some recommendations in this report suggest policy amendments that provide new or updated policy that will address important aspects of each Guiding Principle, such as proposed amendments to the definition of usable land found in the Subdivision By-Law(s).

A3 Parks and Open Space Network Analysis

Based on the parks and open space data collected during site visits, opportunities and recommendations were developed. A further analysis for surrounding activities and connections was made possible through a desktop analysis using mapping tools (e.g. ArcGIS, aerial photos land owner information, park and open space maps developed in this plan).

The full inventory of West Hants parks and open space is presented in Appendix 2 (Inventory and Opportunities).

3 Park types and standards, and park type catchment areas are explained in Table 3.

Information Limitations

Information in this plan is based on trends, assumptions, and data, which come from various sources. As such, information has its parameters and limitations. The list below reports such parameters and limitations by chapter in this Plan:

2.0 Planning Context

Population Counts: Statistics Canada 2011, grouped by Dissemination Area - part time citizens such as cottagers are likely not to be included in this population count.

Park Planning Areas: derived from public engagement sessions, existing road network, and Dissemination Area boundaries. Public input was limited to those who responded.

Resident Locations: Building points for buildings not commercial, cottage, industrial or otherwise non-residential. Hantsport building points not readily available for display.

Ipsos Reid Survey: See survey to view limitations.

3.0 Public Engagement

1A: Where We Go - Based on responses received through online and paper surveys. More than 450 people were represented, achieving a 95% confidence level for responses. Age groups were adequately represented. These were 0-15, 16-30, 31-40, 41-60 and 60+.

1B: What We Do - This is from responses received through online and paper surveys. Respondents listed the activities they perform and these responses were tallied.

1C: What We Value - Based on Responses received through online and paper surveys, as well as workshop sessions, Top 5 values were chosen from a list of values, and other values described are related to Top 5 but in the words of individuals rather than the prescribed options.

4.0 Inventory + Opportunities

Map 3: Current Parks and Open Space - Parks are limited to Municipally-owned lands only.

Map 4: Water Access Locations - Limited to locations noted during public consultation, and planning consultants' observances during site visits to Municipal lands. Locations may or may not be on public land.

Table 3: Parks and Open Space Types in West Hants - Park Types were adapted from planning standards and enhanced to address local conditions

4.3: Current Parks and Open Space Level of Service - Based on the Park Type Standards. The amount of land area for Neighbourhood Parks is comparable to that of Community Parks because most Community Parks are also considered Neighbourhood Parks. Many parks have more than one park type designation.

Map 5: Gap Analysis of Park Types - Green, grey and hatched buffers represent catchment areas for each Municipal parcel that is considered 'used' by citizens for park use. Parcels that are deemed 'under-used' do not have a buffer attached and therefore are not seen as servicing citizens. 'Used' and 'under-used' designations are found in the Detailed Inventory in Appendix 2.

4.4: Top 5 Parks - These parks were selected based on popularity and future infrastructure needs. Proposed infrastructure and site opportunities were identified through public consultation, from Municipal Staff knowledge, and consultant input (based on experience and best practices).

4E: Network Opportunities - These were derived from public consultation, Municipal Staff knowledge and consultant input, which is based on experience and best practices.



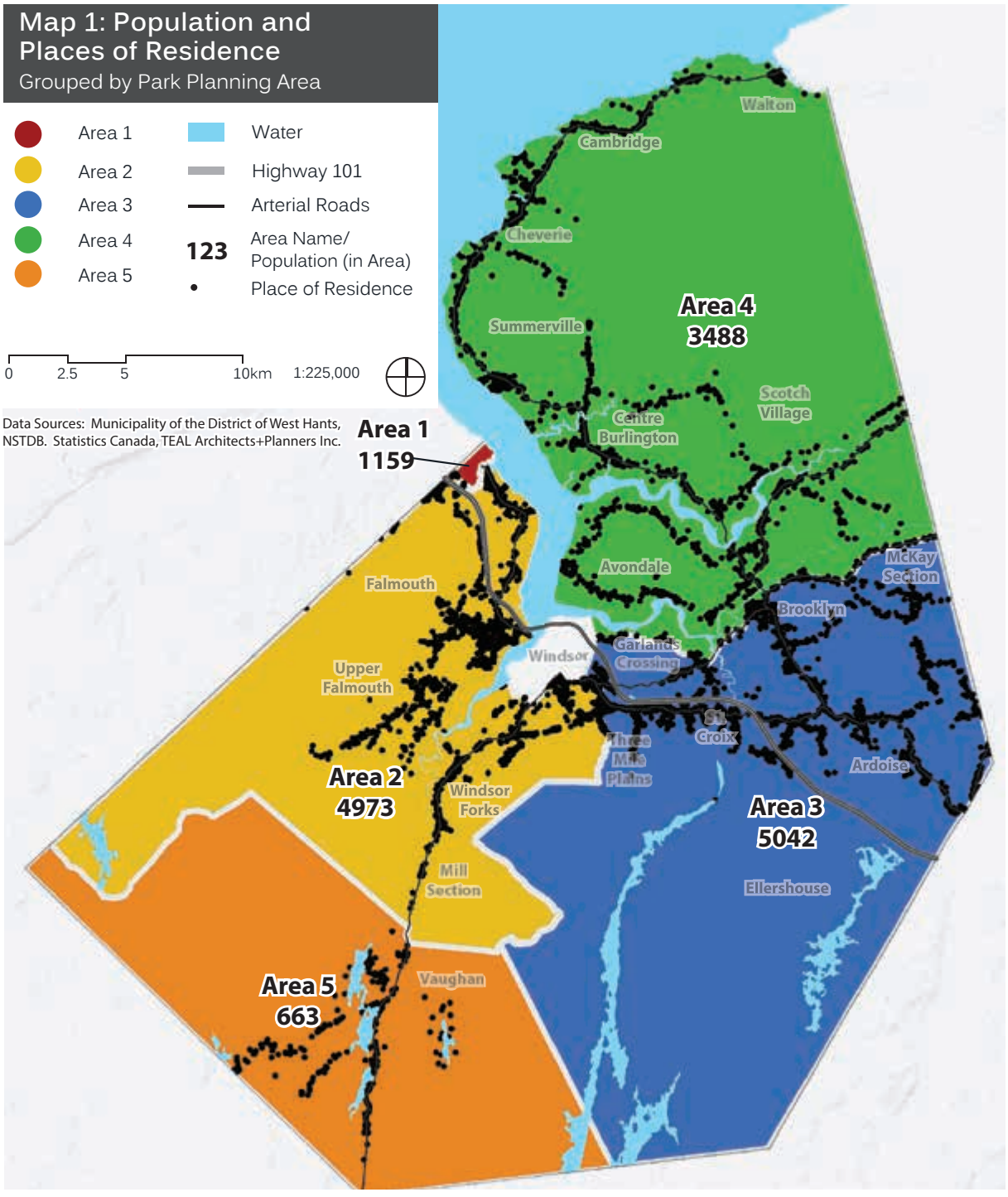
Kempt Quarry Recreation Site



A West Hants Open Space, Hantsport

2.0 PLANNING CONTEXT

This chapter identifies current and future demographics, the existing parks and open space network, and the local policy context that form the base understanding for planning the future West Hants park network. The planning context and other information throughout this Plan are grouped into five 'Park Planning Areas', which are seen below. These high-level areas generally represent the boundaries of where people live and the parks and open spaces they visit and are useful in understanding the gaps in parks and open space service provided by the Municipality.



2.1 People and Recreation

West Hants is one of the few municipal districts in Nova Scotia that is experiencing positive population growth. The former Town of Hantsport dissolved and merged with West Hants on July 1, 2015.[4,5] At the time of the 2011 Census, West Hants had a population of 14,165 and Hantsport had a population of 1,159.

A report completed prior to the dissolution of Hantsport projected that the population of West Hants would increase by 4.5% by the year 2031.[6] The same study projected that Hantsport (then a separate municipality) would lose 12.6% of its population. In actual numbers, this would result in total populations of 14,802 for West Hants (excluding Hantsport) and 1013 in Hantsport, a total of 15,815 in West Hants (including Hantsport) in the year 2031.[7] Combining projections for both areas, this represents overall growth of 3.2% between the years 2011 and 2031.

The distribution of citizens of West Hants is shown in Map 1. A successful parks network enables most current and future citizens to access various park types, such as neighbourhood and community parks. As the population grows, West Hants will have to monitor what is needed to service parks and open space needs. Service standards are detailed further in this Plan.

West Hants has a slightly younger population compared to that of Nova Scotia, with 23% of people under 20 years of age and 16% over 65, compared to 21% and 17%, respectively, for Nova Scotia. Trends of an aging population are similar to those of most, if not all, communities in Nova Scotia. Trends show an increasing number of older people, and a decreasing number of younger people. Trends are displayed in more detail in Appendix 3.

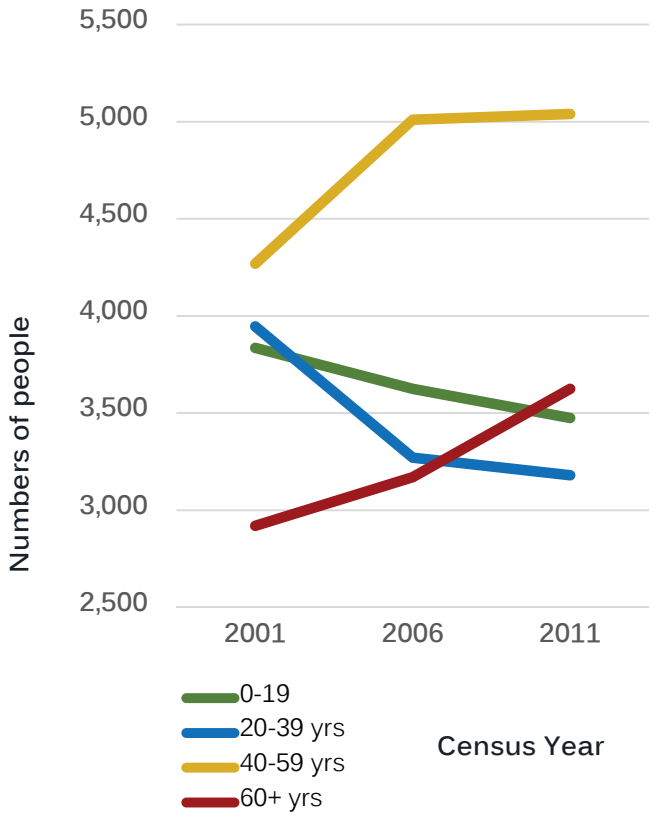


Figure 1: Population of West Hants by Age Category (2001 - 2011)

An Ipsos Reid phone survey of 300 West Hants citizens over the age of 18 was conducted in 2012. Information collected from this survey complements data gathered from the survey and public workshops completed during the creation of this Plan.

The Ispos Reid Survey found that the most popular activity for adults was walking. Sixty percent (60%) of respondents said they walk on a regular basis. Other activities mentioned by at least 7% to 9% of respondents were swimming, running, biking, and skiing/snowboarding. The most popular activities for children, as reported by parents, were skiing/snowboarding, soccer, and swimming.

Facilities used by both groups include trails or pathways, and sports fields or courts. Activities that both adults and children take part in are swimming, skiing/snowboarding, walking, and running.

4 The addition of Hantsport's population to that of West Hants is not reflected in Census data and is not a contributor to population growth in West Hants for the purpose of this report.
5 Census information for West Hants and Hansport used in this section has been combined unless otherwise indicated. Data tables are displayed in Appendix 01.
6 Hantsport Governance Study (2014), S. 2.4
7 This 10-year plan time horizon falls short of the year 2031 by 5 years, however these projections are nonetheless considered appropriate for the purposes of this plan.

Outdoor spaces used at least once a month include:

Adults[8]

Sidewalks and road shoulder	*67%*
Trails or pathways	*56%*
Parks or green spaces	*47%*
Beaches or lakes	*37%*
Sports fields or courts	*18%*

Children (reported by parents)[9]

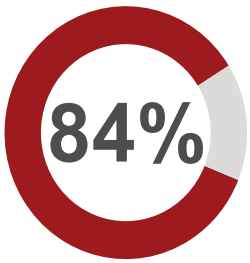
Sports fields or courts	*67%*
Playgrounds	*62%*
Trails or pathways	*55%*

When asked what would help adults become more physically active, most adults (84%) chose "access to paths, trails, and green spaces" as an important factor. Other responses suggest that adults' physical activity could increase with the following improvements to parks and open space:

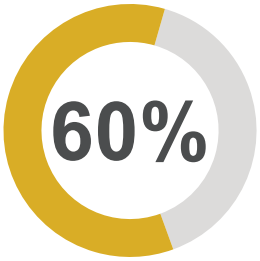
- Improve walking routes to key destinations (shops, services, work, school, community facilities)
- Provide walking space at the sides of roads (paved shoulder, trail, or sidewalks)
- Support walking events, programs, or clubs
- Develop more trails and pathways
- Improve safety (not crime-related) on walking routes (consider vehicle traffic, barriers or obstructions)

8 The lists of facilities were not extensive and some facilities listed as options for adults were not listed as options of facilities used by children (e.g. "sidewalks and space at the side of the road", "beaches or lakes" and "parks or green space").

9 Percentage represents the portion of parents who responded that their child (or children) participates in the activities listed. Each positive response may represent one or more children participating in the activities.



Adults walk on a regular basis



Adults say access to paths, trails, and green spaces would encourage physical activity.

2.2 Policy Context

A successful parks and open space network is described in complementary policy and planning documents. In West Hants, land-use plans and by-laws exist for both West Hants and Hantsport. Only the Active Transportation Plan (2014) considers the two communities together (see Figure 2).

Consideration has been given to strategic initiatives undertaken by other organizations, such as the Waterfront Development Committee's Waterfront Strategic Plan (for Lake Pisiquid) and Bicycle Nova Scotia's Blue Route. It is anticipated that coordination between organizations will occur at appropriate times to ensure the success of all initiatives.

Key components from relevant municipal documents are listed below and on the following pages. A comprehensive review of Municipal policies, regulations and other statements is found in Appendix 5.

MGA

The Municipal Government Act (MGA) is Provincial legislation that enables and requires Municipalities, in various ways, to plan their communities. In terms of parks and open space planning, highlights from the MGA include:

- A requirement for the Municipality to make the public aware and seek feedback when considering the divestment of lands for parks or open space acquired through the subdivision process.
- Minimum and maximum amount of land, or cash-in-lieu, to be taken by the Municipality upon the subdivision of land.
- The ability for Municipalities to define 'useable land' for parks and open space use.

- Money in exchange for lands that were acquired through the subdivision process must be re-invested in the parks and open space network.

Subdivision By-law, West Hants

- Lands for parks and open space use are collected primarily through the dedication of land upon subdivision approval.[10]
- Land required to be dedicated upon subdivision is currently 5% of the total land area or the equivalent of 5% of market value of the land in cash to the Municipality.[11,12]
- A combination of land and cash is also permitted, as well as a transfer of land that is not a part of the proposed subdivision but located elsewhere.
- Notably, when lands proposed for subdivision have water frontage, the By-law requires a portion of the land to be dedicated for public access to the water.

Subdivision By-law, Hantsport

- No requirement for 'parkland' dedication, nor a definition of usable land.

Municipal Planning Strategy (MPS), West Hants

- Open Space is intended to be permitted in all zones.
- Community use designation is intended to be applied to all open spaces for community recreation in the Generalized Future Land Use map.
- Only municipally-owned lands should be zoned for open space purposes.

Municipal Planning Strategy (MPS), Hantsport

- Several mentions of the municipality's responsibility to provide open space and recreation opportunities.
- Future land use should be according to the Generalized Future Land Use map.

Land Use By-law, West Hants

- Parks and open space are permitted in all zones, pursuant to Section 5.35
- Three zones and one overlay (special area) exist specifically for the designation of parks and open space and related uses: Open Space (OS) zone, Recreation Commercial (RecC) zone and Water Supply zone, and Dykelands Overlay. It is to be noted that new structures are extremely limited in the Dykelands Overlay pursuant to Section 34.1.
- Water Supply (W) zone promotes the protection of watersheds by limiting subdivision of land and permitted uses. This zone establishes a 4.05 hectare (10 acre) minimum lot size requirement and a 91.4m (300 ft) minimum length of water frontage.
- All structures must be set back from a watercourse a distance of 15.24 m (50 ft), pursuant to Section 5.49.

Land Use By-law, Hansport

- Buildings must be set back from a watercourse a distance of 30 m (~98 ft).
- Two zones exist to serve the purpose of designating areas for parks and open space: Recreation Open Space (ROS) zone and Conservation Open Space (COS) zone.

10 Municipality of the District of West Hants Municipal Planning Strategy (2008), p.103, http://www.westhants.ca/planning.html
11 Municipality of the District of West Hants Subdivision By-law (2008, as amended), http://www.westhants.ca/component/com_docman/Itemid,180/view,docman/
12 These funds must be used for the acquisition or development of parks and open space.

Municipality of the District of West Hants Integrated Community Sustainability Plan (ICSP)

- Commits Council to consider the preparation of a Parks and Open Space Plan for the Municipality.
- Encourages eco-tourism development (e.g. salt water marshes, bike routes, interpretive centres, etc.).
- Encourages community gardens in urban areas.

Active Avon: Active Transportation Plan for the Avon Region

- Proposes improved linkages between trails, AT routes, and existing recreation facilities.
- Proposes connections between schools and neighbourhoods for youth to walk and bike.
- Notes that siting of recreation opportunities close to existing communities is critical to maintaining a community feel and reducing costs to the municipality.
- Notes that signage can improve sense of arrival at parks and open spaces.
- Identifies trailhead opportunities.
- Identifies proposed trail locations.

Municipality of the District of West Hants: Active Living Strategy

- Calls for the protection of public access to lakes and the Minas Basin waters through a parks and open space plan.
- Mentions the need to develop a parks and open space plan to identify ways to improve citizens' access to physical activities.

Municipality of the District of West Hants: Municipal Climate Change Adaptation Plan (MCCAP)

Reveals that coastal flooding, drought, and inland flooding are the three most concerning natural hazards in terms of risks to life and damage to infrastructure.

- Lands within a 10m elevation from the current highwater mark are projected to be affected by rising tides and storm surges by 2100.
- Presents strategies to limit greenhouse gas emissions, improve organizational adaptive capacity, strengthen emergency management capabilities and reduce risks of adverse effects of climate change.



Figure 2: Policy Documents



West Hants Public Engagement

3.0 PUBLIC ENGAGEMENT

Information in this section was derived from the online and paper survey.

3.1 Where We Go

Useful for determining levels of service, and for education and promotion, the charts signify the sections of West Hants where citizens both live and recreate (without going outside of that Area), as determined through public engagement.

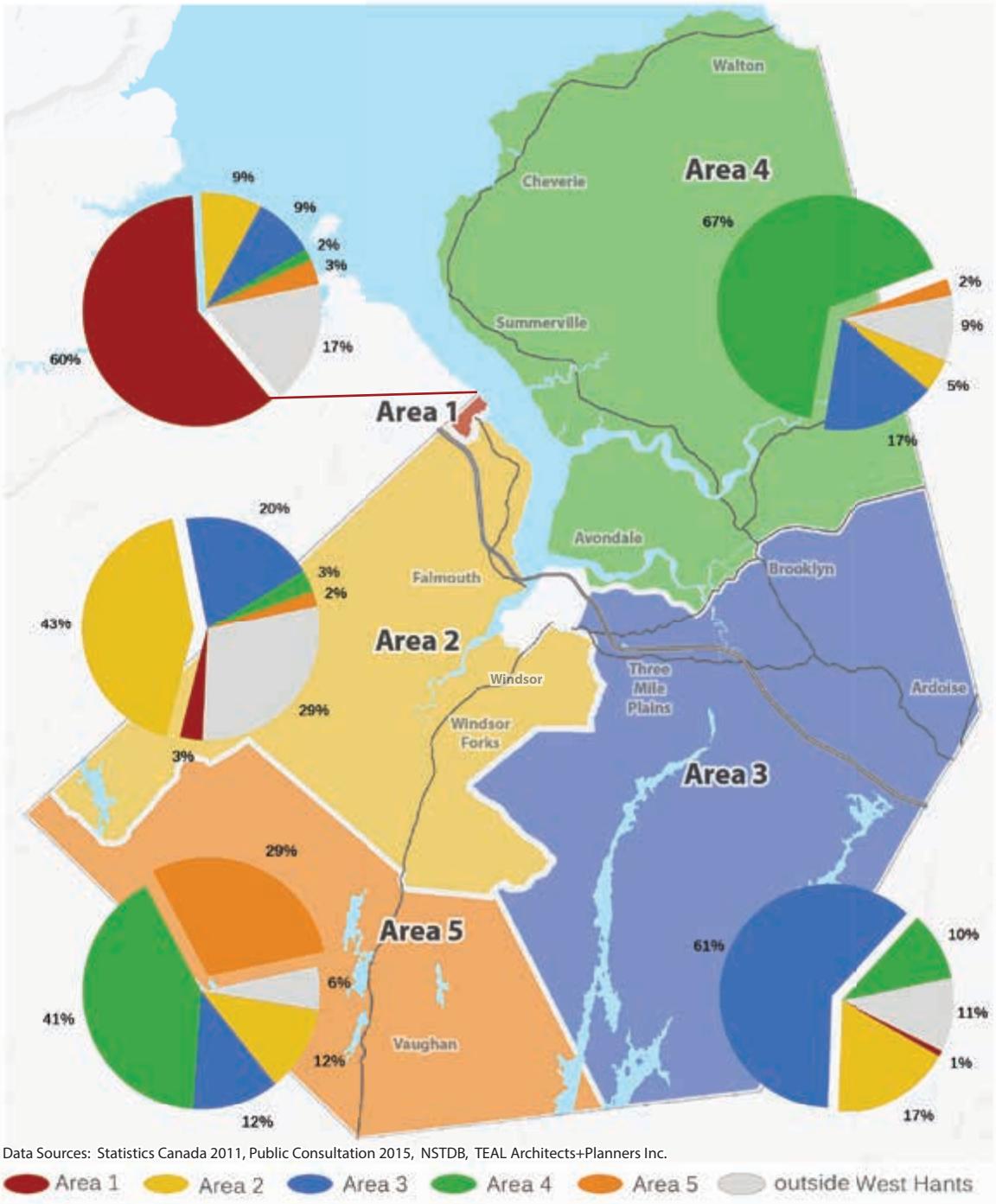


Figure 3: The Planning Areas Where Residents of Each Planning Area Recreate

Table 2: Which parks and open space properties do you visit?

Municipal Locations	# of mentions
Falmouth Mini Park and Causeway Trail	21
Eldridge Road Recreation Site	17
Avondale Wharf and Waterfront	13
Hobarts Beach	12
Irishmans Road Recreation Site	12
Kempt Quarry Recreation Site	11
Cheverie Salt Marsh Restoration Trail	6
Brooklyn District Elementary School Trail	5
Foundry Field	5
St. Croix Recreation Site	4

Locations	# of mentions
Falmouth Mini Park and Causeway Trail	21
Eldridge Road Recreation Site	17
Avondale Wharf and Waterfront	13
Hobarts Beach	12
Irishmans Road Recreation Site	12
Kempt Quarry Recreation Site	11
Cheverie Salt Marsh Restoration Trail	6
Brooklyn District Elementary School Trail	5
Foundry Field	5
St. Croix Recreation Site	4
Beaches along Kempt Shore	12
Bramber Beach	5
Windsor Forks District School	4
Provincial - Smileys Park	48
Private - HMCC	28
Private - Ski Martock	19
Provincial - Falls Lake	9
Provincial - road sides	7
Laurie Saulnier Memorial Trail (Akins Marsh)	6
Rail or old road	6
Private - Castle Frederick Farm Trails	5
Private - Grey Mountain	5

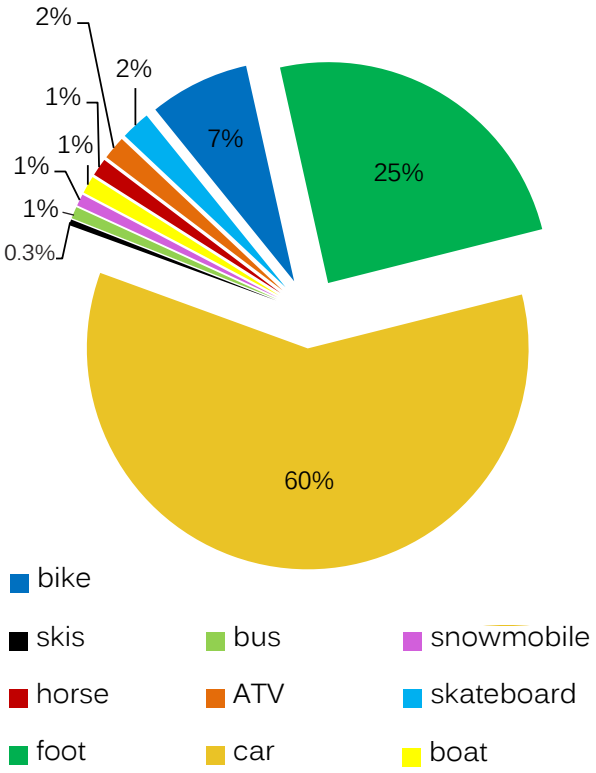
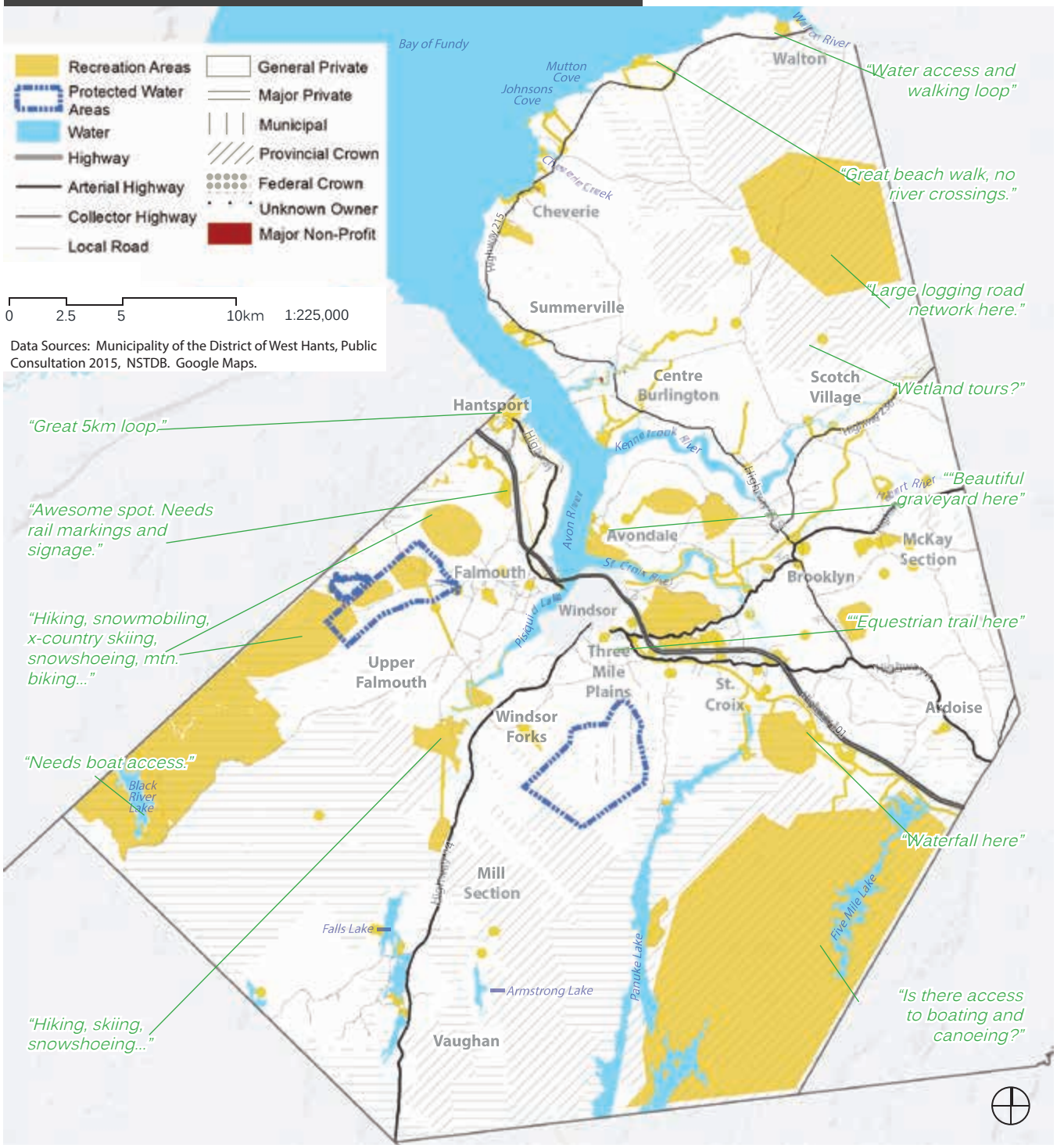


Figure 4: How do you get to your parks?

3.2 What We Do

Draw on a map where you recreate.*

Map 2: Places People Recreate or Would like to Recreate



* This map is a representation of responses from public engagement events and is not an endorsement by the Municipality to recreate on private lands.

Top 10 Activities:

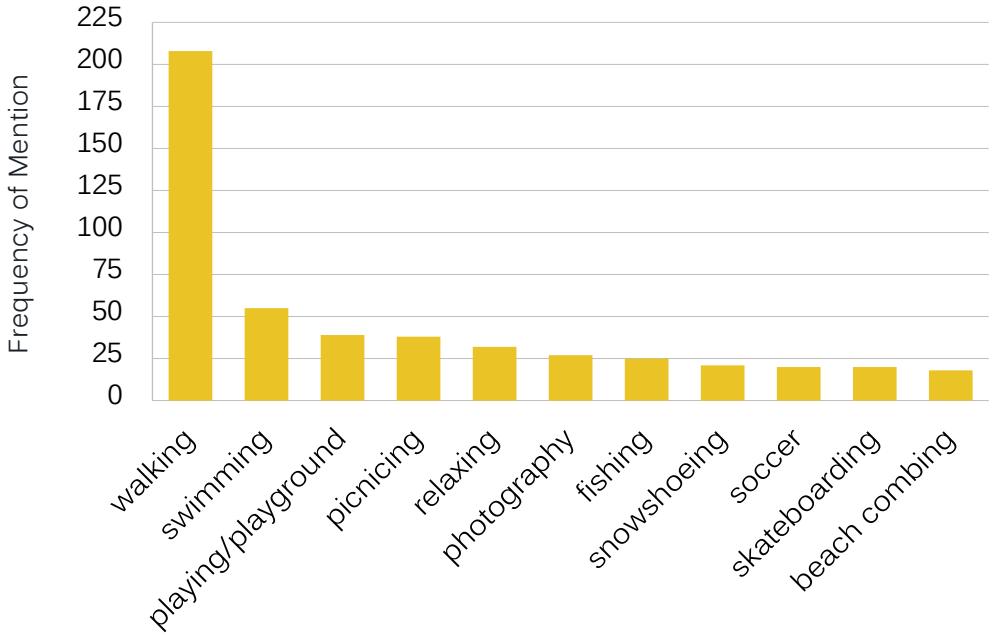


Figure 5: What activities do we do?

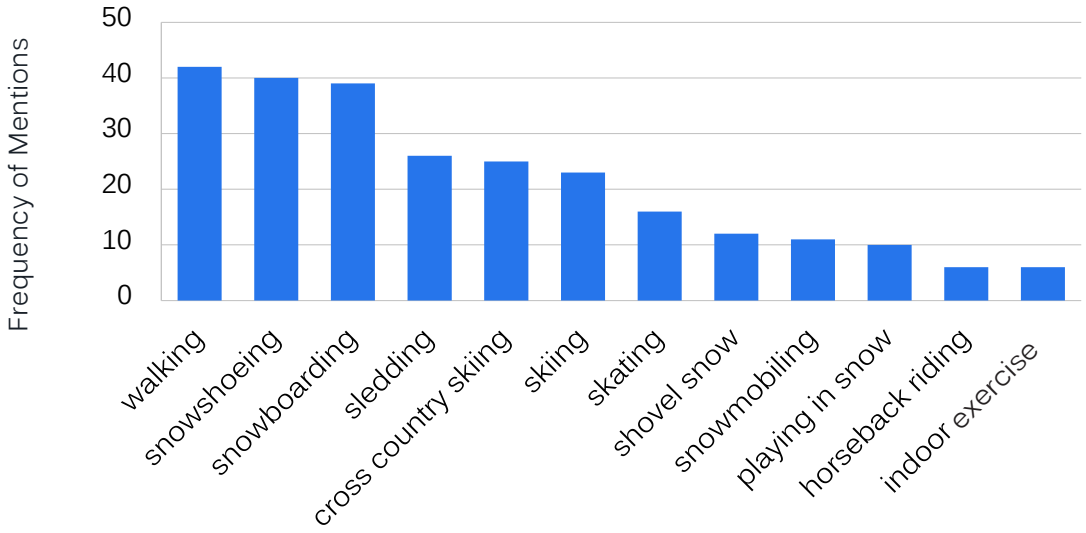


Figure 6: What activities do we do in Winter?

3.3 What We Value

Physical health
exercise, fresh air, health benefit, multi-use, sports, activities

Mental well-being
peace, serenity, freedom, isolation, permission relaxation, tranquillity, zen, adventure

Recreation
good connection to other trails, extensive networks for ATV, safe for children

Aesthetics & natural beauty
clean natural beauty, natural processes (tides), natural quality, no traffic, views, smells

Wildlife habitat
fauna, flora, habitat conservation

Figure 7: For what do we most value our parks and open space?

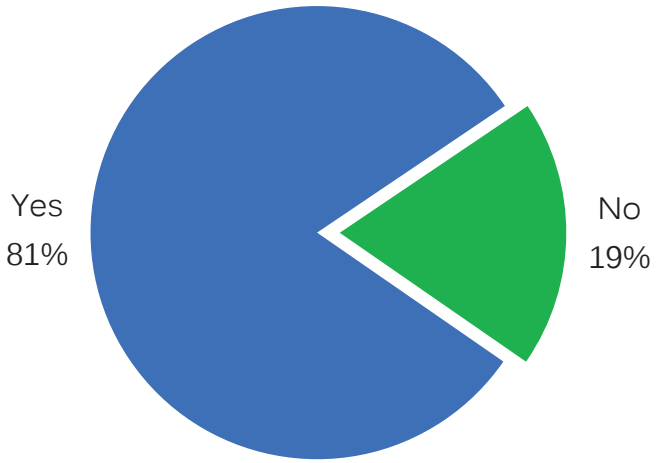


Figure 8: Should we spend more money on parks and open space?



Hobarts Beach

4.0 INVENTORY + OPPORTUNITIES

4.1 Existing Parks and Open Space

An inventory of the West Hants parcels has been developed using Municipal data, a desktop review and by visiting each parcel. The highlights below help form a base understanding of the existing network that may be enhanced over the lifetime of this Plan.

The Municipality currently owns and/or manages over 20 parks and seven (7) school parks including:

1. Dr. Silas Rand Park
2. Shamrock Ball Field
3. Chittick Park
4. John Wiley Walkway
5. Fundy Centennial Park
6. Foundry Field
7. McDade Park
8. Hantsport Riverbank Cemetery
9. Prince Street Path
10. Eldridge Road Recreation Site
11. Halewood Drive Field 1
12. Halewood Drive Field 2
13. Halewood Drive Path
14. Falmouth Mini Park and Causeway Trail
15. Falmouth District School
16. Falmouth Boat Launch
17. Windsor Forks District School
18. Underwood Road Parcels 1+2
19. Three Mile Plains District School
20. Irishmans Road Recreation Site
21. Newport Station District School (closed)
22. St. Croix Recreation Site
23. Lakewood Drive Pond
24. Brooklyn Fire Hall Trail
25. Brooklyn District Elementary School
26. Brooklyn Municipal Cemetery
27. Bramber Beach Water Access
28. Cheverie Salt Marsh Restoration Trail
29. Kempt Quarry Recreation Site
30. Hobarts Beach
31. Dr. Arthur Hines Elementary School
32. Upper Burlington Planters Trail
33. Avondale Wharf and Waterfront
34. West Hants Middle School
35. Chateau Lane
36. Armstrong Lake
37. Riverview Road, Vaughan

- There are 43 parcels of land are held by the Municipality that are used by citizens for recreation. Some parcels are small, such as a pathway off Halewood Drive (<0.25 acres or 0.1 ha), and some are large, such as Irishmans Road Recreation Site (172 acres or 69.6 ha).
- 11 parcels of land are held by the Municipality for the purpose of recreation, are currently under-used but have potential to be a part of the future park and open space network.
- 19 parcels of land held by the Municipality for the purpose of recreation are under-used by citizens and may not benefit current or future citizens due to their location and/or condition.
- 199 hectares (492.5 acres) of West Hants land is owned by the Municipality and is currently used for recreation purposes.

Some of the parks and open space that citizens in West Hants use are not owned by the Municipality. Some of these lands are owned by the Province of Nova Scotia, some are privately-owned and managed, and some are maintained by the Municipality under a land lease (these lands are included in the comprehensive Inventory found in this plan).

Newport Station District School has closed, however, the park amenities remain in place.

Falmouth Mini Park and Causeway Trail is an example of a park managed by the Municipality, but whereby the land is not owned by the Municipality.

Most non-Municipal lands used by citizens for recreation are included in the mapping found in this plan and are identified as such, however, a comprehensive review by the Municipality is essential when acquisition or maintenance opportunities arise.

Map 3: Currently Maintained West Hants Parks and Open Space

Grouped by Park Planning Area



Area 1

1. Dr. Silas Rand Park
2. Shamrock Ball Field
3. Chittick Park
4. John Wiley Walkway
5. Fundy Centennial Park
6. Foundry Field
7. McDade Park
8. Hantsport Riverbank Cemetery
9. Prince Street Path

Area 2

1. Eldridge Road Recreation Site
2. Halewood Drive Field 1
3. Halewood Drive Field 2
4. Halewood Drive Path
5. Falmouth Mini Park & Causeway Trail
6. Falmouth District School
7. Falmouth Boat Launch
8. Windsor Forks District School

Area 3

1. Underwood Road Parcels 1+2
2. Three Mile Plains District School
3. Irishmans Road Recreation Site
4. Newport Station District School
5. St. Croix Recreation Site
6. Lakewood Drive Pond
7. Brooklyn Fire Hall Trail
8. Brooklyn District Elementary School
9. Brooklyn Municipal Cemetery

Area 4

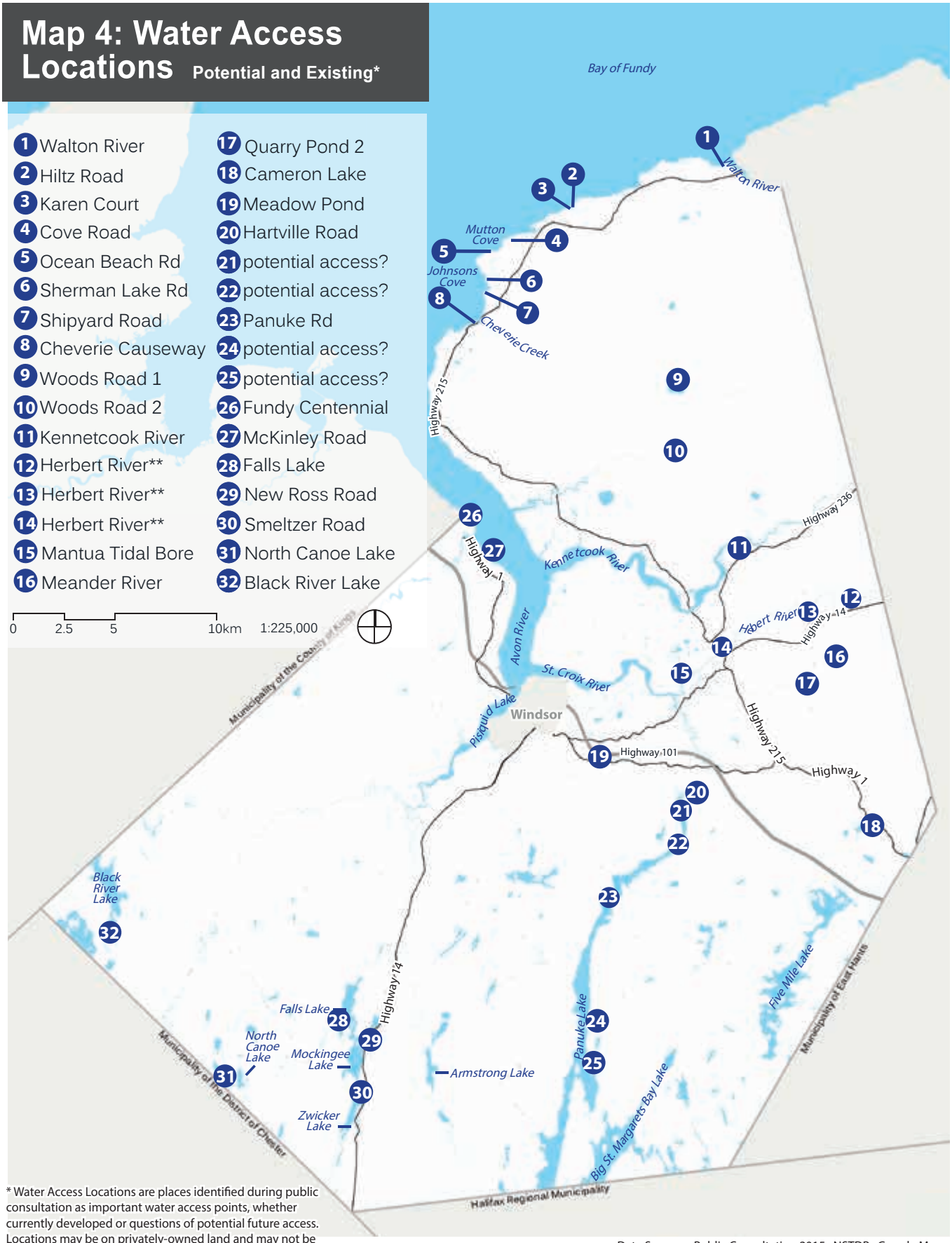
1. Bramber Beach Water Access
2. Cheverie Salt Marsh Restoration Trail
3. Kempt Quarry Recreation Site
4. Hobarts Beach
5. Dr. Arthur Hines Elementary School
6. Upper Burlington Planters Trail
7. Avondale Wharf & Waterfront
8. West Hants Middle School

Area 5

1. Chateau Lane
2. Armstrong Lake
3. Riverview Road, Vaughan

Data Sources: Public Consultation 2015, NSTDB. Google Maps, CBCL Ltd., TEAL Architects+Planners Inc.

Map 4: Water Access Locations **Potential and Existing***



* Water Access Locations are places identified during public consultation as important water access points, whether currently developed or questions of potential future access. Locations may be on privately-owned land and may not be currently available for all residents. For more detail contact the Municipal Office.

** Herbert River water access locations noted in numbers 12 and 13 are suggestions for paddling entry points, and number 14 is a suggested paddling exit point.

Data Sources: Public Consultation 2015, NSTDB. Google Maps, CBCL Ltd., TEAL Architects+Planners Inc.

4.2 Parks and Open Space Types in West Hants

The parks and open space type classifications in Table 3 are sorted by characteristics of open space types. Each type has typical characteristics, such as size, primary purpose, and expected amenities. Parks and open space types have been adapted from the Ontario Ministry of Culture and Recreation's open space standards[13] and enhanced to address local conditions. Establishing parks and open space types, specific to West Hants, will provide guidance to the Municipality in determining geographic locations and distribution of varying types of parks and open space throughout the Municipality.

13 Guidelines for Developing Public Recreation Facility Standards (1998), Ontario Ministry of Tourism, Culture and Sport, http://lin.ca/resources/guidelines-developing-public-recreation-facility-standards



Cheverie Salt Marsh Restoration Trail

Table 3: Parks and Open Space Types in West Hants

Parks and Open Space Type	Description	Catchment Area	Provision Standard / 350 people (min.)	Parcel Size	Local Examples	Base-Level Development Standards
Neighbourhood	The smallest-sized park, which is used on a daily basis by citizens of a neighbourhood, typically drawing from a one kilometre radius of the park. Informal active recreation or passive recreation are typical and infrastructure may include multi-purpose fields, playgrounds, picnic areas, and seating. May accommodate community food garden plots.	1km (0.62 miles)	1ha (2.47 acres)	0.04 ha + (0.1 acres +)	• Falmouth Mini Park and Causeway Trail • Halewood Drive Field 1 and 2 • Chittick Park • McDade Park	• Grading, levelling and seeding of park site, including sliding hills • Shade tree(s) • Park sign • Social gathering place(s) (e.g., picnic table bench, fire pit, games table, etc.) • Bicycle parking/rack(s) • Garbage receptacle(s) • Adequate lighting
Community	Community parks are typically two hectares or more in area. These parks are usually home to athletic facilities, picnic areas, paths, schools and other passive recreation opportunities. May accommodate community food garden plots. These typically attract people within a five kilometre radius of the park.	5km (3.11 miles)	1.5ha (3.71 acres)	2ha + (5 acres +)	• School parks • Foundry Field • Fundy Centennial Park • Avondale Wharf and Waterfront • Hobarts Beach • HMCC* * HMCC is not owned or managed by the Municipality.	• Grading, levelling and seeding of park site, including sliding hills • Shade tree(s) • Park sign • Social gathering place(s) (e.g., picnic table bench, fire pit, games table, etc.) • Bicycle parking/rack(s) • Garbage receptacle(s) • Playground infrastructure (base, drainage, curbing and sand) • Parking for sports fields • Adequate lighting

Parks and Open Space Type	Description	Catchment Area	Provision Standard/350 ppl (min.)	Parcel Size	Local Examples	Base-Level Development Standards
Regional	Regional Parks are typically 20 - 100 hectares in size, these serve citizens of the entire Municipality and attract visitors from outside the Municipality. Portions of these parks may be set aside for natural and cultural conservation. Opportunities for passive and active recreation is programmed. Regional Parks are often owned and managed by the Provincial government or private enterprises, such as large Provincial Parks, ski resorts and golf courses, however in West Hants the Municipality owns and operates three Regional Parks itself.	30km (18.64 miles)	3ha (7.41 acres)	20-100ha (49.42 - 247.10 acres)	• St. Croix Recreation Site • Irishmans Road Recreation Site • Eldridge Road Recreation Site	• Grading, levelling and seeding of park site, including sliding hills • Shade tree(s) • Park sign • Social gathering place(s) (e.g., picnic table bench, fire pit, games table, etc.) • Bicycle parking/rack(s) • Garbage receptacle(s) • Playground infrastructure (base, drainage, curbing and sand) • Parking for sports fields • Washroom(s) as part of on-site facilities • Adequate lighting
Cultural	Cultural Parks include outdoor spaces that have an attached historical or cultural value (e.g. gardens, cemeteries, church properties, memorials, etc.). Cultural Parks may accommodate community food garden plots and they attract people from a 30 kilometre radius of the park.	30km (18.64 miles)	N/A	Varies greatly	• Upper Burlington Planters Trail • McDade Park • Avondale Wharf and Waterfront	N/A

Parks and Open Space Type	Description	Catchment Area	Provision Standard/350 ppl (min.)	Single Open Space Size	Local Examples	Base-Level Development Standards
Linear	Linear Parks form a variety of outdoor connections such as trails, riparian buffers, road right-of ways, dykelands, coastal protected areas, and shorelines. Both recreation and nature conservation are promoted.	N/A	N/A	Varies greatly	• Falmouth Mini Park & Causeway Trail • Cheverie Salt Marsh Restoration Trail	N/A
Preservation and Production	Preservation and Production lands are typically at least 4 hectares in size, these have few or no built amenities. These spaces act primarily as preserves to protect natural (e.g. woodlands, wetlands, conservation areas, streams, ponds and lakes, watersheds, agriculture lands, dykelands and coastline) or agricultural resources.	N/A	4ha (9.88 acres)	Varies greatly	• Upper Burlington Planters Trail • Avondale Wharf and Waterfront • Protected Water Areas (PWA)	N/A

4.3 Current Parks and Open Space Level of Service

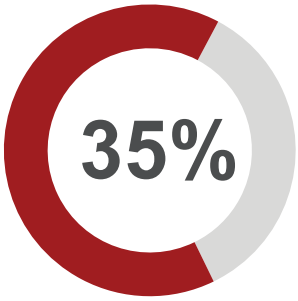
Arguably, the most-used parks are those near the homes of citizens, such as Neighbourhood Parks and Community Parks. These types of parks serve the every-day social and physical needs of users and are consequently the focus of gap analysis mapping (Map 5).

Overall, citizens of the Municipality of the District of West Hants are well-served in terms of parks and open space in terms of area and park type (e.g. neighbourhood, cultural, etc.) This is determined by mapping where people live and the catchment area of each park type. For example, the Brooklyn District Elementary School property (including the trail system) serves approximately 365 citizens of West Hants within a 1km radius as a Neighbourhood Park, and approximately 2,042 citizens within 5km as a Community Park. Comparing these facts with the Park Type Standards in Section 4.2 of this plan identifies the level of service each resident receives. As citizens spread throughout rural West Hants, providing services to every household is likely to be financially impossible for the Municipality.

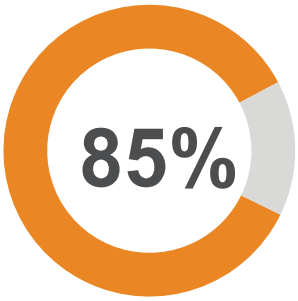
There are many reasons why citizens may or may not feel they are being adequately served in terms of parks and open space. By using service standards adapted to the local context, an adequate level of service can be identified. Many parks are currently in good condition and are well-used. Some parks should be improved to encourage more use. Potential improvements are listed by park in Section 4.4 and Appendix 2.

The following pages show the gap analysis catchment buffers of each Neighbourhood and Community Park in the Municipality. All citizens are serviced with District and Cultural Parks and therefore are not shown on Gap Analysis maps. Solid buffers represent parks managed by the Municipality whereas hatched buffers represent well-used privately-owned park spaces. A grid was used to view all areas of West Hants adequately (the Park Planning Areas vary too much in size).

Further details about the level of service can be accessed by contacting the West Hants Municipal Office, where staff have the digital form of mapped information (using ESRI ArcMap).



% citizens served by a Neighbourhood Park



% citizens served by a Community Park

16

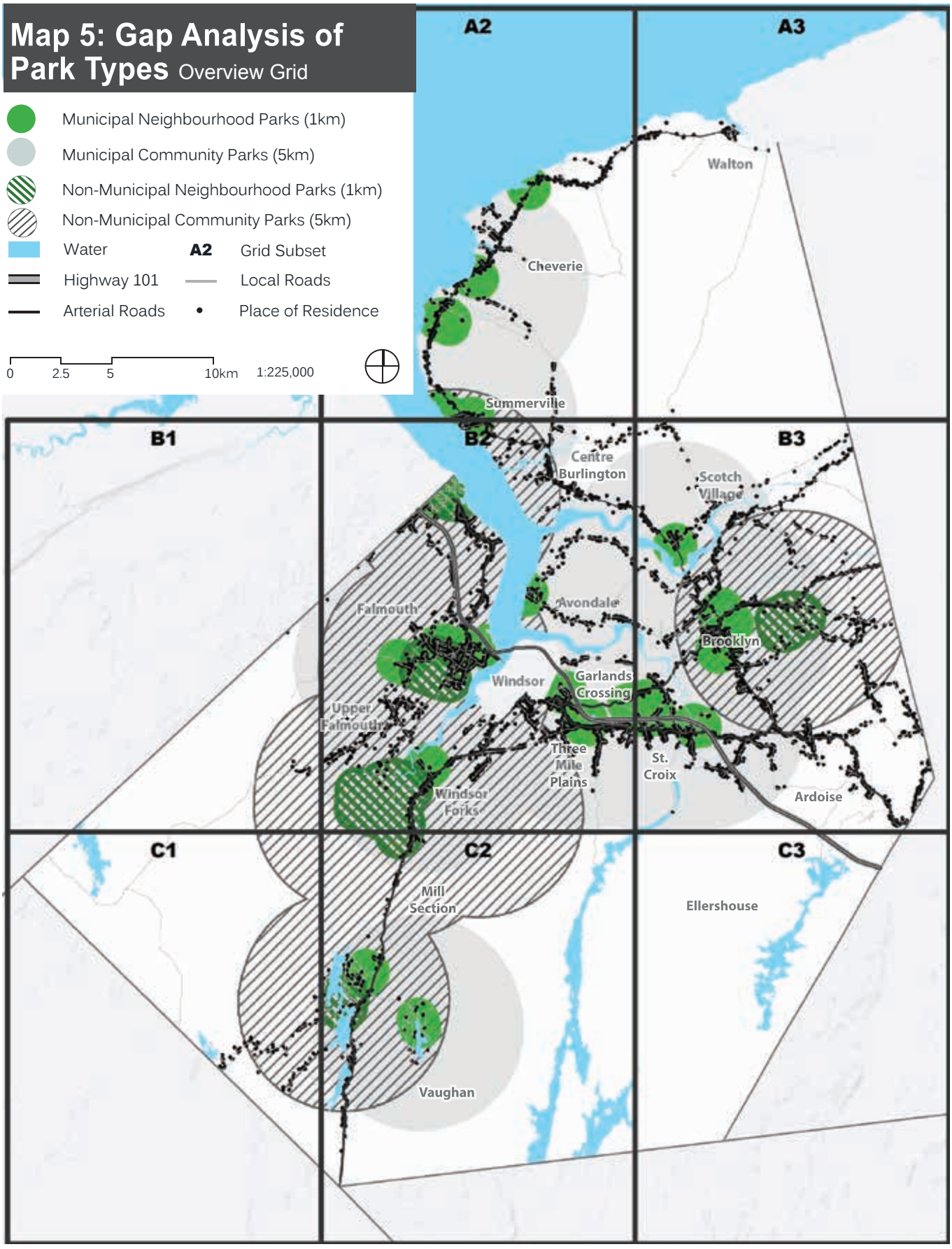
Number of hectares of Neighbourhood Parks (40 acres)*

155

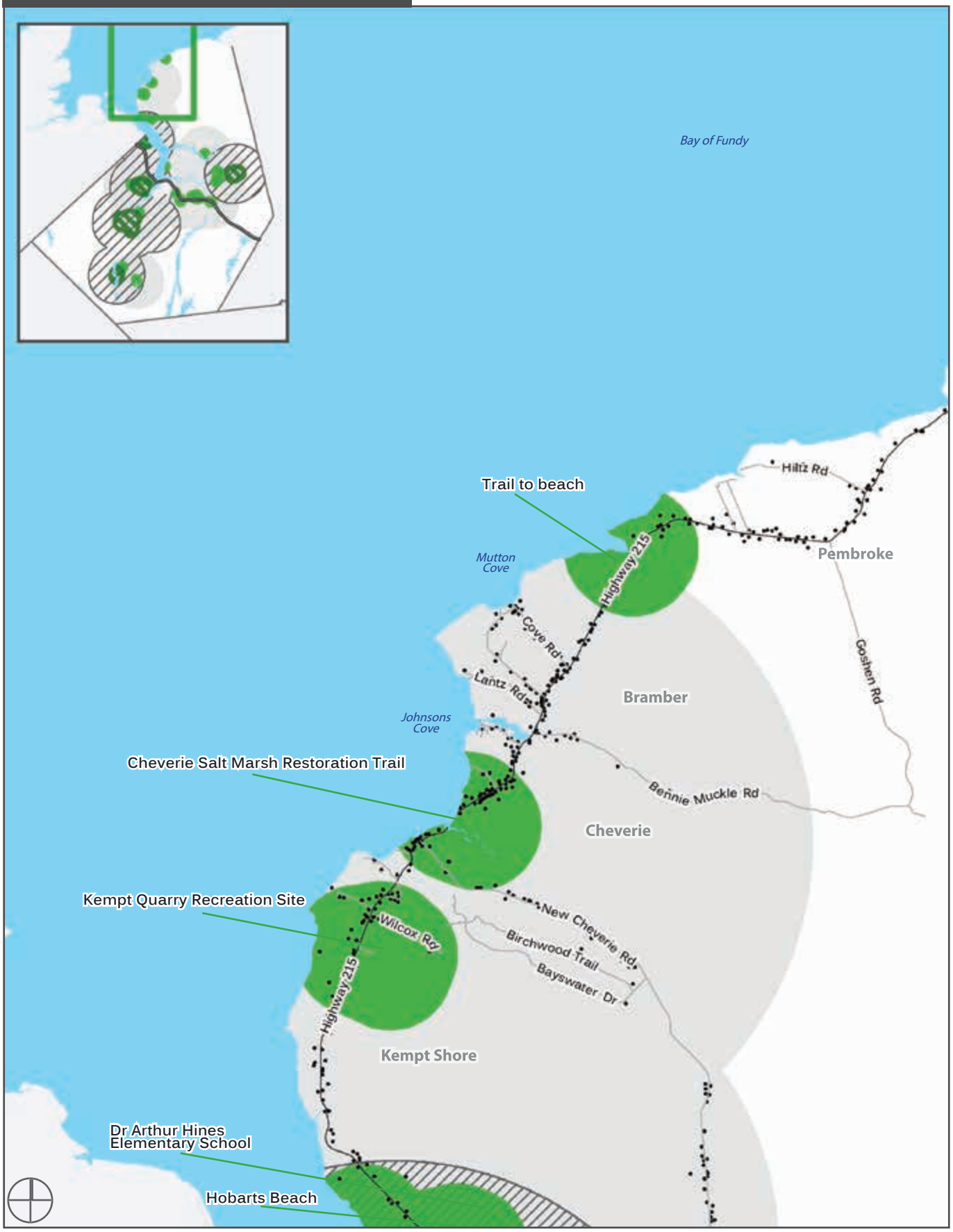
Number of hectares of Community Parks (383 acres)**

** Regional and Community Parks are often used as Neighbourhood Parks as well. This total area for Neighbourhood Parks* would be 161ha (398 acres).

** Regional Parks are often doubled as Community Parks and are factored into this area.


Map 5: Gap Analysis of Park Types Overview Grid
Municipal Neighbourhood Parks (1km)
Municipal Community Parks (5km)
Non-Municipal Neighbourhood Parks (1km)
Non-Municipal Community Parks (5km)
Water
A2 Grid Subset
Highway 101
Local Roads
Arterial Roads
Place of Residence
0 2.5 5 10km 1:225,000
A2
A3
B1
B2
B3
C1
C2
C3
Walton
Cheverie
Summerville
Centre Burlington
Scotch Village
Avondale
Falmouth
Brooklyn
Windsor
Garlands Crossing
Upper Falmouth
Three Mile Plains
St. Croix
Ardoise
Windsor Forks
Mill Section
Ellershouse
Vaughan

Gap Analysis Subset A2



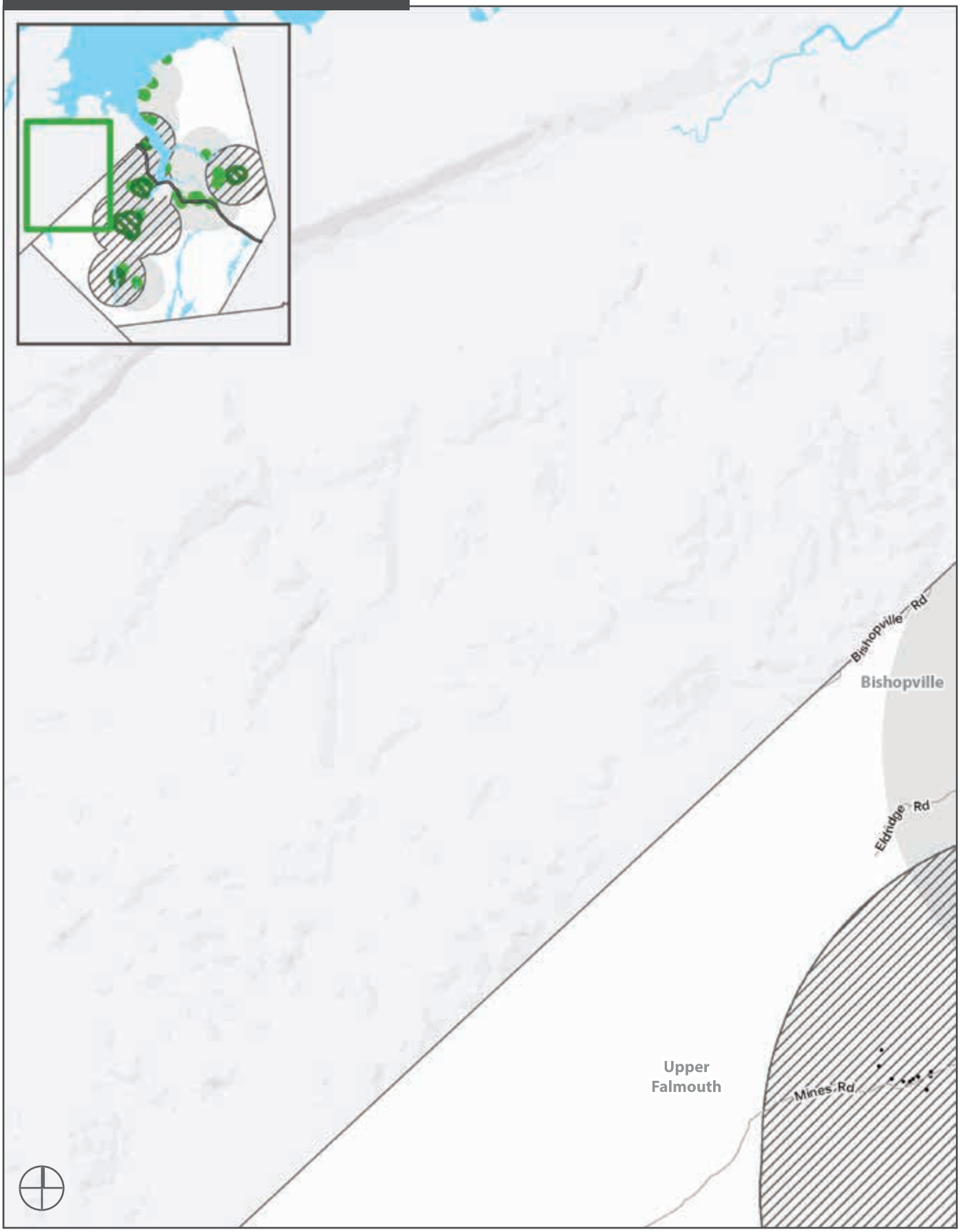
0 1.25 2.5 5km 1:70,000

Gap Analysis Subset A3



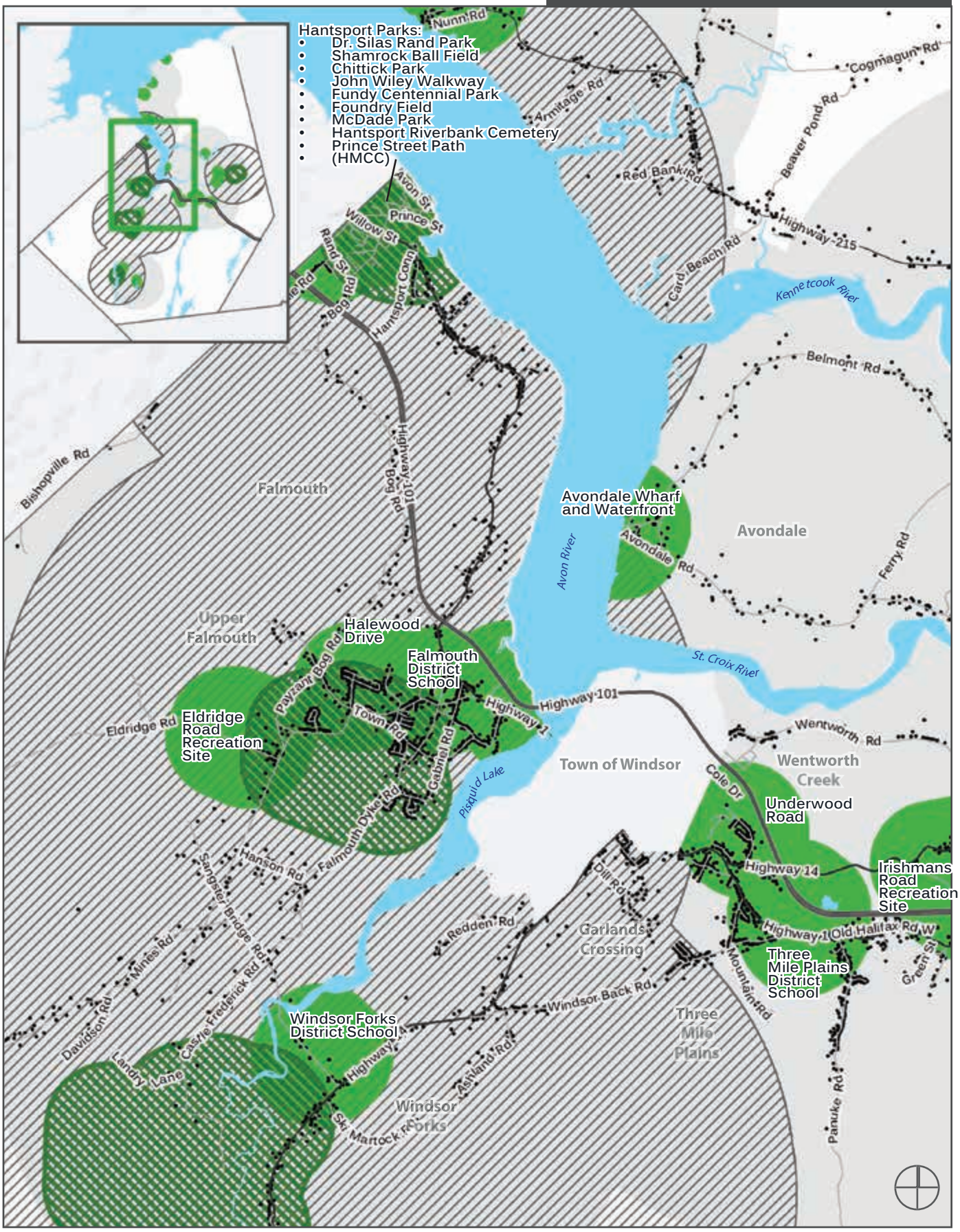
0 1.25 2.5 5km 1:70,000

Gap Analysis Subset B1



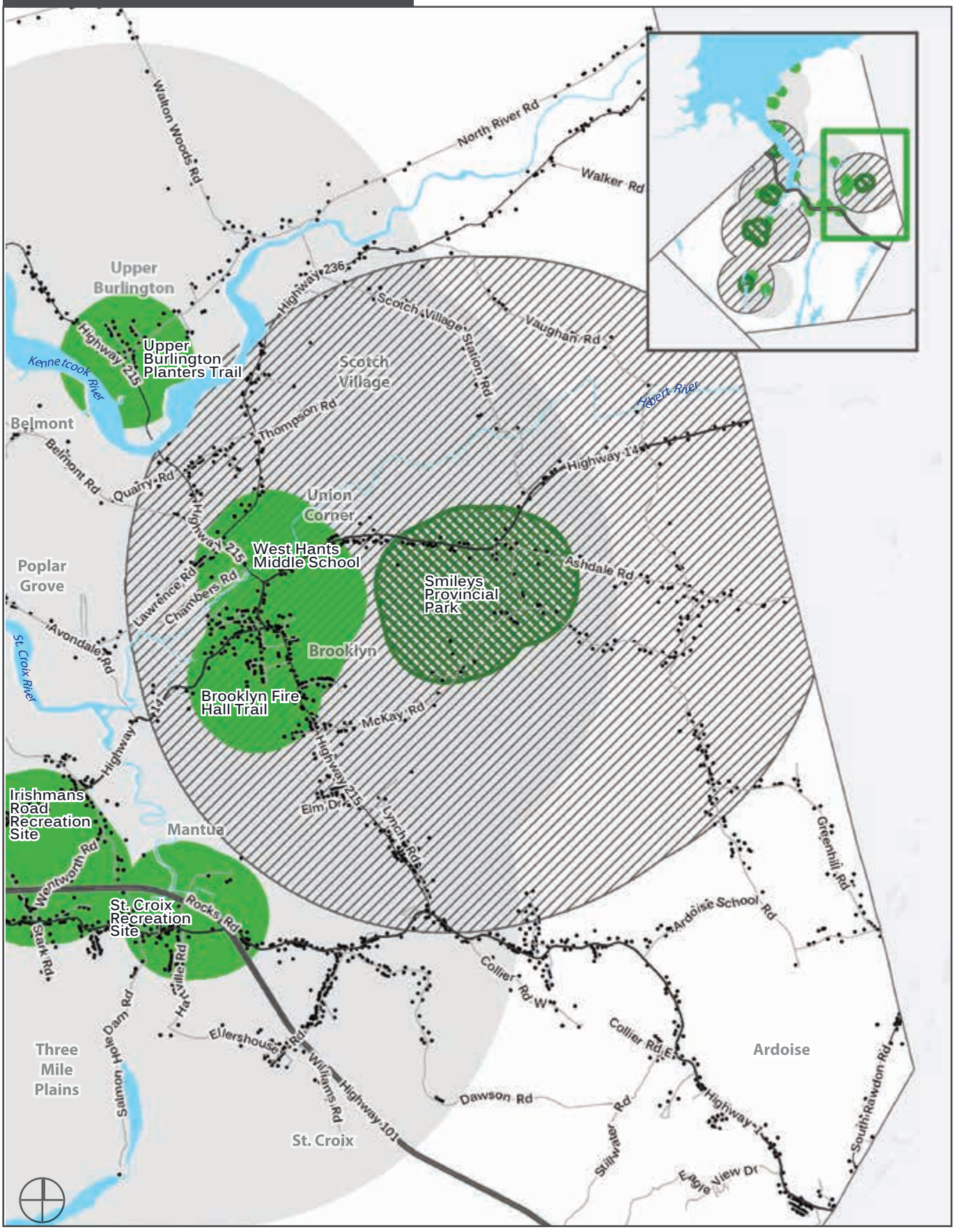
0 1.25 2.5 5km 1:70,000

Gap Analysis Subset B2



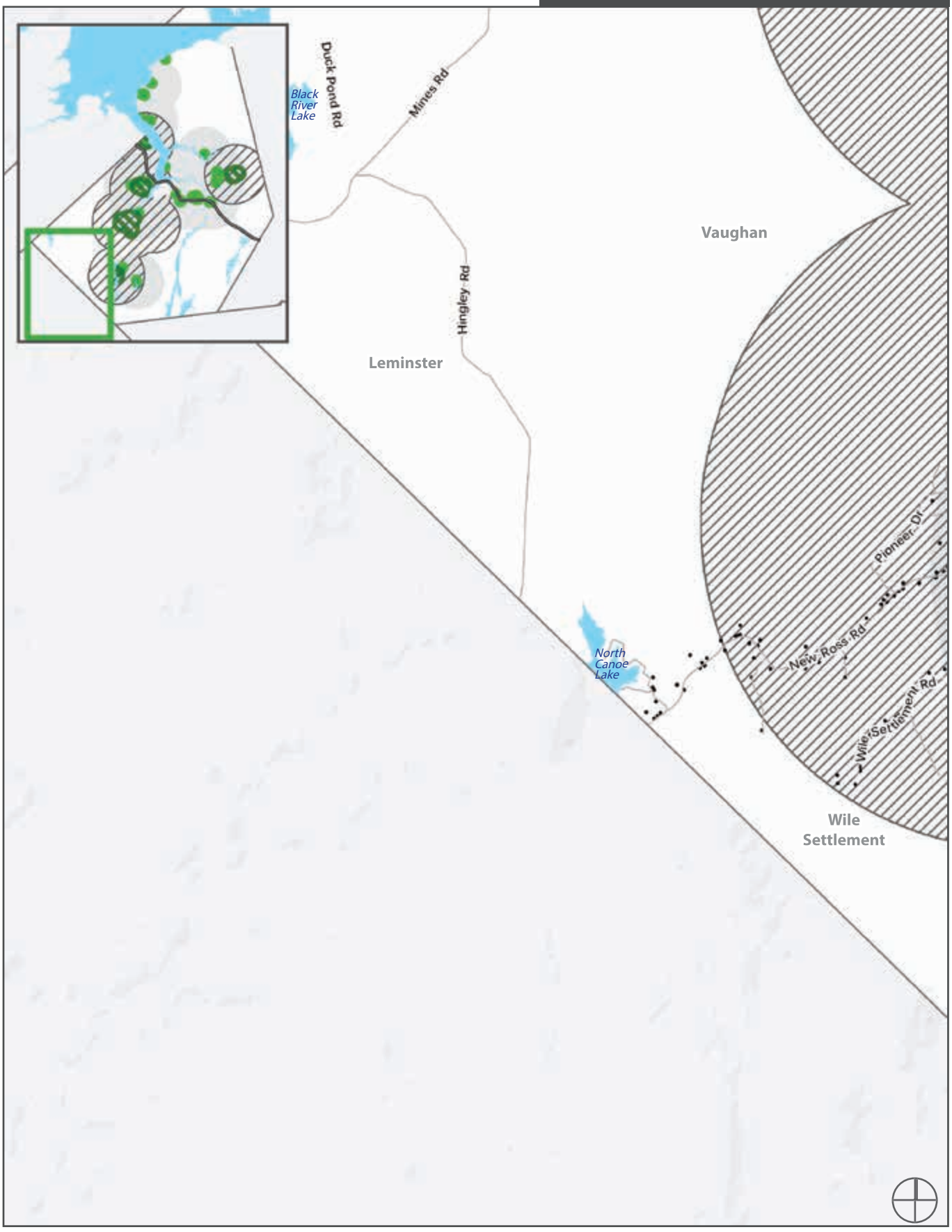
0 1.25 2.5 5km 1:70,000

Gap Analysis Subset B3



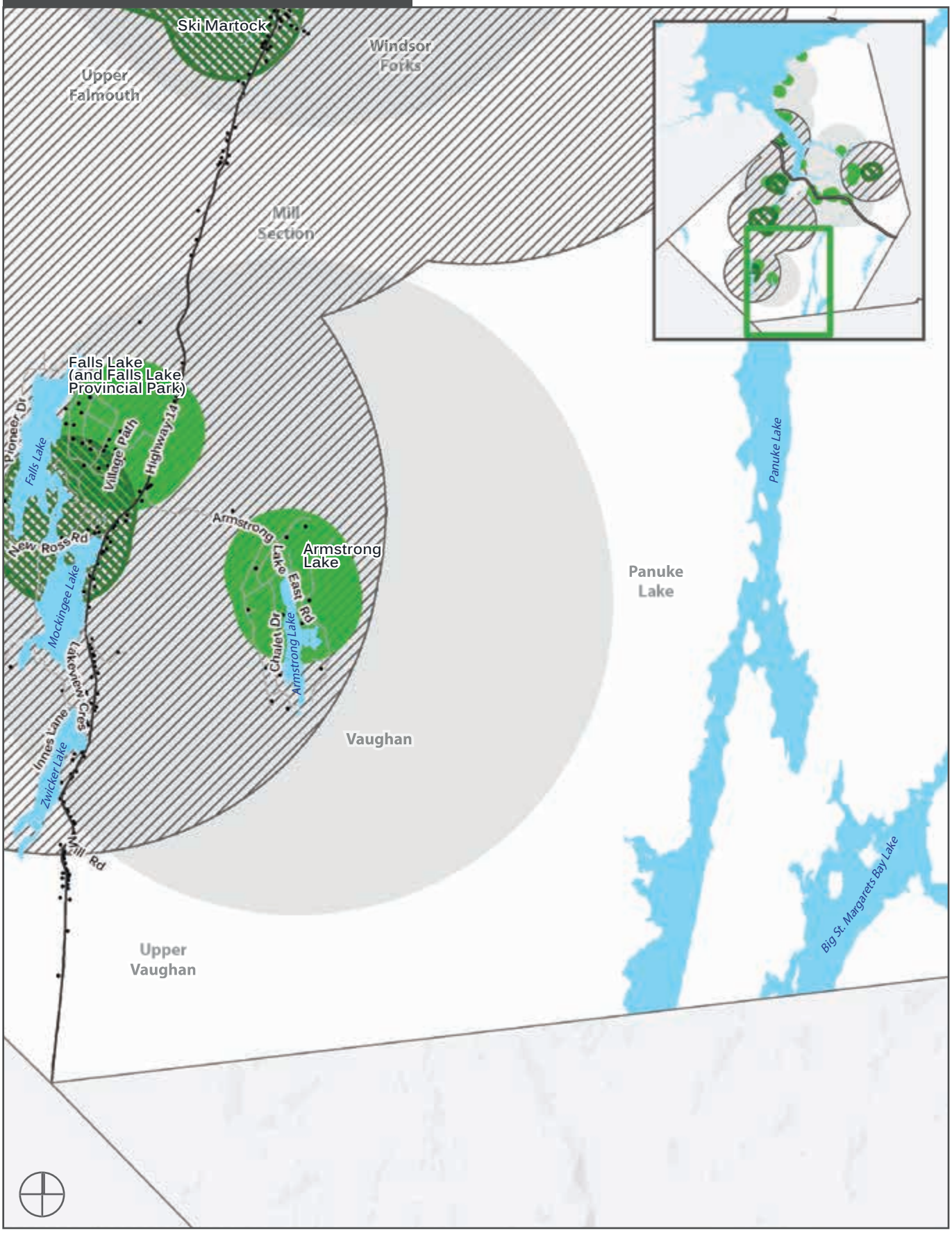
0 1.25 2.5 5km 1:70,000

Gap Analysis Subset C1



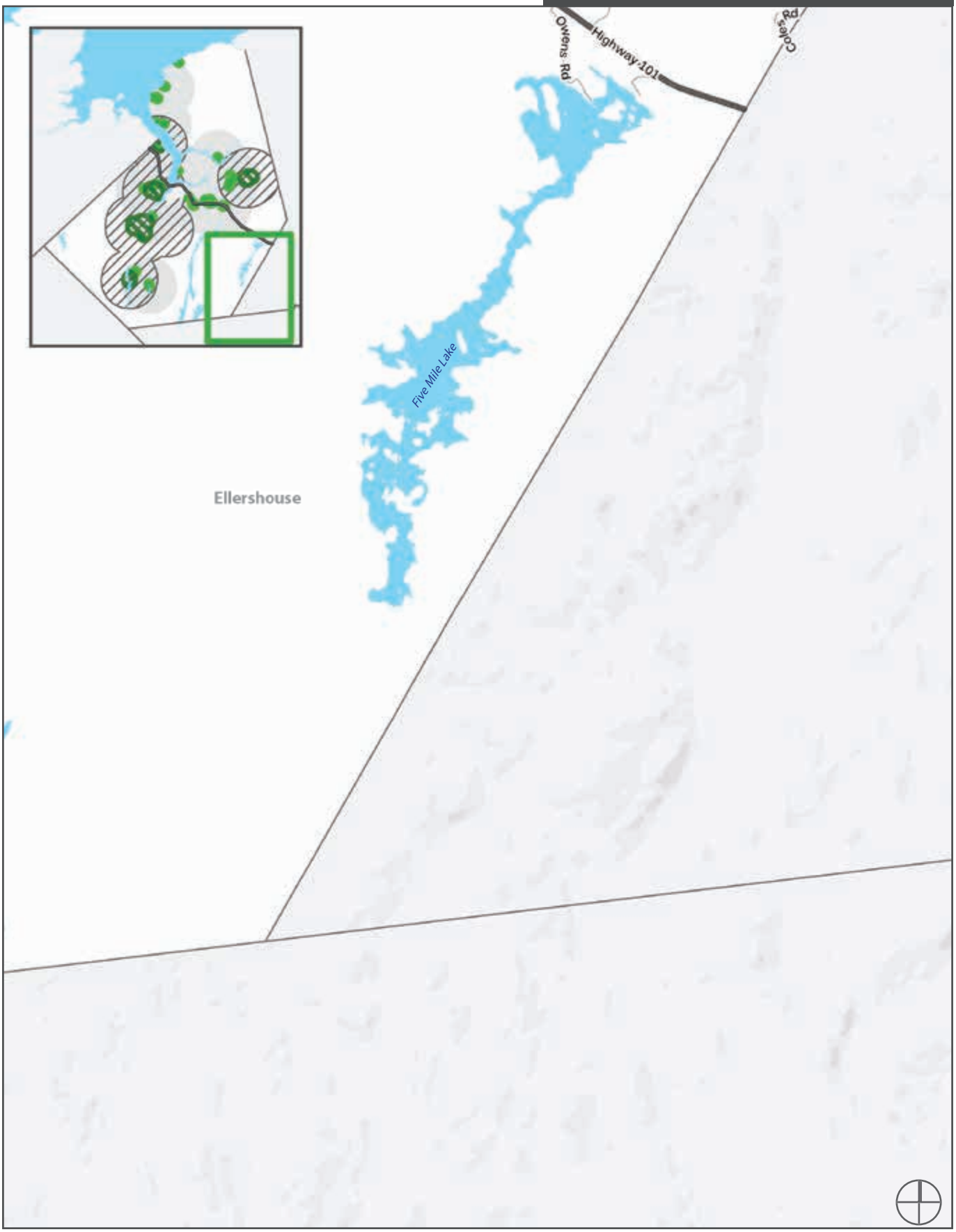
0 1.25 2.5 5km 1:70,000

Gap Analysis Subset C2



0 1.25 2.5 5km 1:70,000

Gap Analysis Subset C3



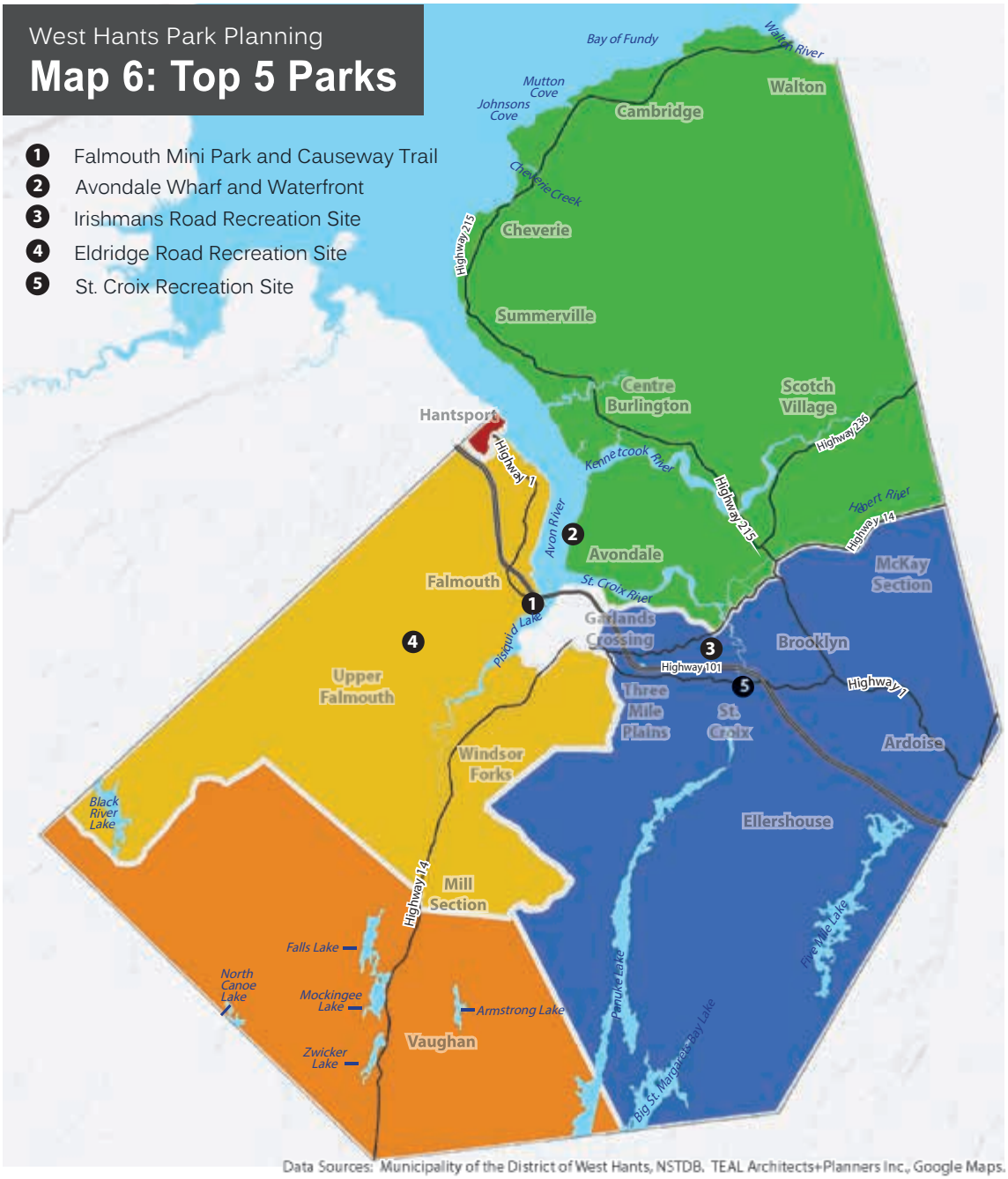
0 1.25 2.5 5km 1:70,000

4.4 Top 5 Priority Parks and Costs

Five parks in West Hants have been identified as priorities for investment or upgrades:

- Falmouth Mini Park and Causeway Trail
- Avondale Wharf and Waterfront
- Irishmans Road Recreation Site
- Eldridge Road Recreation Site
- St. Croix Recreation Site

Details for each park follow the next page. For each of the five parks, site opportunities have been extensively evaluated and a "Class D" cost assessment provided. These assessments estimate the cost of improvements and it should be noted that true costs may be within 25% of the estimate. Conceptual park layout drawings are also included, which highlight the approximate locations of possible site improvements.



Data Sources: Municipality of the District of West Hants, NSTDB. TEAL Architects+Planners Inc., Google Maps.

1

Falmouth Mini Park and Causeway Trail

Overview

PID: 45224458

Coordinates: 44.9942, -64.1474

Date visited: November 9, 2015.

Address: 2127 Highway #1 Falmouth, NS.

Classification: Neighbourhood, Community Parks.

Size: 1.55 acres (0.63 ha), Total area of provincial land in which the park occupies: 9.10 acres (3.68 ha).

Land cover: A mixture of turfed open areas (75%) and treed naturalized areas (25%). Paved paths and gravel parking area are part of these open areas.

Topography: A fairly flat parcel gently sloping from the northwest to the southeast towards the water. Steep banks to the water in the northwest cove, a more gentle slope at the picnic area.

Maintained by: Municipality; owned by the Province of Nova Scotia.

Use: Swimming, boating, walking, picnicking.

Access: From Evangeline Trail or multiple points in Downtown Windsor.

Parking: 5-10 spaces; not well defined.

Signage: No signage indicating park from the road. Park maintenance signage throughout the park.

History: The Municipality entered into a lease agreement with the Department of Transportation in the early 1980's that allowed the use of the land for recreational purposes. In the early 1990's the Municipality and the Windsor and Area Jaycees agreed to develop the lands and create what is now the Falmouth Mini Park.

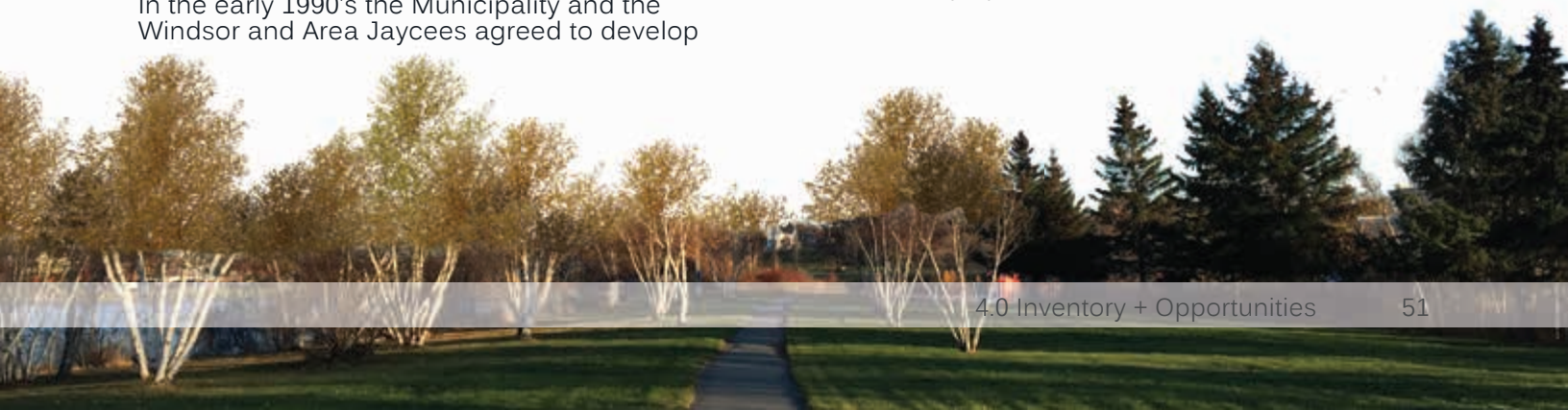
Overlapping Management Plans: 2013 Trails Plan, p.55.

Observations

- No entrance signage indicating park, use, or a map.
- Parking area in conflict with pedestrian spaces/playground.
- Many small trees, but few large shade trees on site.
- Fencing along the west side of the park is in need of replacement.
- Well maintained grounds.
- Access to water isn't clearly indicated or available.

Opportunities

- Reconfigure parking area that makes better use of space and separates pedestrians from cars.
- Landscape park entrance to buffer from road traffic and provide an aesthetic gateway to park.
- Design and development of new trail on highway side of park for shorter secondary loop.
- Improve access to the water from the picnic area.
- Install dock for small boat access, fishing, sitting.
- Improve lighting along highway and in interior of the park.
- Design and install interpretive signage highlighting stormwater movement through the park.
- Create shade over children's play area (e.g. trees, shade structure).
- Phase out invasive species (e.g. Norway Maple).



Falmouth Mini Park and Causeway Trail

Cost Estimate

Description	Unit	Quantity	Unit Price ($)	Amount ($)
Signage				
Park map (48” x 36”)	each	1	850.00	850.50
Parking upgrades				
Roadway	m^2	400	32.00	12,800.00
Parking area	m^2	400	32.00	4,800.00
Causeway Trail Loop				
Trail	m	200	40.00	8,000.00
Fence	m	240	105.00	25,000.00
Beach Upgrade				
Beach construction & retaining wall	L.S.	1	30,000.00	30,000.00
Floating dock	L.S.	1	2,500.00	2,500.00
Entrance landscape plan & landscaping	L.S.	1	15,000.00	15,000.00
Lighting				
Option 1: strategically placed bollards	each	30	375.00	11,250.00
Option 2: bollards along entire length of trail loop (not including length along Highway 101)	each	84	375.00	31,500.00
TOTAL (with Option 2)				**$130,450.50**

Prices include 25% allowance for contingencies and engineering, but exclude HST.

Probable construction costs have been made based on experience, qualifications, and best judgment. Construction costs may vary from the estimated costs above. Design fees are not included.



District of the Municipality of West Hants
Parks and Open Space Plan

Park Opportunities Concept Plan: Falmouth Mini Park and Causeway Trail

Item	Description
A	Redesigned parking area to separate people from cars.
B	New landscaping to create a buffer between the park and road and to create a sense of entrance.
C	Proposed beach area with retaining wall and steps.
D	Proposed area of bollard lighting.
E	Proposed dock for launching canoes, kayaks.
F	Shade tree planting around play structures.
G	Proposed stormwater interpretive panel.
H	Opportunity area for future park and open space development.
I	Proposed 200m trail loop.
J	New fence along shoreline.
K	Proposed picnic /rest area.

Prepared by: SC

Date: April 3, 2016

Avondale Wharf and Waterfront

Main Parcel

2

Overview

PID: 45171279

Coordinates: 45.02204, -64.1312

Date visited: November 26, 2015.

Address: 15 Belmont Rd, Avondale.

Classification: Community, Cultural, Neighbourhood Parks.

Size: 1.61 acres (0.65ha).

Land cover: Mostly managed turf with compacted gravel driveway and parking areas, and building footprints.

Topography: Relatively flat terrain sitting lower than Belmont Road at the field and at road elevation at Museum entrance. Gently sloping towards the wharf.

Maintained by: Primarily by community volunteers with support from the Municipality.

Use: Baseball, soccer, sitting, picnicking, walking, playground, bird watching, boating, fishing.

Access: From Belmont Road and Avondale Road.

Parking: No formal parking, opportunities for approximately 10-20 cars.

Signage: Collection of signs at Heritage Museum entrance for buildings/amenities. Newport Landing sign along road shoulder along field. Park entrance sign at southern driveway.

History: This area is formerly a New England Planter settlement. Due to the proximity to water, ship building was an important industry. The Wharf was divested from the Federal Government to the Municipality in 1990 and was rebuilt by the community for $13,000.00. In 1996, the Municipality entered into a lease agreement with the Avon River Heritage Society to allow that organization to develop a portion of the property.

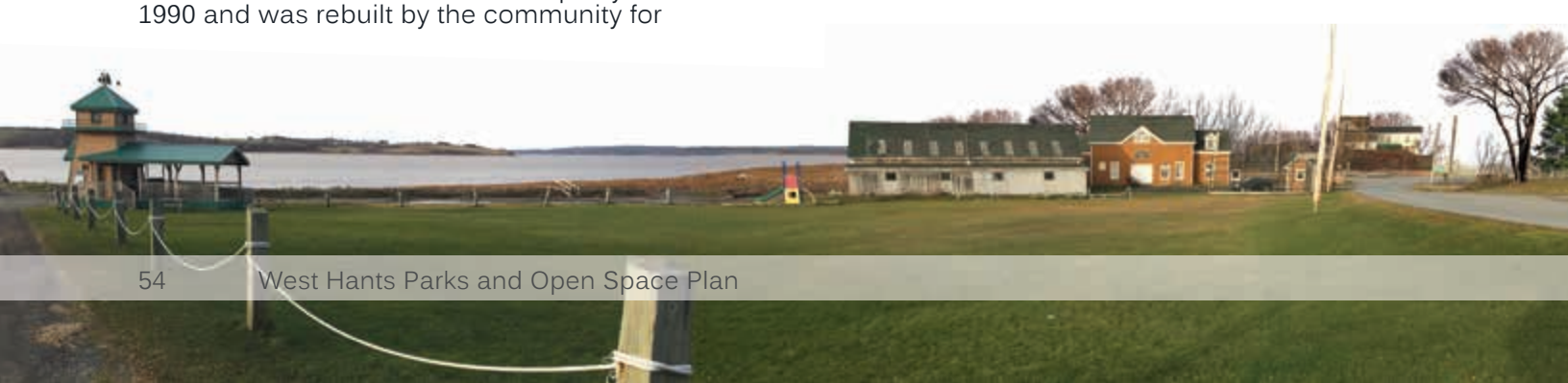
Overlapping Management Plans: MCCAP.

Observations

- Outdoor spaces around museum and boat house not well-defined (e.g. parking, gardens, turf).
- Sports field is well maintained. Standing water at field perimeter.
- Playground in good condition.
- Poor drainage, uneven surface, and irregular mixture of materials (e.g. soil, gravel) outside the playground and shipyard shed.
- Tide rising over wharf, boat launch, and driveway causing erosion and structural damage.
- Signage is not coordinated, should be centralized with park use, ownership, and rules identified.

Opportunities

- Site landscape plan to identify optimal pedestrian circulation and landscaping.
- Evaluate the stability and effectiveness of dykes/berms. Further development may be necessary along river to the north and boat launch to the south.
- Engineering assessment of wharf structure.
- New park signage consistent with municipal brand and materials at park entrances.
- The Municipality should consider climate change and work with the MCCAP Committee on projects that relate to the Avondale Wharf and Waterfront.
- Work with the MCCAP Committee to address climate change effects on parcel.



Avondale Wharf and Waterfront

South Shoreline

2

Overview

PID: 45183118

Coordinates: 45.02126, -64.132

Date visited: November 26, 2015.

Address: 1 Avondale Rd, Newport Landing.

Classification: Community Park, Production and Protection.

Size: 1.10 acres (0.45ha).

Land cover: Primarily tidal grassland with trees and shrubs growing at eastern border.

Topography: Slight slope from eastern edge of parcel to the water.

Maintained by: Not a maintained parcel, but owned by the Municipality.

Use: Tidal zone, wildlife habitat, no current recreational use.

Access: From the beach at low tide or from Avondale Wharf and Waterfront Main Parcel driveway.

Parking: Few potential spaces at boat launch.

Signage: None.

History: Deeded to the Municipality of the District of West Hants in 1996 by USG Canadian Mining Limited.

Overlapping Management Plans: MCCAP.

Observations

- No obvious human activity on site.
- Large area covered by water during high tide.

Opportunities

- Little recreational opportunity due to tidal flow, but valuable as wildlife habitat.
- Potential to develop a dyke/berm system to prevent flooding into southern border of Avondale Wharf and Waterfront Main Parcel.



2

Avondale Wharf and Waterfront

North Shoreline

Overview

PID: 45225513

Coordinates: 45.02268, -64.1318

Date visited: November 26, 2015.

Address: 1 Avondale Road, Newport Landing.

Classification: Community Park, Production and Protection.

Size: 1.13 acres (0.46ha).

Land cover: Primarily tidal grassland with exposed sand/sediment during low tide.

Topography: River channel flowing through property. Steep grass-covered/muddy banks on either side of channel.

Maintained by: Not a maintained parcel, but owned by the Municipality.

Use: Tidal flow, wildlife habitat, boat access.

Access: From Avondale Wharf and Waterfront Main Parcel.

Parking: Parking available in Avondale Wharf and Waterfront Main Parcel and roadside,

Signage: None.

History: In May, 1760 the first New England Planters arrived aboard sloops Lydia and Sally. Water lot was deeded to the Municipality in 1990

Overlapping Management Plans: MCCAP.

Observations

- Boat access damaged during previous weather events.

Opportunities

- Improve access to water.



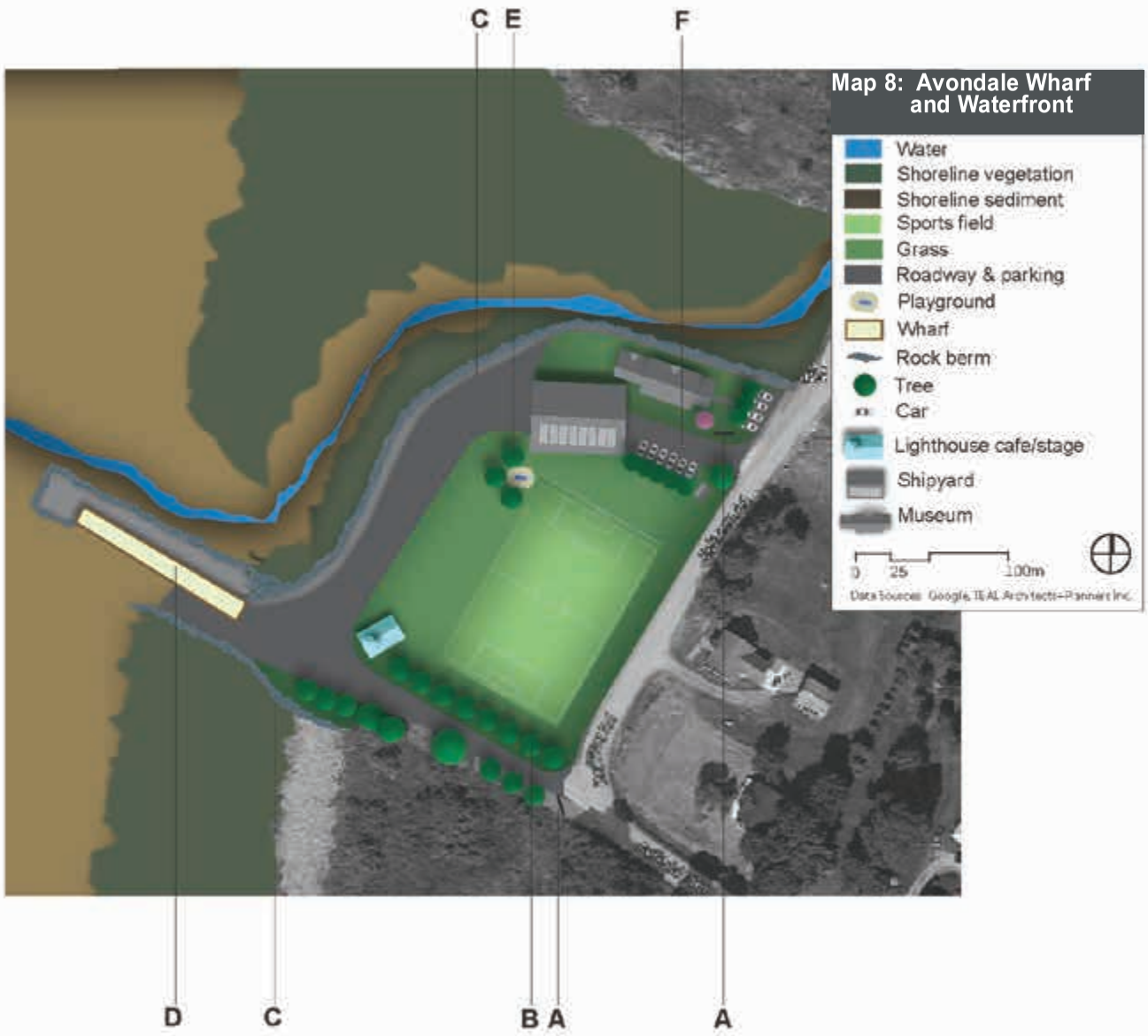
Avondale Wharf and Waterfront

Cost Estimate

Description	Unit	Quantity	Unit Price ($)	Amount ($)
Wharf upgrades				
Option 1: Remove existing wharf, do not replace.	L.S.	1	20,000	20,000
Option 2: Repair existing decking, ladders, curbs.	L.S.	1	60,000	60,000
Option 3: Remove existing wharf & replace with new wharf at same deck elevation.	L.S.	1	170,000	170,000
Option 4: Remove existing wharf & replace with new wharf at 1.5m above existing deck elevation.	L.S.	1	310,000	310,000
A high tide is estimated to over top the existing wharf by approximately 1.0m. An extreme high tide is estimated to over top the existing wharf by approximately 2.5m.				
Reconfigured parking area	m^2	350	32.00	6,400
Berm upgrades & development				
North berm (1.0m additional height)	L.S.	1	120,000	120,000
South Berm (1.0m average height)	L.S.	1	25,000	25,000
Detailed Landscape Plan	L.S.	1	15,000	15,000
TOTAL (with Option 4)				**$476,400**

Prices include 25% allowance for contingencies and engineering, but exclude HST.

Probable construction costs have been made based on experience, qualifications, and best judgment. Construction costs may vary from the estimated costs above. Design fees are not included. Price would vary depending on the type, length and quality of the wharf to be constructed. Required permits have not been factored into the cost estimate.



District of the Municipality of West Hants
Parks and Open Space Plan

Park Opportunities Concept Plan:
Avondale Wharf & Waterfront

Item	Description
A	Existing/new signage moved closer to the main road.
B	Trees added to define the entrance and create shade fo sp spectators, visitors.
C	Berms strengthened and raised to prevent tide from flooding park.
D	Wharf upgraded to make structurally sound.
E	Trees planted to shade playground.
F	Redesigned entrance area.

Prepared by: SC

Date: April 3, 2016

3

Irishmans Road Recreation Site

Overview

PID: 45061843

Coordinates: 44.97263, -64.0588

Date visited: November 16, 2015.

Address: 151 Irishmans Road, Newport Station.

Classification: District, Community, Neighbourhood Parks.

Size: 172 acres (69.61 ha).

Land cover: Primarily a mixed forested stand of red and white spruce, hemlock, yellow birch, sugar maple and American beech. Turf is managed on two sports fields and at their perimeter and along driveways. Gravel parking areas are found at the main entrance and at the upper sports field.

Topography: Main road bed is relatively flat with slight incline to the north east (with drainage ditch on either side). Upper sports field to the west is 25-30 feet above main road. Lower sports field in a depression. Trail to the is north of the lower sports field rises and falls with the hillside. Karst topography (i.e. sinkholes formed by soluble gypsum). Is visible in the north and west portions of the park.

Maintained by: Municipality. Portion leased by Glooscap Heritage Archers Association.

Use: Archery, walking, running, mountain biking, soccer.

Access: Park access from Irishmans Road.

Parking: 20-30 spaces along driveway and at the second gate, 20-30 spaces at the top field, evidence of additional parking on grass shoulders and at the sport field entrances.

Signage: No official signage indicating "Irishmans Road Recreation Park". Signage indicating management and use and prohibiting motorized vehicle use.

History: The park sits on land formerly used as a Municipal landfill, which was decommissioned in 1984. The soccer fields were named the Ryan Lahey Memorial Soccer fields in 2011 in memory or Ryan Lahey.

Overlapping Plans: 2013 Trails Plan, p.47.

Observations

- Entrance to the trail from the second gate is unclear.
- Free standing wall (remaining from landfill) to the north east of the lower field.
- Standing water along trail to the north of the lower field.
- Bleachers at upper field in need of upgrades (e.g. wooden boards).
- Upper parking area needs new base material. Shale is difficult parking surface.
- Area of karst topography found in the north and west areas of the park.
- Fence on the west of the upper field in need of replacement.
- Slumping observed on the west side of the upper field.

Opportunities

- Install entrance and trail signage.
- Design and install interpretive panels to educate the community about former uses, and reclamation of former landfill lands into a recreation facility.
- Expansion of parking area at the second gate and at the upper field.
- Development of a new trail and interpretive area to learn about Karst Topography.
- New fence along the west side of the upper sports field.
- Upgrade sports field (e.g. topdressing, seeding, corrected slumping).
- Potential for additional trails

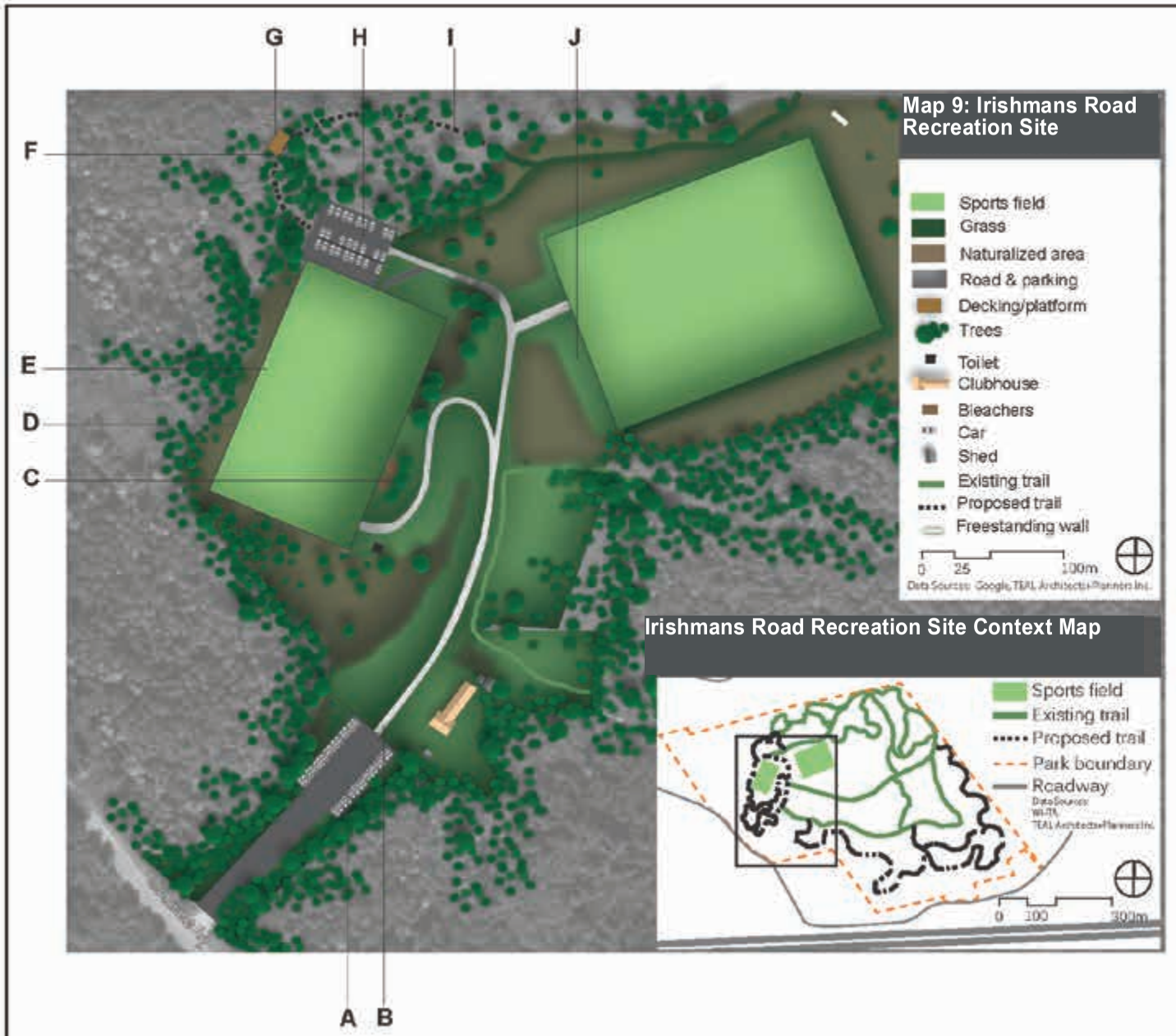
Irishmans Road Recreation Site

Cost Estimate

Description	Unit	Quantity	Unit Price ($)	Amount ($)
Signage				
Landfill remediation interpretive board.	each	1	850.00	850.00
Karst topography interpretive board.	each	1	850.00	850.00
Parking upgrades (gravel)				
Upper parking area	m^2	1,200	32.00	38,400.00
Entrance parking area	m^2	300	32.00	9,600.00
West sports field fence upgrade				
Removal of current fencing	L.S.	1	1,000.00	1,000.00
Ground work	L.S.	1	7,000.00	7,000.00
Fencing installation	L.S.	1	4,000.00	4,000.00
Karst Topography look-off				
Trail loop	m	250	40.00	10,000.00
Wood platform (7m x 3m)	L.S	1	5,000.00	5,000.00
Fencing (post and rail)	m	25	60.00	1,500.00
Sports field upgrades				
Aeration *(in-house staff & equipment, 2-3 times per year)*				
East field	L.S.	1	375.00	375.00
West field	L.S.	1	250.00	250.00
Topdressing				
East field	m^2	10,400	0.48	5,000.00
West field	m^2	7,600	0.48	3,750.00
Overseeding				
East field	m^2	10,400	0.075	780.00
West field	m^2	7,600	0.075	570.00
TOTAL				**$88,145**

Prices include 25% allowance for contingencies and engineering, but exclude HST.

Probable construction costs have been made based on experience, qualifications, and best judgment. Construction costs may vary from the estimated costs above. Design fees are not included.



District of the Municipality of West Hants
Parks and Open Space Plan

Park Opportunities Concept Plan: Irishman s Road Recreation Site

Item	Description
A	Expanded gravel parking area.
B	New interpretive board outlining the former landfill site and reclamation into a recreation park.
C	New shade trees planted behind bleachers.
D	Chain link fence replacement.
E	Installation of new sub-base to correct field slumping.
F	New interpretive board highlighting Karst Topography, plant life, and significance to the area.
G	New platform/decking overlooking Karst Topography.
H	Resurfaced and expanded parking area.
I	New trail to Karst Topography look-off.
J	New bleacher seating.

Prepared by: SC

Date: April 3, 2016

4

Eldridge Road Recreation Site

Overview

PID: 45211836

Coordinates: 44.99139, -64.208

Date visited: November 20, 2015.

Address: 156 Eldridge Rd, Upper Falmouth.

Classification: District, Community, Neighbourhood Parks.

Size: 15.55 acres (6.29 ha).

Land cover: Sports complex area is primarily managed turf; gravel parking lot and roadway; remaining property forested (e.g. red and white spruce, sugar maple, white and yellow birch, red oak, balsam fir) with turf, soil, and gravel paths.

Topography: Fairly flat terrain with undulating places due to drainage swales and natural depressions.

Maintained by: Municipality.

Use: Soccer, tennis, basketball, walking, tug-of-war, playing (playground), picnicking, sitting, snowmobiling.

Access: From Eldridge Road.

Parking: Unmaintained gravel lot with overflow parking on grass at eastern park entrance.



Signage: Signage indicating maintenance and sponsors; faded trail markings at former softball field.

History: Parcel was purchased in 1988 from Bernard Curry. The land was developed cooperatively between the Falmouth Community Hall Association and the Municipality of the District of West Hants.

Overlapping Management Plans: None.

Observations

- Recent investment in infrastructure (e.g. tennis court surface, playground).
- Standing water on north and south length of west soccer field.
- North soccer field slow to drain.
- Former softball dugouts in fair shape, roof needs repairs.
- Parking area with standing water.
- Standing water outside play space.
- Former softball field post and chain fence rusting and leaning.
- Retaining wall around former softball field is deteriorating.

Opportunities

- Landscaping upgrades at park entrance.
- Install signage to identify site amenities and trails.
- Correct field drainage for sports fields.
- Paint lines on basketball court.
- Repair and replace damaged boards on benches, picnic tables, bleacher seating.
- Upgrade dugout roofs.
- Redesign the layout of parking area to make more efficient and separate from people spaces.
- Install drainage and new sod around playground space.
- Install new fence along north soccer field perimeter.
- Remove wood retaining wall behind the dugouts at north soccer field perimeter. Replace with drainage swale.

Eldridge Road Recreation Site

Cost Estimate

Description	Unit	Quantity	Unit Price ($)	Amount ($)
Signage				
Park map	each	1	850.00	850.00
Soccer field drainage improvements				
Option 1:French drain along north boundary	m	150	35.00	5,250.00
Option 2: Shallow swale along north boundary	m	150	65.00	9,750.00
Parking upgrades				
Roadway	m^2	1,300.00	32.00	41,600.00
Parking area	m^2	600	32.00	19,200.00
Basketball court grade correction				
Option 1: Chain-link fence on North and East side of court	m	45	165.00	7,425.00
Option 2: Add fill to lessen slope on North and East sides of court	L.S.	1	5,000.00	5,000.00
Basketball court line painting	L.S.	1		
Back soccer field fence extension	m	48	105.00	5,040.00
Back soccer field swale	m	60	150.00	9,000.00
Site lighting (tennis courts, parking lots), mounted on existing utility poles	L.S.	2	2,0000.00	4,000.00
Entrance landscape plan & landscaping	L.S.	1	20,000.00	20,000.00
Picnic area upgrades				
Steel park grill/BBQ	each	3	400.00	1,200.00
Picnic tables	each	3	250.00	750.00
Total (with Soccer field drainage Option 2 and basketball court Option 2)				**$129,065**

Prices include 25% allowance for contingencies and engineering, but exclude HST.

Probable construction costs have been made based on experience, qualifications, and best judgment. Construction costs may vary from the estimated costs above. Design fees are not included.



Map 10: Eldridge Road Recreation Site

District of the Municipality of West Hants
Parks and Open Space Plan

Park Opportunities Concept Plan: Eldridge Road Recreation Site

Item	Description
A	Redesigned parking area.
B	Regraded drainage swale.
C	Painted basketball court lines.
D	Interior park lighting.
E	Snowmobile off-loading area.
F	Redesigned entrance parking area.
G	New entrance landscaping.
H	New shade trees at playground.
I	New drainage system for soccer field perimeter.
J	Picnic/bbq space in clearing.
K	New swale around backstop of former softball field.
L	Chain link fence extension.

Prepared by: SC

Date: April 3, 2016

5

St. Croix Recreation Site

Overview

PID: 45339231

Coordinates: 44.96515, -64.0255

Date visited: November 12, 2015.

Address: 54 Ball Park Rd, St. Croix.

Classification: District, Community, Neighbourhood Parks.

Size: 9.60 acres (3.88 ha).

Land cover: Primarily managed turf with gravel surfaces for driveway, parking, and pathways.

Topography: Grade level, seeded, maintained.

Maintained by: Municipality.

Use: Softball, community gathering, horseshoe, picnicking, fishing.

Access: From Ball Park Road.

Parking: 150-200 cars possible on road shoulder, abandoned field, and gravel area to the east.

Signage: No entrance signage. Signage present to indicate maintenance, security, and horseshoe club, but signs are dated and in need of replacement.

History: Land originally owned by Aubrey Smiley and was purchased by the Crown when Highway 101 was constructed. The Crown deeded the remaining lands to the Municipality in 1975 with the stipulation that it be used for recreation purposes.

Overlapping Management Plans: None.

Observations

- Out-buildings are showing signs of weather damage (e.g. water damaged wood, outdated electrical, rotting windows/trim).
- Bleacher footprints made of gypsum (unsuitable structural base).
- Field to east of ballfields is abandoned with old backstop still in place.
- Slope around east ball field bleachers too steep and inaccessible.
- Wiring on east ball field unearthed and is a tripping hazard.
- Wood decking at the top of west ball field is narrow and showing signs of rot.
- Clubhouse ramp on crumbling concrete footings.

Opportunities

- Develop easy access to pond.
- Coordinate signage to indicate park, maintenance, usage, and wayfinding.
- Upgrade wooden out-buildings and clubhouse.
- Replace gypsum bleacher footings with more stable base.
- Install new pathways to improve site accessibility.
- Develop regrading plan for east ball field bleachers are to reduce slope or overcome slope and refine surface materials (e.g. sod instead of large gravel).
- Upgrade decking at top of west ball field observation area.

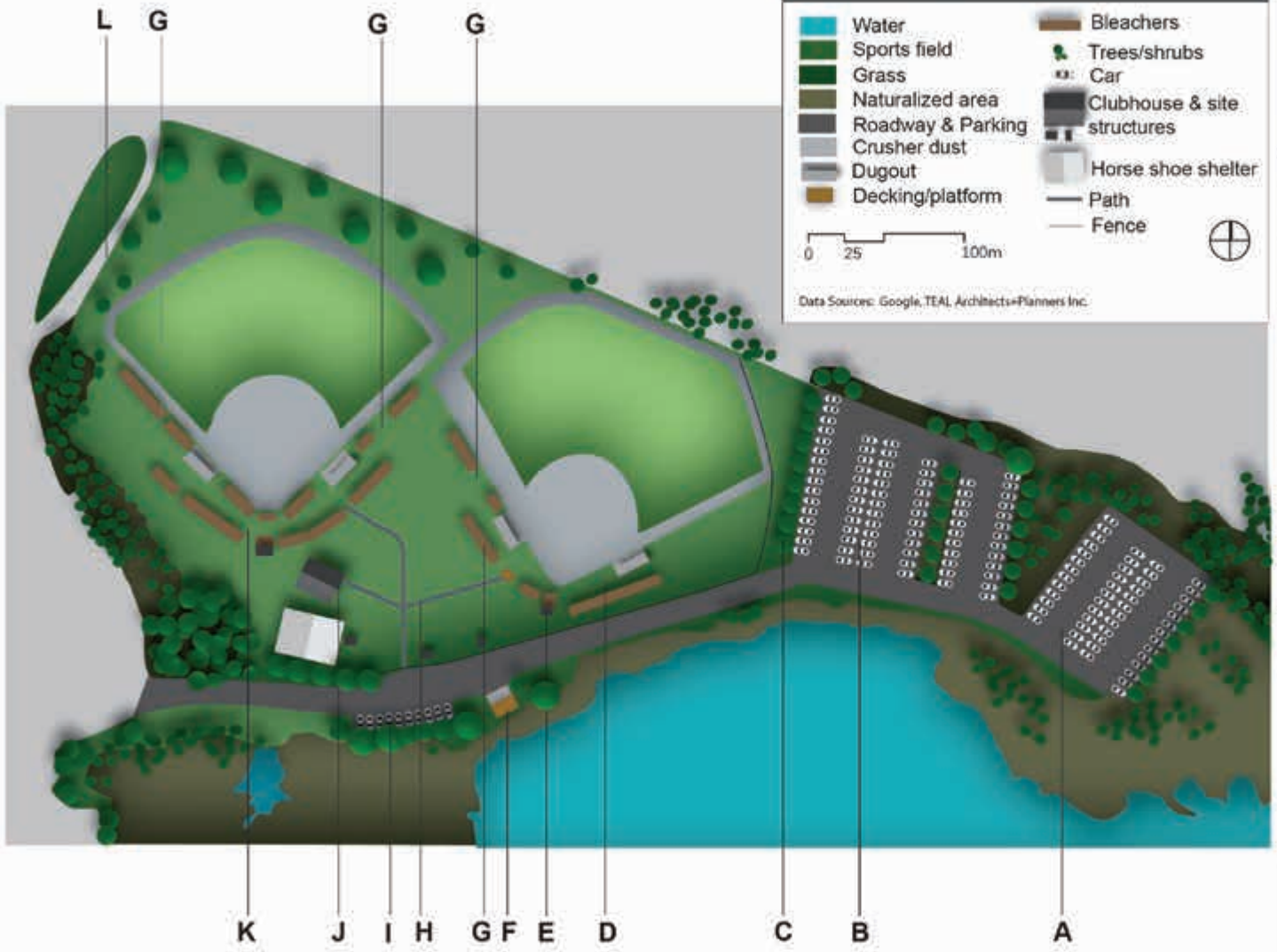


St. Croix Recreation Site

Cost Estimate

Description	Unit	Quantity	Unit Price ($)	Amount ($)
Lighting upgrades				
Clubhouse, Horseshoe area, Announcer's towers	L.S.	1	2,000.00	2,000.00
Site grading				
Stairs built into berm at Eastern field	each	2	2,000.00	4,000.00
Replace gravel underneath bleachers	L.S.	1	3,500.00	3,500.00
Backstop removal	L.S.	1	2,000.00	2,000.00
Parking upgrades (gravel)				
East parking area	m^2	1,875	13.00	24,375.00
West parking area	m^2	2,850	32.00	91,200.00
West gravel turn-around	m^2	450	13.00	5,850.00
Accessible pathways				
To East bleachers	m	30	40	1,200.00
To West bleachers	m	30	40	1,200.00
Structural upgrades				
Horse shoe shed painting	L.S.	1	1	450.00
Entrance shed (new slab, framing, cladding, external painting)	L.S.	1	1	2,050.00
Ticket booth (new slab, framing, cladding, external painting)	L.S.	1	1	800.00
Announcer's tower West field (new framing, cladding, external painting), or if more feasible, replace.	L.S.	1	1	13,400.00
Announcer's tower East field (replace selected framing and cladding panels, external painting), or if more feasible, replace.	L.S.	1	1	6,700.00
Club house interior (new internal painting, floor upgrades, plumbing fixture upgrades, kitchen counter upgrades)	L.S.	1	1	30,700.00
Clubhouse exterior (selected cladding replacement, and external stripping and repainting)	L.S.	1	1	5,600.00
Site landscaping plan & landscaping	L.S.	1	1	10,000.00
TOTAL				**$205,025**

Prices include 25% allowance for contingencies and engineering, but exclude HST. Probable construction costs have been made based on experience, qualifications, and best judgment. Construction costs may vary from the estimated costs above. Design fees are not included.



District of the Municipality of West Hants
Parks and Open Space Plan

Park Opportunities Concept Plan: St. Croix Recreation Site

Item	Description
A	Resurfaced overflow parking area.
B	New parking area.
C	Site landscaping.
D	Re-graded slopes in viewing area.
E	Out-buildings upgraded and lighting added.
F	Proposed decking/platform overlooking the pond.
G	New aggregate base to replace gypsum base underneath bleachers.
H	Accessible paths to viewing platform.
I	Retain existing parking area for accessible parking.
J	Clubhouse upgrades (e.g. new siding, floors, lighting).
K	Upgrades to wood decking in between West ballfield and clubhouse.
L	New gravel surface in turn-around.

Prepared by: SC
Date: April 3, 2016

4.5 Future Parks and Open Space Network: Summary of Opportunities

These 'Priority 2 Park' opportunities were identified through:

- Gap analysis;
- Public engagement sessions;
- Review of all parks and open space in West Hants for spaces that connect parks and open space to people/other key locations.

It is expected that these Priority 2 Parks will be addressed when budgets and opportunities to partner arise. Partnerships are needed for the development of some parks, as noted below. Municipally-owned 'second priority' parks and opportunities are explained in detail in the Network Opportunities in Section 4.5, as referenced below.

Municipal Parks

1. Kendall Lane (see page 73)
2. Hobarts Beach (see page 79)
3. Kempt Quarry Recreation Site (see page 79)
4. Underwood Road (see page 76)

Government Partnerships

5. Roadsides improved for walking and walking loops signed (see pages 71)
   - Sign well-used and appropriate roadside walking loops throughout the Municipality. Some are shown in GIS data under the consultation input file's 'areas' and 'suggestions' Shapefiles, such as a 5k loop through Hantsport and the Hiltz Road walking loop in Cheverie.
6. Fundy Shore Beach Walks (see page 80)
7. McKinley Road Park (see page 74)

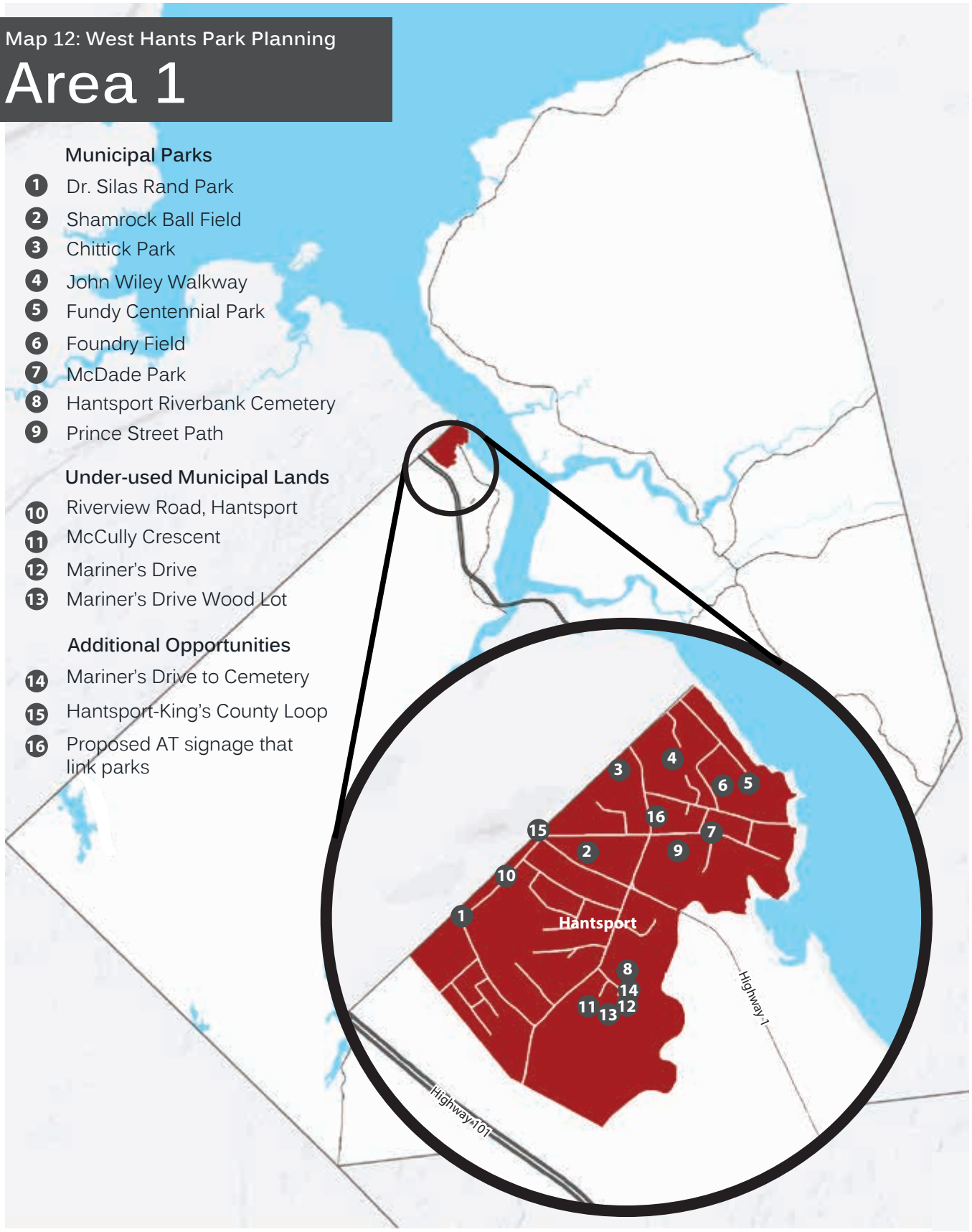
Private Partnerships

8. Castle Frederick Farm Trails (see page 74)
9. Rail to Trail (throughout West Hants)
   - Work with landowners to formalize trail in railway right-of-way including lease agreements, signage, trailheads, receptacles, emergency kits where appropriate and doggy bags.



Map 12: West Hants Park Planning

Area 1



Data Sources: Municipality of the District of West Hants, NSTDB. TEAL Architects+Planners Inc., Google Maps.

Network Opportunities for Area 1

Details for each parcel area provided in Appendix 2.

Municipal Parks

1 Dr. Silas Rand Park

- Park signage.
- More seating options.
- Addition of a shade tree or shade/picnic structure.
- Opportunity for community gardens.

2 Shamrock Ball Field

- Park signage.
- Addition of garbage receptacles by dugouts.
- Dugout upgrades (e.g. concrete patch work, improve drainage behind dugouts, painting).
- If desired, a treed buffer between residents to the south and west of the field could be planted.
- Investigate community interest and cost of field lighting.

3 Chittick Park

- Signage, including interpretive sign related to river and history.
- Staff education regarding mowing around trees.
- Have an arborist monitor tree condition around fountain.

4 John Wiley Walkway

- Property serves as potential access point to rail-trail if rail line is to be converted.



5 Fundy Centennial Park

- Park signage.
- Need for more garbage receptacles on site.
- Renovation of gazebo needed (e.g. shingles, trim).
- Reset brick pad to gazebo.

6 Foundry Field

- Ensure Maintenance.

7 McDade Park

- Park signage.
- Create plan to reorganize park monuments to have better use of space.
- New coat of paint on park bench.
- Addition of garbage can by park bench.
- Remove block planter from park. Plant shrubs directly into ground. No need for raised planter.

8 Hantsport Riverbank Cemetery

- Park signage.
- Create a plan for future cemetery expansion.
- Strategically plant shade and ornamental trees for shade and visual interest for visitors.
- Develop a trail loop along upper portion of slope past cemetery, along adjacent Municipally-owned land through to Mariner's Drive.

9 Prince Street Path

- Maintain connection to HMCC from Prince Street.
- Walkway signage indicating ownership/ maintenance.

Under-used Municipal Lands

10 Riverview Road, Hantsport

- Given the close proximity to other parks and open spaces, it is recommended this parcel be divested to fund the development of nearby municipally-owned parcels.

11 McCully Crescent

- Divest parcel from Municipal holdings and invest in other park and open space opportunities in the area.

Network Opportunities for Area 1

Details for each parcel area provided in Appendix 2.

12 Mariner's Drive

- Retain parcel as part of future park and open space expansion (with adjacent municipally-owned land for Hantsport Cemetery).
- Portion of property (e.g. along McCully Crescent) could be subdivided without compromising future park development on this parcel.
- Any park and open space/trail development would require a fence along the top of the slope.

13 Mariner's Drive Wood Lot

- Parcel ideal for residential lot.
- Lumber from trees can be harvested for community purpose (e.g. amenity structure).
- Divest land to fund the development of nearby municipally-owned parcels for park and open space use.

Additional Opportunities

14 Mariner's Drive to Hantsport Cemetery

- Subdivide and divest lands not needed to enhance trail connection/loop and Cemetery park. Expand on Cemetery with loop and parkland.

15 Hantsport - King's County Walking Loop (Priority 2 Park)

- Consider signing urban walking loops. A 5k loop was identified during consultation and in former Town of Hantsport Trails Map in the Hantsport Municipal Planning Strategy.

16 Proposed AT signage that link parks

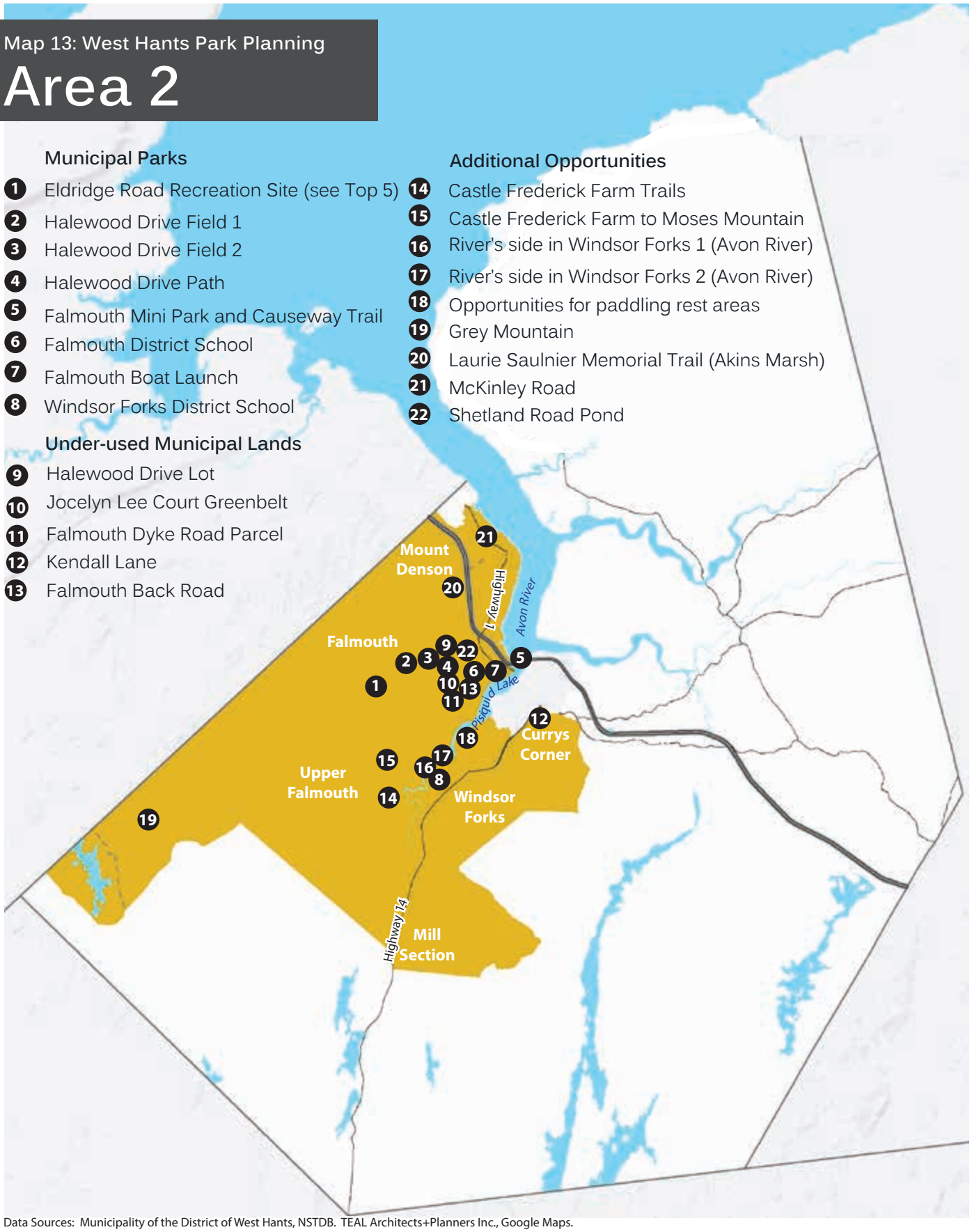
- Consider signing AT corridors to direct traffic to parks and open space.



Hantsport Cemetery

Map 13: West Hants Park Planning

Area 2



Data Sources: Municipality of the District of West Hants, NSTDB. TEAL Architects+Planners Inc., Google Maps.

Network Opportunities for Area 2

Details for each parcel area provided in Appendix 2.

Municipal Parks

1. Eldridge Road Recreation site (See Top 5)

2. Halewood Drive Field 1
   - Signage
   - Continue to own and maintain parcel to be used by the neighbourhood.
   - Formalize entrance to parcel from Halewood Drive.
   - Consider adding amenity features to the site (e.g. benches, trail loop).

3. Halewood Drive Field 2
   - Signage indicating ownership, management, hours of use.
   - Signage to identify stormwater movement on site and importance of water management for local ecology.
   - Low point in south eastern portion of field requires topsoil fill.

4. Halewood Drive Path
   - Signage to indicate ownership and maintenance.
   - Pave the path for ease of maintenance.
   - Lighting attached to existing utility poles.
   - If privacy becomes a concern by neighbouring residents, consider wooden post style fencing along each side rather than chain link fencing.

5. Falmouth Mini Park and Causeway Trail (See Top 5 pages)

6. Falmouth District School
   - No recommendations for properties managed by School Board.

7. Falmouth Boat Launch
   - Signage upgrades (when needed)
   - Cut back vegetation from ramp shoulders.
   - Remove existing concrete ramp and replace with gravel (short term), concrete (long term).

8. Windsor Forks District School
   - No recommendations for properties managed by School Board.

Under-used Municipal Lands

9. Halewood Drive Lot
   - Given the number of parks and open space parcels in the neighbourhood, it is recommended this parcel be divested to fund the development of nearby municipally-owned parcels.

10. Jocelyn Lee Court Greenbelt
    - Retain as municipal greenbelt.
    - Trail loop possible on upper side of slope.

11. Falmouth Dyke Road Parcel
    - Divest land to fund the development of nearby municipally-owned parcels for parks and open space use.

12. Kendall Lane (Priority 2 Park)
    - Signage.
    - Consider regrading a portion of the parcel to create flat accessible surface; will require wall construction and drainage.
    - Opportunity for shade trees, community garden, sitting areas, playground.
    - Work with Kendall Court Seniors Complex and surrounding neighbours to identify parks and open space needs.

13. Falmouth Back Road
    - Divest parcel from Municipal holdings and invest in other parks and open space opportunities in the area.



Kendall Lane

Network Opportunities for Area 2

Details for each parcel area provided in Appendix 2.

Additional Opportunities

14 Castle Frederick Farm Trails (Priority 2 Park)
- Portions of this land are culturally significant and are voluntarily protected by the landowner in partnership with the Archaeological Land Trust of Nova Scotia. Detailed information is found here: http://www.altns.ca/castlefrederick.htm
- Work with owners of Castle Frederick Farm to: install wayfinding, entrance and interpretive signage; enhance accessibility of the trails; and develop appropriate rest and play areas.

15 Castle Frederick Farm to Moses Mountain
- See MWH Trails Plan p. 82 for proposed trail network, also supported through consultation for this Parks and Open Space Plan.

16 River's side in Windsor Forks 1 (Avon River)
- Explore possibility of a picnic table/ paddling rest area.

17 River's side in Windsor Forks 2 (Avon River)
- Explore possibility of a picnic table/ paddling rest area (on island).

18 Opportunities for paddling rest areas
- Explore other locations for picnic table/ paddling rest area.

19 Grey Mountain
- Explore the value of land use or lease agreements to the parks and open space network on privately held land holdings throughout Grey Mountain areas (excluding the Water Protection Areas.

20 Laurie Saulnier Memorial Trail (Akins Marsh)
- See Trails Plan 2013 for details.
- Support relationship between Hants West Wildlife Association, DNR, Ducks Unlimited Wildlife Habitat Canada.

21 McKinley Road
- Develop a Neighbourhood Park overlooking water with signed and safe water access for paddlers and possibly swimmers. If permitted, connect to rail to trail. Seek partnership with Provincial Government to establish park on its land.

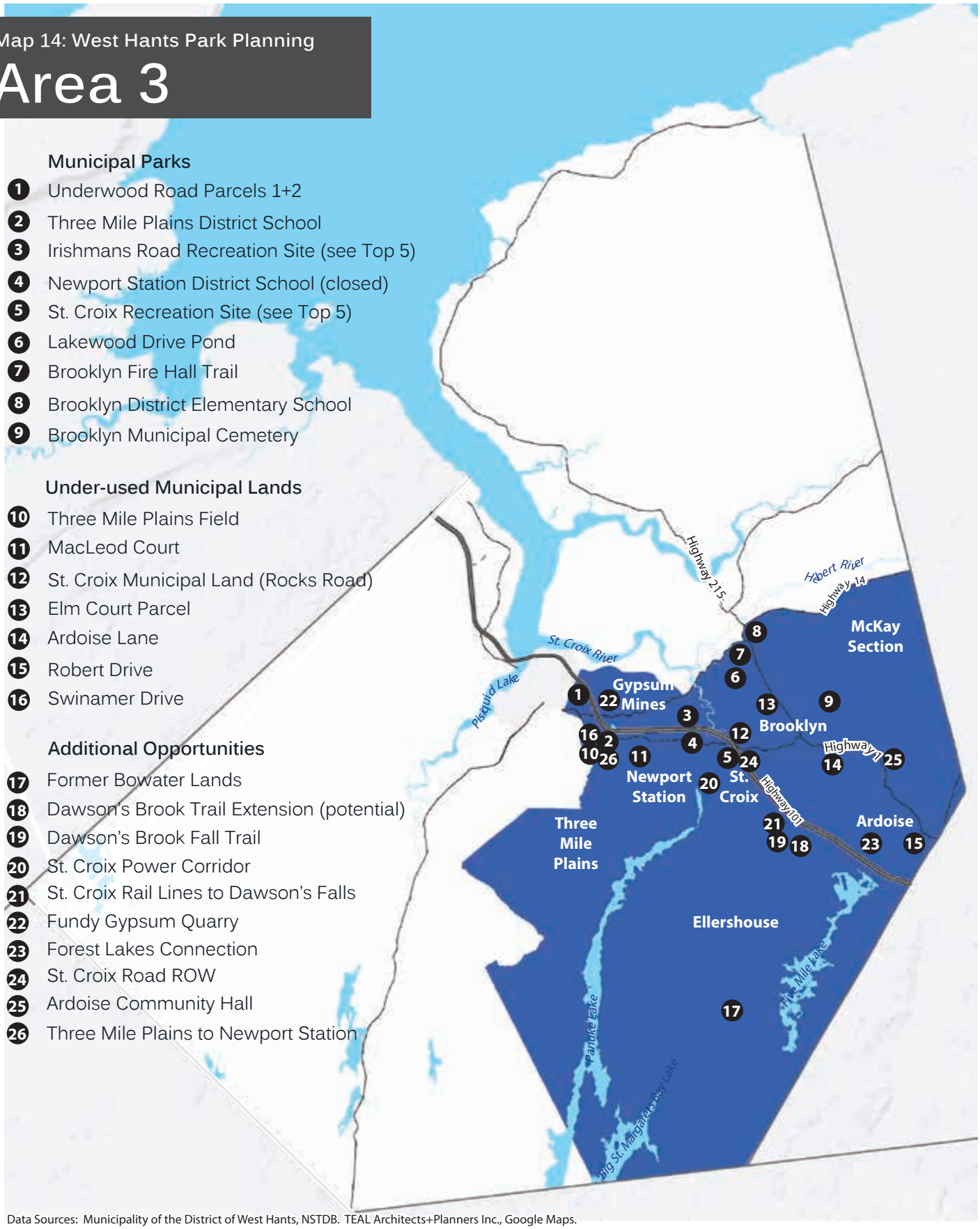
22 Shetland Road Pond
- This is a stormwater retention pond. However, due to its visual significance and recreation potential for sitting, watching and playing nearby, issues regarding liability and safety should be considered to enable the safe use by residents.
- Improve seating, signage, trees to buffer noise and view from the highway and shade tree for shelter.



Atkins Marsh

Map 14: West Hants Park Planning

Area 3



Data Sources: Municipality of the District of West Hants, NSTDB. TEAL Architects+Planners Inc., Google Maps.

Network Opportunities for Area 3

Details for each parcel area provided in Appendix 2.

Municipal Parks

1 Underwood Road Parcels 1+2

- Signage.
- Evaluate encroachment into municipal land by surrounding residents (e.g. tree clearing, landscaping).
- Retain as treed, naturalized area for shade, stormwater attenuation, wildlife habitat. Retain open space and develop as formal neighbourhood park.
- Formalized access into the park (e.g. delineate public from private property along entrance).
- Work with neighbourhood to develop a park needs assessment for future park amenities.

2 Three Mile Plains District School

- No recommendations for properties managed by School Board.

3 Irishmans Road Recreation Site (see Top 5)

4 Newport Station District School (closed)

- Close proximity to Irishmans Road. Explore potential to link the properties via a new trail corridor.
- Explore partnerships with community groups who may be able to lease the building.
- Explore opportunities for a Public/ Private Partnership or sale of building to retrofit school into seniors living.

5 St. Croix Recreation Site (see Top 5)

6 Lakewood Drive Pond

- Improve access to water.
- Signage indicating ownership, use, and maintenance.

7 Brooklyn Fire Hall Trail

- Create resting spots for sitting, picnicking, include receptacles.
- Switchbacks or curve in trail bed would lessen the slope in some areas and create more visual interest.
- Trail bed could be made more accessible by using crusher dust.
- Planting of trees (native or ornamental) would provide visual interest along the trail route.
- The addition of trees and/or children's playspaces **must** be reviewed in conjunction with Fire Department Executive due to space limitations as this is a helicopter landing area.

8 Brooklyn District Elementary School

- No recommendations for properties managed by School Board.

9 Brooklyn Municipal Cemetery

- More noticeable signage to mark cemetery.
- Interpretive boards documenting history.
- Expansion of gravel pad at entrance for additional parking.

Under-used Municipal Lands

10 Three Mile Plains Field

- Retain as a multi-functional space for use by community centre users.

11 MacLeod Court

- Divest parcel to fund the development of nearby municipally-owned parcels.



Irishmans Road Recreation Site

Network Opportunities for Area 3

Details for each parcel area provided in Appendix 2.

Under-used Municipal Land con't

12 St. Croix Municipal Land (Rocks Road)
- See Trails Plan 2013 for additional details.
- Although isolated by the highway, this property is an excellent display of local geology, West Hants dykelands, freshwater ecology, and walking trails.
- Public access to the creek.
- Promote as recreation area (e.g. walking, picnicking, sitting, sports).
- Work with the Province of Nova Scotia on possible trail connections to St. Croix Recreation Site underneath Highway 101.

13 Elm Court Parcel
- Develop as a Neighbourhood Park.
- Regrade entrance to make accessible.
- Create simple trail loop
- Install garbage bin and seating area.
- Entrance signage indicating use and management

14 Ardoise Lane
- Although this parcel is in an ideal geographic location for a Neighbourhood Park, this lot and its set back into a quiet residential street does not suit itself to be a well-visited park space.
- Divest from Municipal holdings and invest in other parks or open space in the area.

15 Robert Drive
- Work with developer at Forest Lakes Community to outline future parks and open space development in close proximity to Robert Drive parcel. This parcel could become a municipal access point to proposed open space and trails. If road access to Forest Lakes is created at the foot of Robert Drive, this municipal parcel would not be required. At that time, this parcel should be considered for divestment

16 Swinamer Drive
- Divest parcel from Municipal holdings and invest in other parks and open space opportunities in the area.

Additional Opportunities

17 Former Bowater Lands
- Consider working with the Province of NS and motorized vehicle groups such as SANS and ATVNS to determine if signage or amenities are required and/or possible in the motorized vehicle trail network.

18 Dawson's Brook Trail Extention (potential)
- Identify and connect trail to any waterfalls.

19 Dawson's Brook Fall Trail
- See trails Plan 2013 for details.
- Formalize walking trail with landowner to Dawson's Falls; sign roadways.

20 St Croix Power Corridor
- Consider working with landowner to formalize walking trail in power and turbine corridor to Dawson's Falls; sign roadways.

21 St Croix Rail Lines to Dawson's Falls
- Consider working with landowner to formalize walking on old railbed to Dawson's Falls; sign roadways.

22 Fundy Gypsum Quarry
- Maintain relationship with Fundy Gypsum Lands in the event that trails may be developed through the site.

23 Forest Lakes Connection
- Ensure public trail connections to (future) Forest Lakes Country Club greenspaces.

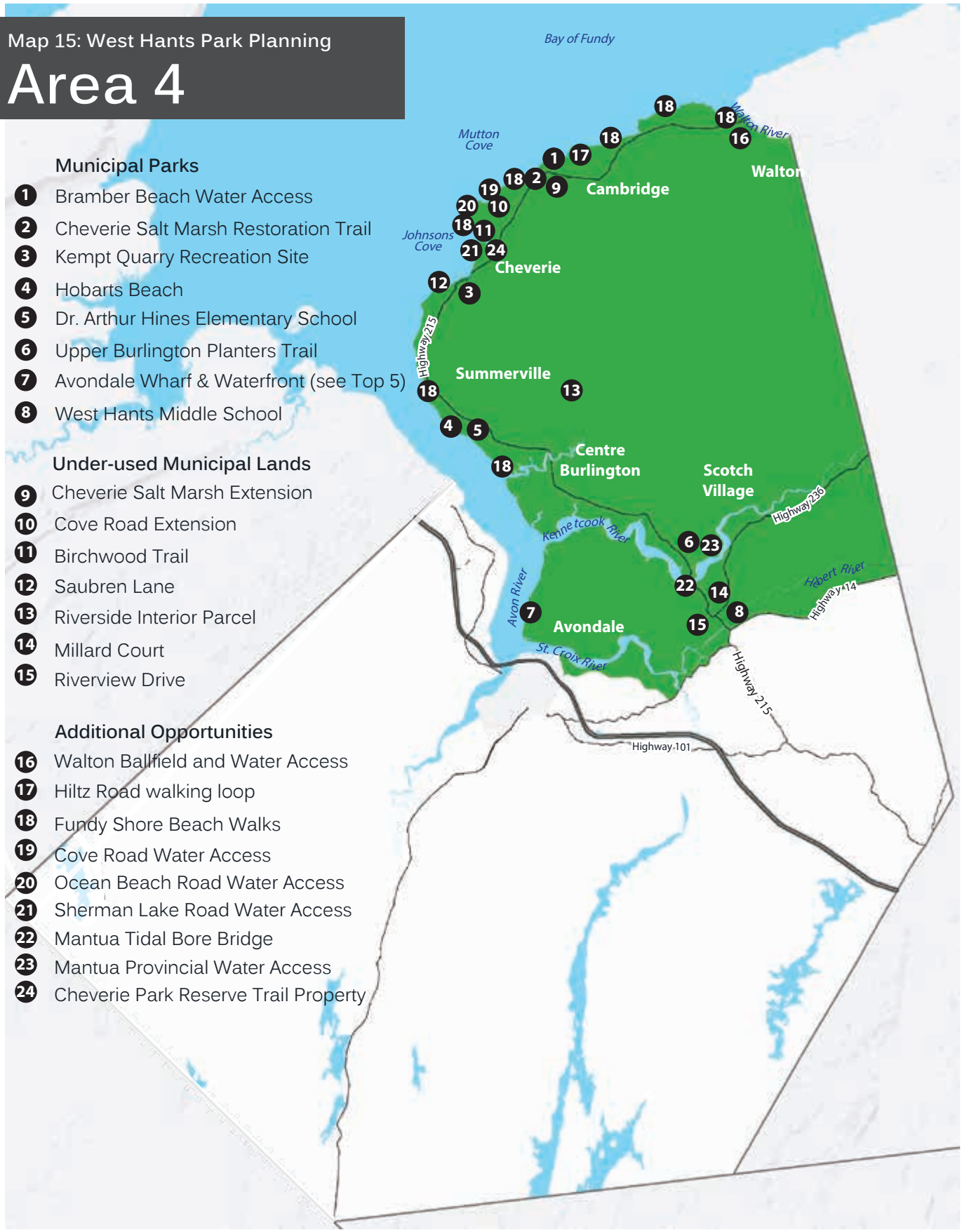
24 St. Croix Road ROW
- Connect St. Croix Recreation Site with underused Municipal parcel on opposite side of Highway PID 45061223.

25 Ardoise Community Hall
- Consolidate parking to one side (e.g. across road), expand community garden, create outdoor social/passive recreation space, outdoor learning space for children.

26 Three Mile Plains to Newport Station
- Evaluate opportunity to develop a trail loop connecting Three Mile Plains District School, Gypsum Mines, Irishmans Road and Newport Station District School.

Map 15: West Hants Park Planning

Area 4



Municipal Parks

1. Bramber Beach Water Access
2. Cheverie Salt Marsh Restoration Trail
3. Kempt Quarry Recreation Site
4. Hobarts Beach
5. Dr. Arthur Hines Elementary School
6. Upper Burlington Planters Trail
7. Avondale Wharf & Waterfront (see Top 5)
8. West Hants Middle School

Under-used Municipal Lands

9. Cheverie Salt Marsh Extension
10. Cove Road Extension
11. Birchwood Trail
12. Saubren Lane
13. Riverside Interior Parcel
14. Millard Court
15. Riverview Drive

Additional Opportunities

16. Walton Ballfield and Water Access
17. Hiltz Road walking loop
18. Fundy Shore Beach Walks
19. Cove Road Water Access
20. Ocean Beach Road Water Access
21. Sherman Lake Road Water Access
22. Mantua Tidal Bore Bridge
23. Mantua Provincial Water Access
24. Cheverie Park Reserve Trail Property

Data Sources: Municipality of the District of West Hants, NSTDB. TEAL Architects+Planners Inc., Google Maps.

Network Opportunities for Area 4

Details for each parcel area provided in Appendix 2.

Municipal Parks

1 Bramber Beach Water Access

- Install signage to identify ownership, uses, and to house tidal information.
- Expand parking area at trailhead.
- Regrade trail bed to improve walking surface and drainage. Raising the trail bed may be required near the beach.
- Monitor for illegal dumping and/or add receptacles at trail head.
- Connect to larger network of beach access points on Highway 215.

2 Cheverie Salt Marsh Restoration Trail

- Repairs to Camera Obscura internal structure (e.g. door).
- Signage to identify Camera Obscura, maintenance, views.
- Define path (trailhead) from parking lot to Camera Obscura.

3 Kempt Quarry Recreation Site (Priority 2 Park)

- Signage and wayfinding.
- Develop visual/physical barrier between trail and parking.
- Upgrade paths to improve accessibility around the pond to picnic and swimming area.
- Install sod over exposed gravel (on gypsum sinkholes).
- Consult with an arborist to evaluate tree health around amenities.
- Basic site landscaping at entrance and picnic area to improve park aesthetic.
- More seating and picnic opportunities around the Quarry.

4 Hobarts Beach (Priority 2 Park)

- Redesign parking lot for more efficient layout, to create a visual/physical barrier between people and cars, and to improve drainage.
- Shoreline stabilization necessary around boat launch.
- Signage at top of Block Wharf Road and at parking lot.
- Formalize fire pits with steel boxes/BBQ.
- Regrade picnic area for accessibility.
- Monitor for illegal dumping.

5 Dr. Arthur Hines Elementary School

- No recommendations for properties managed by School Board.

6 Upper Burlington Planters Trail

- Signage at roadside indicating trail and cultural site, signage at trail head.
- Interpretive signage/shelter in need of structural and cosmetic upgrades.
- Weeding of gravel baseball diamond
- New or updated basketball court

7 Avondale Wharf & Waterfront (see Top 5)

8 West Hants Middle School

- No recommendations for properties managed by School Board.

Under-used Municipal Lands

9 Cheverie Salt Marsh Extention

- Consider future connection to existing trail and boardwalk.

10 Cove Road Extension

- Divest from Municipal holdings and invest in other parks or open space in the area.

11 Birchwood Trail

- With large wooded residential parcels adjacent to municipal parcel, it is unlikely that the development of public park would be well-used; divest from municipal ownership to fund other parks and open space in the area.

12 Saubren Lane

- Divest parcel from municipal holdings and invest in other parks and open space opportunities in the area.

13 Riverside Interior Parcel

- Divest from Municipal holdings and invest in other parks or open space in the area.

Network Opportunities for Area 4

Details for each parcel area provided in Appendix 2.

Under-used Municipal Land con't

14 Millard Court
- Divest from Municipal holdings and invest in other parks or open space in the area.

15 Riverview Drive
- Little potential for water access or recreation use due to steep slope.
- Divest from Municipal holdings and invest in other parks or open space in the area.

Additional Opportunities

16 Walton Ballfield and Water Access
- Consider exploring partnership with landowner to clear a stable walking track around the ballfield and formalize water access.

17 Hiltz Road walking loop
- Explore opportunity for walking loop clearing, formalizing access to beach, promotion, signage

18 Fundy Shore beach walks (2nd Priority)
- Identify beach walks with existing or potential formalized water/land access points; develop a consistent wayfinding and interpretive signage program for key points along the walks; consistency should be in signage materials, colours, locations, information available (excepting special site-specific information); include tide charts at each interpretive sign.

19 Cove Road Water Access
- Formalize beach access: signage from road and at beach, garbage receptacles, grading/mitigate impacts of erosion on accessway.

20 Ocean Beach Road Water Access
- Formalize beach access: signage from road and at beach, garbage receptacles, grading/mitigate impacts of erosion on accessway.

21 Sherman Lake Road Water Access
- Formalize beach access: signage from road and at beach, garbage receptacles, grading/mitigate impacts of erosion on accessway.

22 Mantua Tidal Bore Bridge
- Install interpretive signage at this bridge.

23 Mantua Provincial Water Access
- Consider working with Province to install water access park, signage for tubers, boogie boarders, swimmers, etc. of the Mantua Tidal Bore (if appropriate location and widely desirable activities. This was noted during public engagement.)

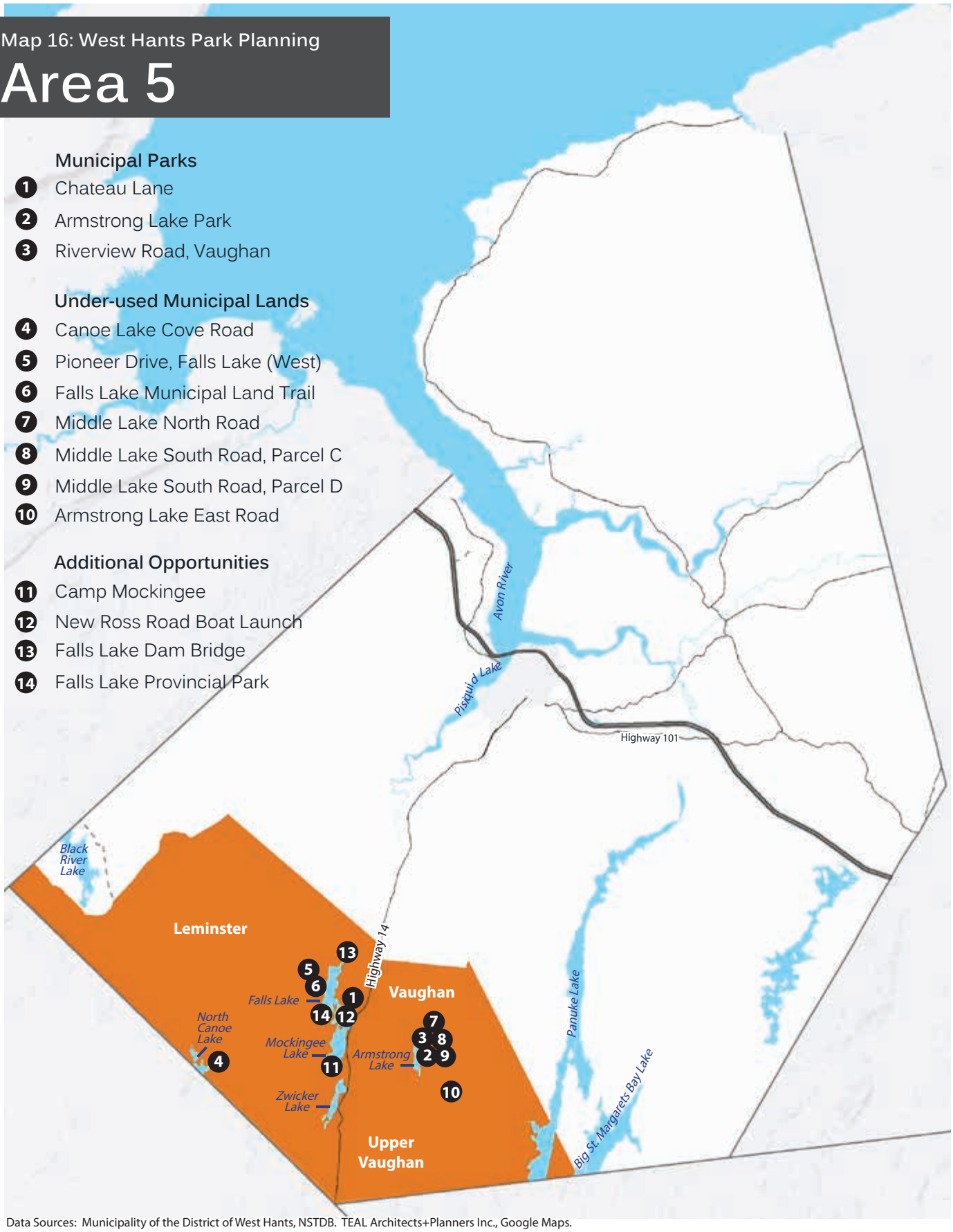
24 Cheverie Park Reserve Trail Property
- See Trails Plan 2013 for details on the property.
- Request right of first refusal should adjacent lands ever be for sale.



Cheverie Salt Marsh Restoration Trail

Map 16: West Hants Park Planning

Area 5



Data Sources: Municipality of the District of West Hants, NSTDB. TEAL Architects+Planners Inc., Google Maps.

Network Opportunities for Area 5

Details for each parcel area provided in Appendix 2.

Municipal Parks

1 Chateau Lane
- Install entrance signage and trail markers.
- Retain land and develop as formal trail loop.
- Create formal access point from surrounding roadway.
- Potential for expanded/renovated trail system on property.
- Establish partnership with Sugar Shack property owners to encourage use of trail and outdoor programs.

2 Armstrong Lake Park
- Entrance signage
- New interpretive signage about local wildlife (to replace Loon signage that is damaged).
- New trail /water access markings with post.
- New gravel surface for boat launch to improve access to water.

3 Riverview Road, Vaughan
- Retain land to protect wetland habitat and for recreation value.
- Partner with community group or NGO to highlight importance of ecosystem.
- Interpretive signage before the bridge at gravel area.
- Boardwalk or platform on the water for recreation (e.g. fishing) and interpretation.
- Signage to signify ownership and park use.
- Formally connect parcel with Armstrong Lake Park to the south.

Under-used Municipal Lands

4 Canoe Lake Cove Road
- Develop public access to the lake.

5 Pioneer Drive, Falls Lake (West)
- Trail connection opportunity to improve water access from Levy Meadow Trail.
- Subdivide or enact an easement/land use agreement on the remainder of the property.
- Trail connection opportunity to improve water access from Levy Meadow Trail.
- Subdivide or enact an easement on the remainder of the property.

6 Falls Lake Municipal Land Trail
- More visible signage.
- Promote as a public water recreation area.
- Beach improvement (e.g. sand, benches, fire pit/BBQ area).
- Garbage receptacles.
- Periodic site monitoring.

7 Middle Lake North Road
- Middle Lake is not a high value amenity area. Divest land to fund the development of nearby municipally-owned parcels for parks and open space use.

8 Middle Lake South Road, Parcel C
- There is little potential to develop as amenity space. Divest land to fund the development of nearby municipally-owned parcels for parks and open space use.

9 Middle Lake South Road, Parcel D
- Divest land to fund the development of nearby municipally-owned parcels for parks and open space use.

10 Armstrong Lake East Road
- Divest land to fund the development of nearby municipally-owned parcels for parks and open space use.



Riverview Road

Network Opportunities for Area 5

Details for each parcel area provided in Appendix 2.

Additional Opportunities

11 Camp Mockingee
- Consider future acquisition by obtaining first right of refusal upon the future sale of the land (if ever up for sale).

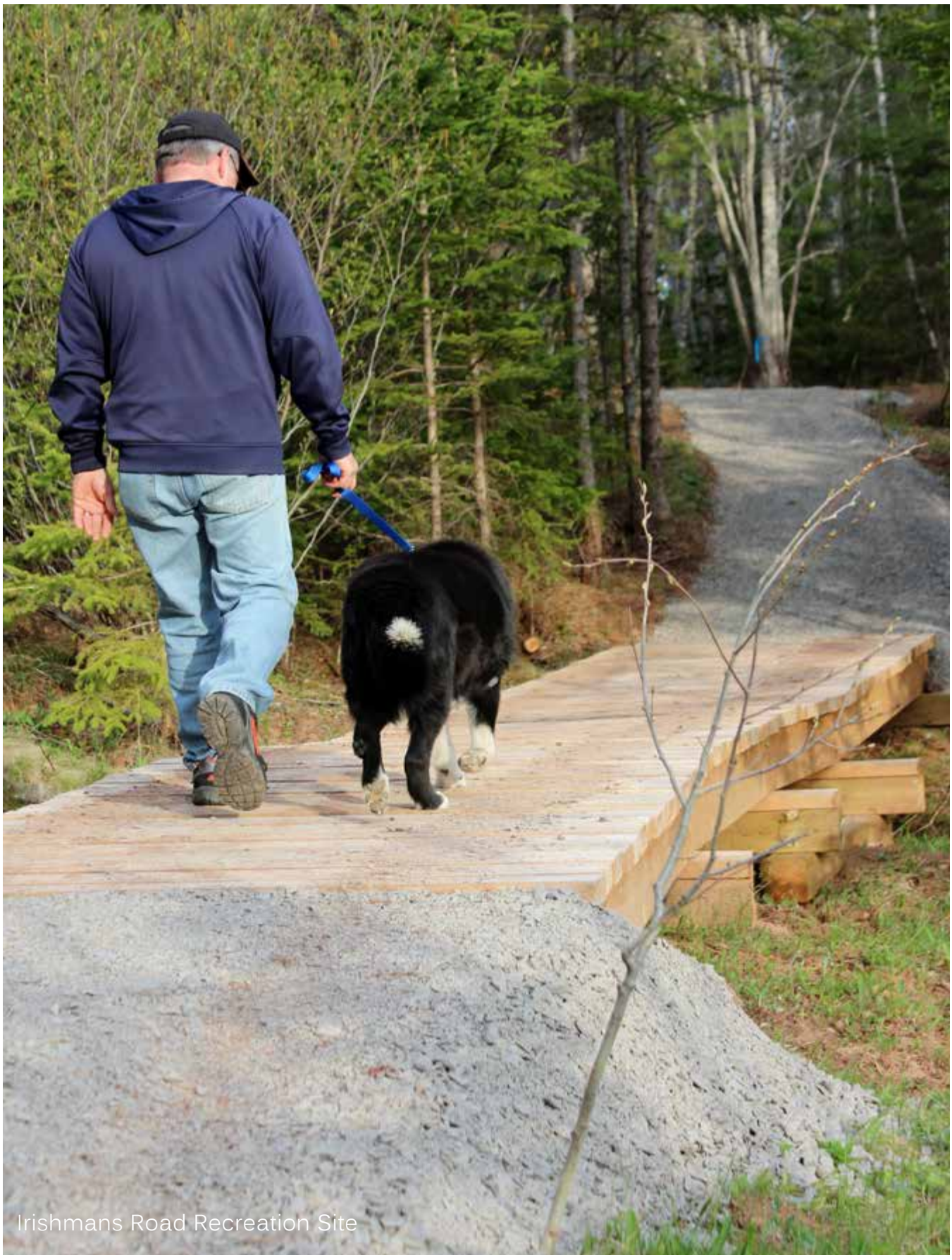
12 New Ross Road Boat Launch
- Consider acquiring easement or purchase property and enable an easement for NS Power to ensure safe public access to the boat launch.

13 Falls Lake Dam Bridge
- Consider partnership with NS Power to permit the public to cross the dam's pedestrian bridge. (This was noted during Public Engagement).

14 Falls Lake Provincial Park
- Consider future acquisition by obtaining first right of refusal upon the future sale of the land (if ever up for sale).



Armstrong Lake



Irishmans Road Recreation Site

5.0 IMPLEMENTATION

5.1 Prioritized Actions

Year 1

1. Request Council to adopt this Plan, which includes Appendix 1: iv. *Suitability Framework*, which may help the Municipal staff to evaluate the suitability of new lands for park and open space purposes.

2. Present this Parks and Open Space Plan to Stakeholders and general public for promotion. Collectively, citizens of West Hants may work together in various ways to achieve the opportunities identified during consultation and which are listed in this plan.

3. Amend policy documents to enable the outcomes of this plan. See Appendix 6 for suggestions for the Subdivision By-law(s) and Municipal Planning Strategies.

4. Ensure the Municipality has the ability to provide tax receipts for donations to the 'parks budget' (e.g. Charitable Status with Canadian Revenue Agency).

5. Assign staff to regularly track and update a new database of funding and partnership opportunities for the development and maintenance of parks and open space.

6. Phase in new Active Avon signage with upgrades to parks and open space.

7. Adopt a plan review at the one-year and five-year points after the initial adoption of this plan. Amendments should be made and adopted by Council before the end of each scheduled review period.

8. Obtain and train staff on a tracking software to monitor and schedule park maintenance, acquisition and development of parks and open space.

Years 1 - 3

9. Build on existing parks and open space education programs, as recommended in Section 5.3, to increase knowledge of natural assets and benefits of outdoor spaces in West Hants.

10. Initiate an official marketing campaign to promote the existing and potential West Hants Parks and Open Space Network. Use opportunities identified in this plan to supplement other Municipal initiatives.

Years 1 - 10

11. Actively seek to identify, protect and develop, through easement or acquisition, water access points (some are identified on Map 4). This could be facilitated by a 'West Hants Water Access Plan'.

12. Develop or upgrade Priority 2 Parks and Partnership Opportunities seen in Section 4.5 as soon possible.

13. Improve the places where people walk as recommended in the Avon Region Active Transportation Plan.

14. Consider adding to the lending program of sports equipment - free of charge - for items such as cross country skis, etc.

15. Consider adding the West Hants Cultural Landscape to this Plan. Survey the Municipal District for locations of cultural significance, such as Acadian Heritage sites, Mi'kmaq Heritage Sites, Planters Heritage Sites, culturally-significant views, and so on. Consider connecting with the group that promotes Acadian Heritage to protect or support promotion for Acadian Heritage sites, seen online at http://ns1763.ca/remem/acadianheritagesigns.html.

    (Note: Two Acadian Heritage Sites currently fall on or within 50m of Municipal lands: one across from Cheverie Salt Marsh and one at Avondale Wharf and Waterfront.)

These Actions should be completed in their order to achieve the intent of this Plan.

5.2 Decision-Making Toolkit for Land Management Decisions

A Decision Making Toolkit was developed to be used by Municipal staff. The Toolkit will guide decisions about the West Hants Parks and Open Space network to ensure decisions about parkland acquisition, divestment and development meet the needs of citizens and protect unique natural and cultural resources. Users will be able to evaluate and prioritize lands for acquisition based on four standard issues: useability, suitability, budget and urgency.

Priority land is that which provides a solution to all of the four issues. This is illustrated in Figure 9 below.

Also included in the Toolkit is information about acquisition methods, the definition of useable land, a land suitability criteria, funding opportunities, and scenarios that illustrate the issues of urgency and land divestment.

The Toolkit is in Appendix 1.

The decision-making process is on the next page.



Figure 9: Acquisition Priorities.

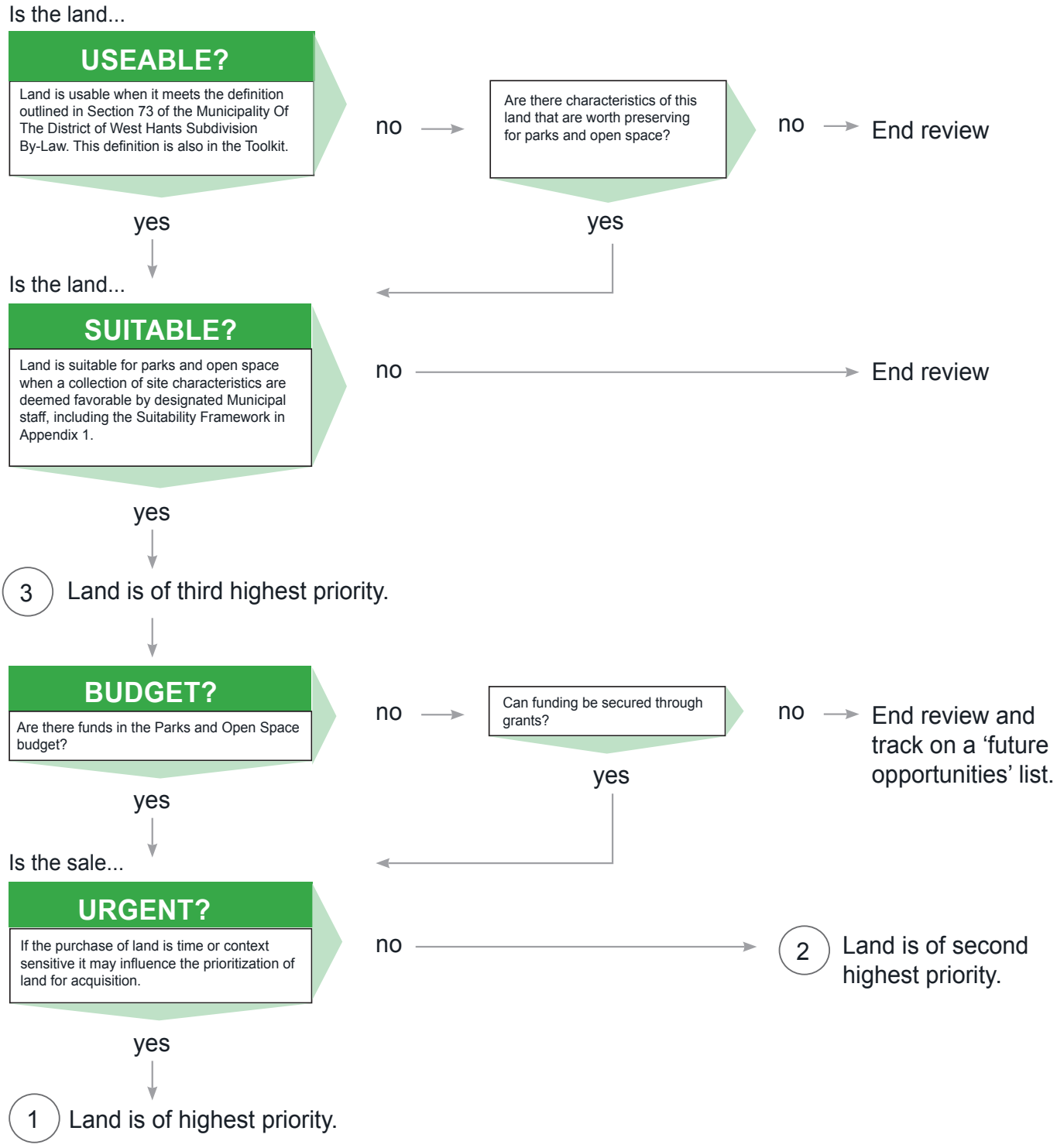


Figure 10: Process to Identify Priority Lands.

5.3 Education and Promotion Opportunities

The more citizens know about the parks and open space in their communities the more they will feel pride and desire to use and even become stewards of these shared spaces. When information is shared about events in these spaces people can be connected to members of the broader West Hants community. Citizens can plan day trips to various parks and open space when the unique features of each space is available and promoted and physical health can improve with increased activity in the great outdoors. Widely promoting the West Hants parks and open space network will attract visitors who will come to experience the rich history, beauty and local business offerings in West Hants. Below identifies many opportunities for education and promotion of the West Hants parks and open space network:

A. Initiate an online parks and open space marketing campaign

I. Develop a Web Page

Promoting parks and open space is more than hosting information online, it should also be action oriented. Online promotional methods can profile outdoor spaces and activities in the Municipality. In addition to background information, news postings should be frequent, consistent in quality and message, and highlight the benefits of parks and open space to citizens.

The West Hants Municipal Website should contain a stand-alone page for Parks and Open Space. This space would be available for park-related documents (for download), links to interactive mapping or relevant parks and recreation sites (like Acadian Heritage Sites page, Trails NS, NS Department of Environment, West Hants Trail Association, etc.).

Effort must be made to launch West Hants Park Network information on other agencies' websites (e.g. Province of Nova Scotia). The quality and accuracy of parks and open space information hosted on these websites must be monitored and updated. 'Active Avon' branding should be used.

II. Develop an online interactive map for use by citizens and visitors.

Municipally-hosted interactive maps enable Municipal Staff to distribute up-to-date, and easy-to-understand park and open space network information to a large audience. Information includes parks and open space sizes, locations, measuring tools, amenities available, activities on site, photos, related links and so on. Unlike paper maps, online maps can be easily updated as information changes and the number of people viewing online content can be monitored.



B. Printed park and trails maps/ brochures.

Some citizens of West Hants do not have (nor require) access to internet. We see value in producing a parks and open space brochure with inset maps to highlight 'Places To Go'. These brochures can be hosted in prominent locations around the Municipality (e.g. fire halls, community halls, gas stations, municipal office, convenience stores). In addition to hosting information, these brochures in themselves are promotional material that can easily be shared and used while in parks and open space for direction.

C. Establish a coordinated system of cultural and environmental interpretation.

Some outdoor spaces have great examples of park interpretation associated with them (e.g. Upper Burlington Community Hall, Cheverie Salt Marsh), but their design and content is inconsistent. Creating a coordinated design, materials, and shelters (if required) will help create a Municipal wide brand that will help to inform citizens and visitors of the unique features of outdoor spaces in the Municipality.

A key component to a coordinated Fundy Shore Beach Walk is signage at multiple locations that highlight the changing schedule of tides. The timing and height of tide change with the day and the season, a calendar of high and low tides will allow citizens and visitors to plan their beach walks accordingly. This tidal signage would be changed seasonally and would be in line with 'Active Avon' branding.

Actively promote parks and open space for regional, national, and international sporting and entertainment events: Promoting existing parks and open space as ideal destinations for entertainment and sporting events can generate revenue from venue rental and spin-offs to the local economy. Local citizens can be involved in planning which can create a sense of pride and ownership of the spaces.

D. Guided outdoor walks and talks.

Building on existing guided walks we see value in expanding this program to highlight each of the six park planning areas. This would bring attention to not only the large parks and open space, but the smaller spaces and connections in between. Information sharing can be a new component to these events. Informative walks related to native tree and plant species, karst topography, or Acadian or Mi'kmaq cultural tours (among others) would allow for visiting educators or locally led tours.



E. Enable Stewardship

i. Volunteering and Donations

Create opportunities for volunteers to be stewards of parks and open space. Examples of stewardship may be pruning of fruit and shade trees, gardening, donating plants or doggy bags, design/build projects such as community gardens, rain gardens and special play spaces (e.g. trails, natural playgrounds public art).

Another opportunity is for citizens to donate funds, perform activities such as gardening or other maintenance like the 'Adopt a Highway' Program.

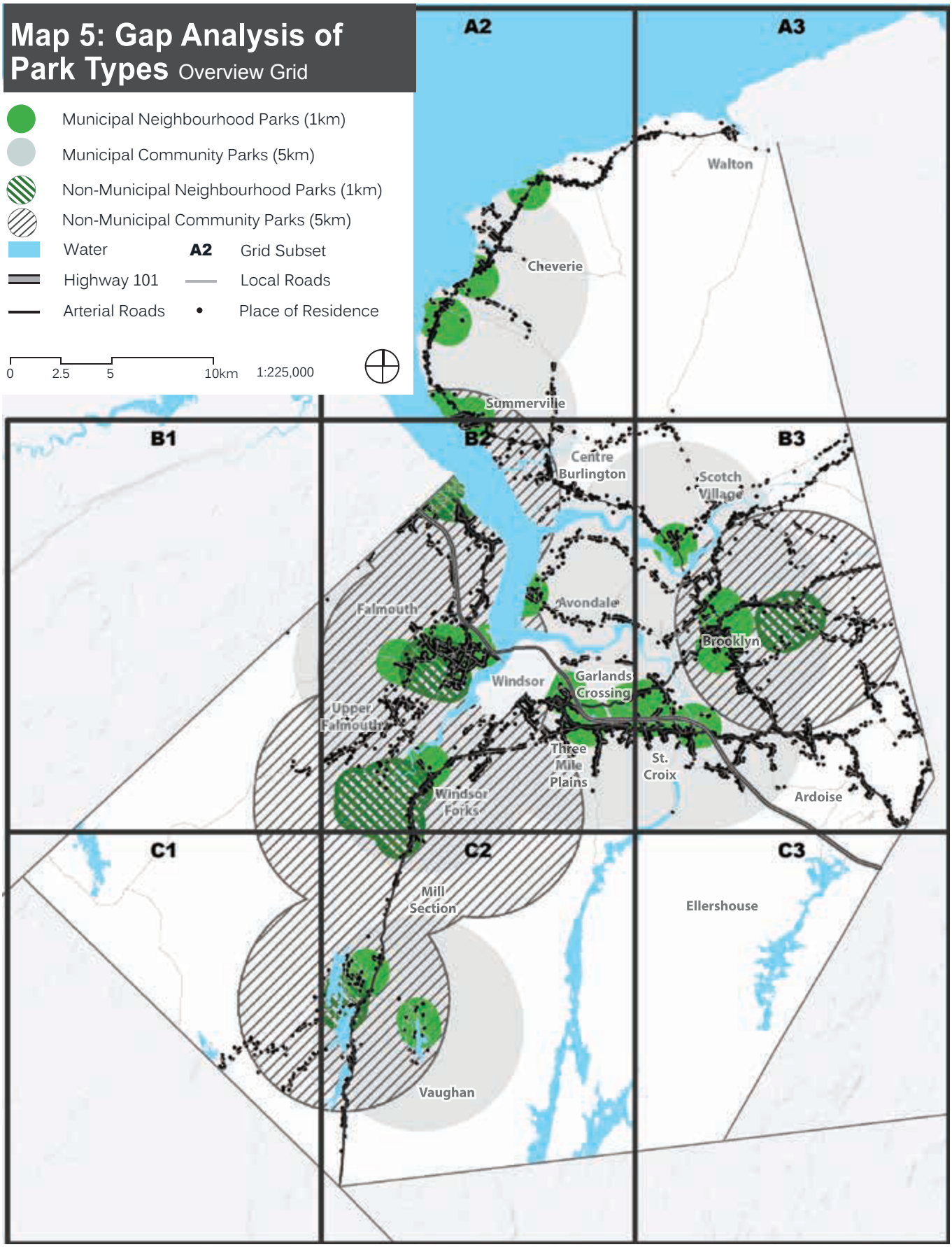
Opportunities may be facilitated on a section of the Website where citizens see maintenance and capital items needed for parks and open space.

ii. Workshops

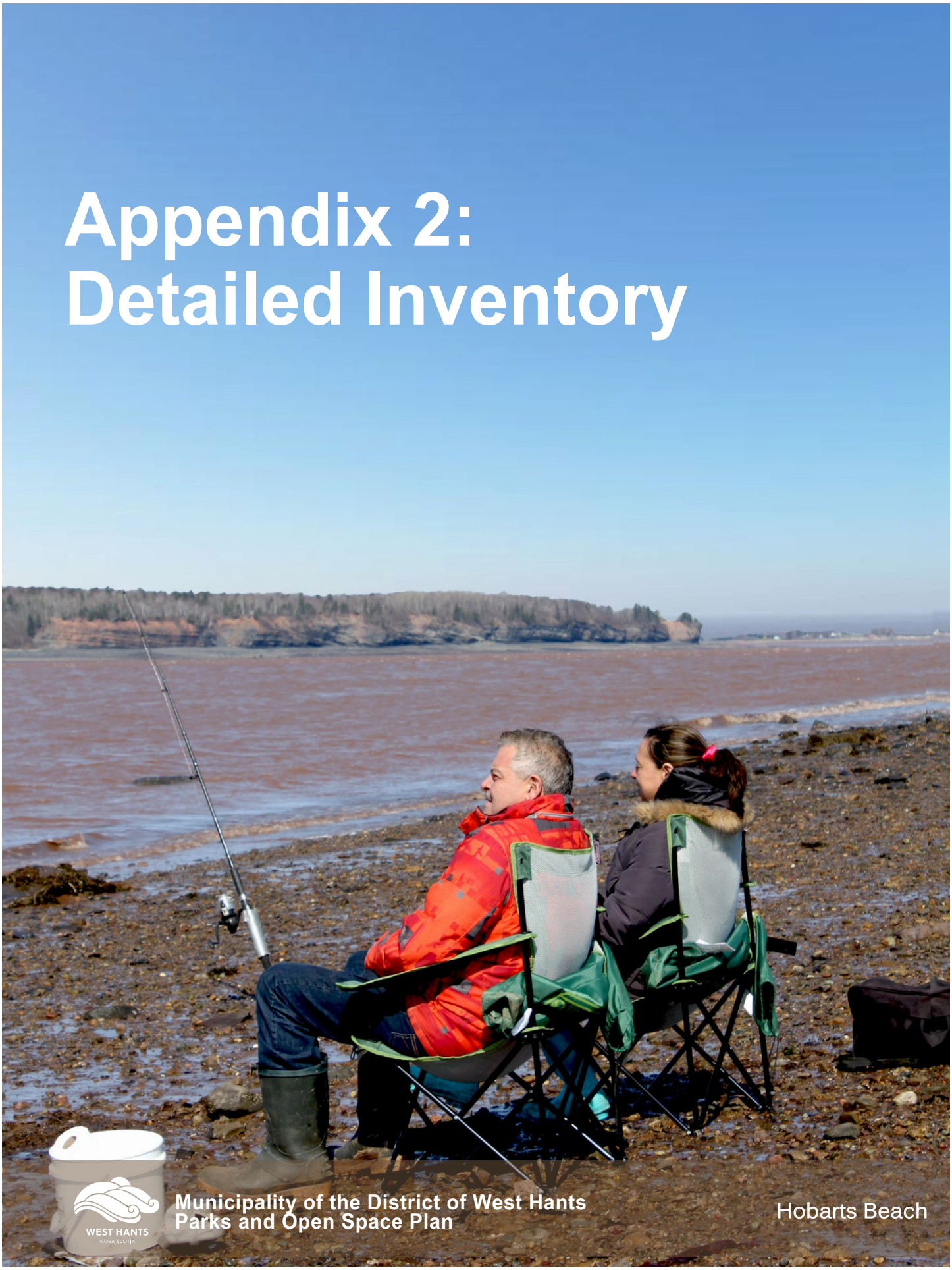
Community learning may be possible by hosting workshops with trained professionals (e.g. horticulturists, trail groups, designers, community facilitators, etc.).



Bike Maintenance 101 Workshop


Map 5: Gap Analysis of Park Types Overview Grid
Municipal Neighbourhood Parks (1km)
Municipal Community Parks (5km)
Non-Municipal Neighbourhood Parks (1km)
Non-Municipal Community Parks (5km)
Water
A2 Grid Subset
Highway 101
Local Roads
Arterial Roads
Place of Residence
0 2.5 5 10km 1:225,000
A2
A3
B1
B2
B3
C1
C2
C3
Walton
Cheverie
Summerville
Centre Burlington
Scotch Village
Avondale
Falmouth
Brooklyn
Windsor
Garlands Crossing
Upper Falmouth
Three Mile Plains
St. Croix
Ardoise
Windsor Forks
Mill Section
Ellershouse
Vaughan

Appendix 2: Detailed Inventory



Municipality of the District of West Hants
Parks and Open Space Plan

Hobarts Beach

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Other photos: Stephen Cushing and Municipality of the District of West Hants Staff, 2016.

Introduction

Inventory Organization

This document highlights the field work conducted by the Consultant Team. A full inventory of site features and analysis of opportunities has been provided for each of the 73 Municipally-owned parcels of parks and open space land.

Top 5 Priority Park Sheets

Found in Chapter 4.0, five parks in West Hants have been highlighted based on need for park investment/upgrades:

- Falmouth Mini Park and Causeway Trail
- Avondale Wharf and Waterfront
- Irishmans Road Recreation Site
- Eldridge Road Recreation Site
- St. Croix Recreation Site

For each of the above parks, Site opportunities have further been evaluated and a “Class D” cost assessment provided. A concept plan with locations highlights the approximate locations of site opportunities.

Inventory Sheets by Area

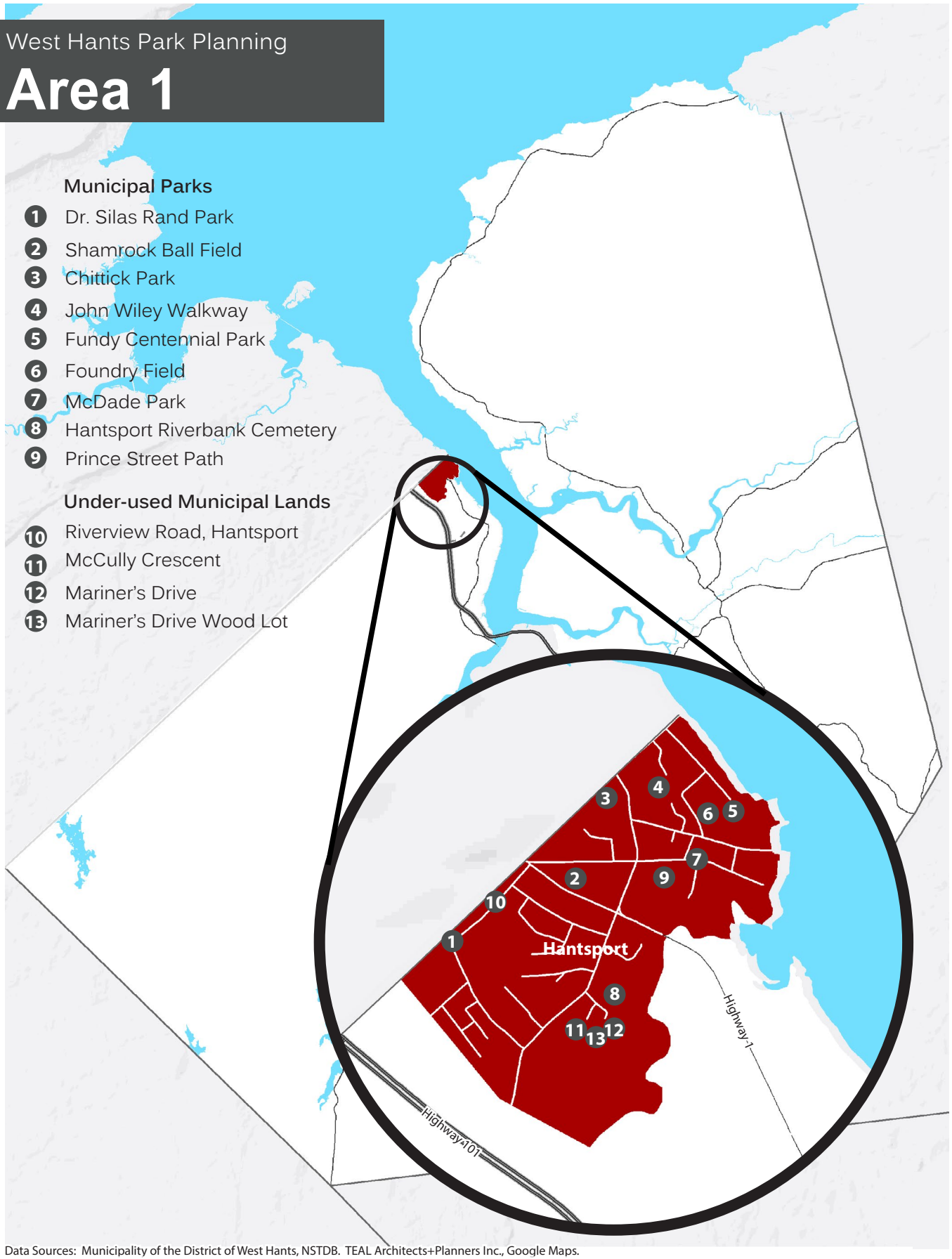
The remaining 68 parks are organized by the Park Planning Area they fall into within West Hants. Five Park Planning Areas were created that represent where people live and play. These Areas are defined by population, household location, geographic area, and potential to promote as a parks and open space destination.

Additional Opportunities

Unachieved opportunities were discovered during the creation of this Plan. These are listed in Chapter 4.0 within each Park Planning Area subsection.

West Hants Park Planning

Area 1



Data Sources: Municipality of the District of West Hants, NSTDB. TEAL Architects+Planners Inc., Google Maps.

Dr. Silas Rand Park

1

Overview

PID: 45062668

Coordinates: 45.06278, -64.1916

Date visited: November 26, 2015.

Address: Riverview Road, Hantsport.

Classification: Neighbourhood Park.

Size: 0.12 acres (0.05 ha).

Land cover: Managed turf with a crusher dust path.

Topography: Land gently sloping to the north and west.

Maintained by: Municipality.

Use: Sitting, walking.

Access: From Rand Street and Riverview Road.

Parking: Gravel pad to the north, space for 1 car.

Signage: Small plaque on boulder in a garden close to the intersection.

History: Land donated to the former Town of Hantsport from Leo and Joyce Vaughn in 1995. Park named after Dr. Silas Rand, a Baptist Missionary to the Mi'kmaq people.

Extensive history is available at the Municipal Office.

Overlapping Management Plans: None.

Observations

- Low wooden fence along eastern perimeter.
- Overgrown corner garden with park history plaque.
- Gravel path filling in with grass.
- No opportunity for shade.

Opportunities

- Park signage.
- More seating options.
- Addition of a shade tree or shade/picnic structure.
- Opportunity area for community gardening groups.



2

Shamrock Ball Field

Overview

PID: 45048246

Coordinates: 45.06578, -64.1829

Date visited: November 26, 2015.

Address: 11 School St, Hantsport.

Classification: Community, District Parks.

Size: 2.00 acres (0.81ha).

Land cover: Managed turf and a sand ball diamond.

Topography: Very flat parcel graded specifically for baseball.

Maintained by: Municipality.

Use: Baseball, softball.

Access: From School Street.

Parking: None. 28 parking spaces in adjacent school lot. Parking on road shoulder.

Signage: None.

History: This land parcel was deeded to the former Town of Hantsport in 1928 by the Hantsport Amateur Athletic Association.

Overlapping Management Plans: None.

Observations

- Well maintained park and structures.
- Standing water in sand and outfield.
- Standing water behind dugouts.
- Two bleachers on site, one outside backstop on sidewalk. Both in good shape.
- Fence on top of dugouts pulling off.
- Some rusting on western bleachers.

Opportunities

- Park signage.
- Addition of garbage receptacles by dugouts.
- Dugout upgrades (e.g. concrete patch work, improve drainage behind dugouts, painting).
- If desired, a treed buffer between residents to the south and west of the field could be planted.
- Investigate community interest and cost of field lighting.



3

Chittick Park

Overview

PID: 45057387

Coordinates: 45.06915, -64.1819

Date visited: November 16, 2015.

Address: 19 Chittick Ave, Hantsport.

Classification: Community Park.

Size: 8 acres (3.24 ha).

Land cover: Turfed park with gravel walking paths. Much of upper park around fountain is under tree cover. Small garden beds along road on either side of fountain. Park continues along vegetated and naturalized river channel.

Topography: Flat.

Maintained by: Municipality.

Use: Sitting, reflecting, walking, riparian habitat, stormwater/drainage channel.

Access: From Chittick Avenue.

Parking: Road Shoulder, parking lot behind the grocery store.

Signage: Brass plaque identifying memorial to fire fighters.

History: The park was created during the former Town of Hantsport's Centennial year, 1995.

Overlapping Management Plans: None.

Observations

- Many trees damaged at bases by mower and trimmer activity.
- Upper park lit by flood lights.
- Fountain in good condition, some stone caps lifting.
- Trees and seating along upper river bed by Evangeline Trail Bridge.
- Well established shade trees.

Opportunities

- Park signage.
- Staff education related to mowing around trees.
- Have an arborist monitor tree condition around fountain.



4

John Wiley Walkway

Overview

PID: 45239100

Coordinates: 45.07062, -64.178

Date visited: November 26, 2015.

Address: LOT GA-1 Smith Crescent, Hantsport.

Classification: Linear Park.

Size: 0.21 acres (0.08 ha).

Land cover: Managed turf with small gravel parking area at the south eastern end of the parcel.

Topography: Flat parcel.

Maintained by: Municipality; The Municipality holds a lease with the Windsor and Hantsport Railway Company for the remainder of the trail between Smith Crescent and Foundry Road.

Use: No signs of use, possibly used by adjacent residents for sitting, playing.

Access: From Smith Crescent or via trail that connects Foundry Road.

Parking: 2-3 spaces at the end of Smith Crescent or along road shoulder.

Signage: None.

History: This land parcel was deeded to the former Town of Hantsport in 1993 by Donald and Nancy Hussey.

Overlapping Management Plans: None.

Observations

- Well maintained turf area.
- Neighbour parking RV on property.

Opportunities

- Property serves as potential access point to rail-trail if rail line is to be converted.
- Continue maintenance.



5

Fundy Centennial Park

Overview

PIDs: 45045028, 45238664

Coordinates: 45.06922, -64.1739

Date visited: November 26, 2015.

Address: 1 Avon St, Hantsport.

Classification: Neighbourhood Park.

Size: 1.30 acres (0.53 ha).

Land cover: The park is divided into two parcels. The northern parcel has a tree cover of approximately 90%. Managed turf and a gravel path lead towards the shoreline. Beyond a naturalized slope is a rocky shoreline. The southern portion of the park is a managed turf area with a gravel parking lot, asphalt path and a brick paver walkway to a gazebo.

Topography: The property boundary on the south east corner of the southern parcel is the highest point of the two parcels. The landscape slopes to the north west, north, and north east from this high point. A very steep slope exists along the water's edge.

Maintained by: Municipality.

Use: Walking, sitting, swimming, picnicking.

Access: From Avon Street or from Foundry Road. A asphalt turn around available for pedestrian drop-off.

Parking: A gravel parking lot for approximately 10 cars.

Signage: No obvious signage to identify the park, use, or maintenance. A small plaque mounted on a large gypsum boulder outlines park history. An interpretive panel at the top of the wooden stairs indicate the history of shipping gypsum in Hants County.

History: Lands donated by USG Canadian Mining Ltd, Fundy Gypsum Company Division to the former Town of Hantsport for recreation in 1993. The park was created during the former Town of Hantsport's Centennial year, 1995.

Overlapping Management Plans: None.

Observations

- Washrooms available on site; well maintained and in good shape.
- Park gazebo showing signs of weather damage.
- Wooden staircase to water in good shape.
- Time capsule marked by granite post.
- Brick pad to gazebo (and gazebo base is sunken and filling in with sediment).

Opportunities

- Park signage.
- Need for more garbage receptacles on site.
- Renovation of gazebo needed (e.g. shingles, trim).
- Reset brick pad to gazebo.



6

Foundry Field

Overview

PID: 45044948

Coordinates: -64.17551, 45.06932

Date visited: November 26, 2015.

Address: 10 Foundry Road, Hantsport.

Classification: Community.

Size: 4.04 acres (1.63 ha).

Land cover: Turfed, grassed.

Topography: Flat.

Maintained by: Municipality; owned by Minas Basin Pulp and Power Company Limited.

Use: Sports, play, dog play.

Access: From Foundry Road.

Parking: Avon Street parking lot, along road shoulders.

Signage: Park name sign.

History: A lease agreement was developed in 2005 between the Minas Basin Pulp and Power Company Ltd. and the former Town of Hantsport to develop a soccer field for soccer players, who had previously been using the baseball pitch.

Overlapping Management Plans: None.

Observations

- Well-managed property.

Opportunities

- Continue maintenance.



7

McDade Park

Overview

PID: 45044187

Coordinates: 45.06665, -64.1761

Date visited: November 26, 2015.

Address: Prince Street, Hantsport.

Classification: Community Park, Neighbourhood Park.

Size: 0.14 acres (0.056 ha).

Land cover: Half of the parcel is managed turf with an asphalt path and the other half is a densely planted area of pine trees with turf below. Firefighter memorial established. Marker of former church also present.

Topography: A flat parcel with a raised berm occupying the north and east of the park.

Maintained by: Municipality.

Use: Sitting, walking.

Access: From Prince and Oak Streets.

Parking: None.

Signage: A small plaque identifying the park's history.

History: Park named after 19th mayor of the former Town of Hantsport, Garnet McDade.

The park sits on the original site of the Presbyterian Church (1897-1980).

Overlapping Management Plans: None.

Observations

- Park bench showing signs of weather damage.
- No garbage receptacles.
- Concrete block planter falling apart; overgrown with plant material.
- Large European Beech tree in south west corner a healthy specimen tree.
- Park monuments (valuable community elements, but layout has resulted in a cluttered park).

Opportunities

- Park signage.
- Create plan to reorganize park monuments to create better use of space. Consider moving the firefighter memorial to Chittick Park.
- New coat of paint on park bench.
- Addition of garbage receptacle by park bench.
- Remove block planter from park. Plant shrubs directly into ground. No need for raised planter.



8

Hantsport Riverbank Cemetery

Overview

PIDs: 45048261, 45277845

Coordinates: 45.06109, -64.1798

Date visited: November 26, 2015.

Address: Riverbank Drive, Hantsport.

Classification: Cultural.

Size: 9.60 acres (3.88 ha).

Land cover: A mixture of cleared (60%) and forested conditions (40%). Cleared areas composed of managed turf with memorial headstones. Forested areas primarily along slope towards the river.

Topography: Undulating topography with a high point within the top driveway loop. Very steep slope along forested slope down to the river.

Maintained by: Municipality.

Use: Memorial, walking.

Access: From Riverbank Road.

Parking: Along road shoulders.

Signage: None.

History: Part of this land parcel was deeded to the former Town of Hantsport in 1956 by Raymond Burgess. The other portion parcel was a parks and open space contribution from land subdivision.

Overlapping Management Plans: Town of Hantsport Riverbank Cemetery By-Law.

Observations

- Well managed property with horticultural features.
- Property used as local walking trail.
- Property with view of river and agricultural land.

Opportunities

- Create a plan for future cemetery expansion.
- Strategically plant shade and ornamental trees for shade and visual interest for visitors.
- Develop a trail loop along upper portion of slope past cemetery, along adjacent Municipally-owned land through to Mariner's Drive.



9

Prince Street Path

Overview

PID: 45048113

Coordinates: 45.06616, -64.1779

Date visited: November 26, 2015.

Address: Prince St, Hantsport.

Classification: Linear Park.

Size: 0.24 acres (0.09 ha).

Land cover: Gravel turn-around with managed turf on either side of this driveway. Trees border this long narrow parcel.

Topography: Gentle slope upward to the south.

Maintained by: Municipality.

Use: Walking.

Access: From Prince Street and HMCC.

Parking: None.

Signage: Signage indicating park surveillance.

History: This land parcel was deeded to the former Town of Hantsport in 1975 by Doris Harrington. The path was created during the former Town of Hantsport's Centennial year, 1995.

Overlapping Management Plans: None.

Observations

- Fire hydrant at walkway entrance.
- Trees surround parcel on neighbouring properties.

Opportunities

- Maintain connection to HMCC from Prince Street.
- Walkway signage indicating ownership/ maintenance.



Riverview Road, Hantsport

10

Overview

PID: 45045952

Coordinates: 45.06459, -64.189

Date visited: November 26, 2015.

Address: Parcel C Rand Street, Hantsport.

Classification: Underused.

Size: 0.13 acres (0.05 ha).

Land cover: Parcel mostly treed (deciduous and evergreen) with the front half of the parcel being managed turf with a stand of trees along the street.

Topography: Land gently sloping to the east and north.

Maintained by: Municipality.

Use: Walking.

Access: From Riverview Road.

Parking: On Street.

Signage: None.

History: This land parcel was deeded to the former Town of Hantsport in 1984 by Harry Salter.

Overlapping Management Plans: None.

Observations

- Property grading and landscaping indicates the former site of a dwelling.
- An informal walking path apparent from Riverview Drive to the tree line.

Opportunities

- Given the close proximity to other parks and open spaces, it is recommended that there is little potential to develop as amenity space. Divest land to fund the development of nearby municipally-owned parcels for parks and open space use.



11

McCully Crescent

Overview

PID: 45387768

Coordinates: 45.05938, -64.1829

Date visited: November 26, 2015.

Address: Lot Hdl-3 Holmes Hill Road, Hantsport.

Classification: Underused.

Size: 1.74 acres (0.70 ha).

Land cover: Property cleared, but now naturalizing with perennials. A stand of trees grows along western boundary.

Topography: Property sloping upward to the north and north west. A berm rises along the western edge.

Maintained by: Municipality.

Use: None.

Access: From McCully Crescent.

Parking: Along the road shoulder.

Signage: None.

History: Parks and open space contribution from land subdivision.

Overlapping Management Plans: None.

Observations

- Little evidence of human activity on site.

Opportunities

- There is little potential to develop as amenity space. Divest land to fund the development of nearby municipally-owned parcels for parks and open space use.



12

Mariner's Drive

Overview

PID: 45275278

Coordinates: 45.05864, -64.1812

Date visited: November 26, 2015.

Address: Lot 2b (portion of) Mariner's Drive, Hantsport.

Classification: Underused.

Size: 5.70 acres (2.30 ha).

Land cover: Both treed (40%) and open land (60%). Trees limited to western boundary and along eastern slope. Open area primarily naturalized perennials species.

Topography: Parcel is relatively flat at its top then sloping to the east and south east. Slope becomes almost a vertical face at tree line falling towards the river.

Maintained by: Municipality.

Use: None.

Access: From McCully Crescent and Mariner's Drive.

Parking: 2-3 spaces at the foot of Mariner's Drive.

Signage: None.

History: This land parcel was deeded to the former Town of Hantsport in 2011 by the Hantsport Development Limited.

Overlapping Management Plans: None.

Observations

- Evidence of walking paths from the end of Mariner's Drive.
- Young tree species beginning to colonize after land clearing.
- Slope along eastern boundary is dangerously steep.

Opportunities

- Retain parcel as part of future parks and open space expansion (with adjacent municipally-owned land for Hantsport Riverbank Cemetery).
- Portion of property (e.g. along McCully Crescent) could be subdivided without compromising future park development on this parcel.
- Any parks and open space/trail development would require a fence along the top of the slope.



13

Mariner's Drive Wood Lot

Overview

PID: 45391554

Coordinates: 45.05908, -64.1812

Date visited: November 26, 2015.

Address: Lot Hdl-19z Mariner's Drive, Hantsport.

Classification: Underused.

Size: 0.20 acres (0.08 ha).

Land cover: White pine planted in rows, mixed perennial understory.

Topography: Land sloping to the south east.

Maintained by: Municipality.

Use: None.

Access: From Mariner's Drive.

Parking: 2-3 spaces at the foot of Mariner's Drive.

Signage: None.

History: White pine tree farm or plantation.

Overlapping Management Plans: None.

Observations

- White pine trees planted in rows is an indicator of a former woodlot or tree farm.
- Land is accessible from Mariner's Drive should people want to walk through.

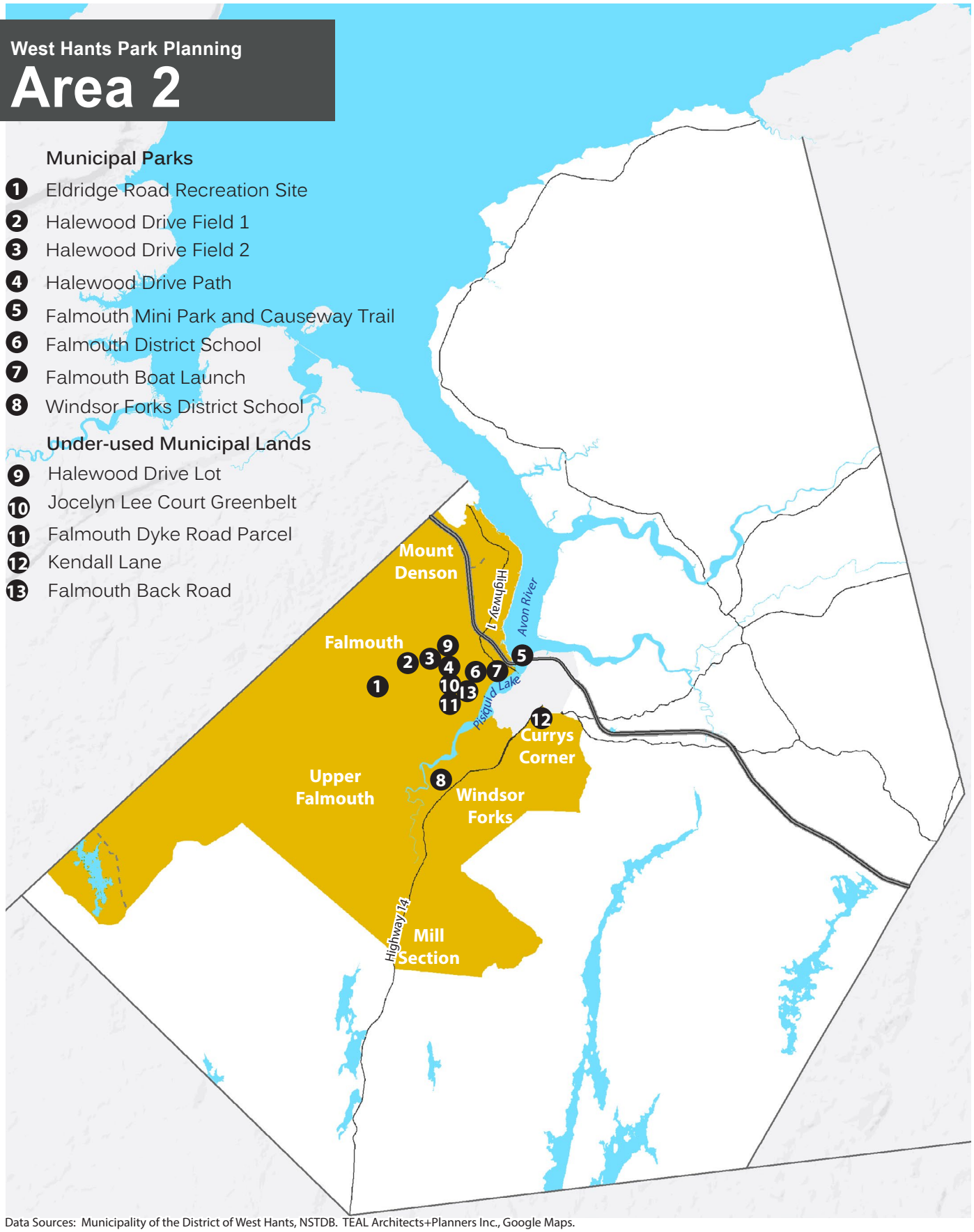
Opportunities

- Parcel ideal for residential lot.
- Lumber from trees can be harvested for community purpose (e.g. amenity structure).
- There is little potential to develop as amenity space. Divest land to fund the development of nearby municipally-owned parcels for parks and open space use.



West Hants Park Planning

Area 2



Data Sources: Municipality of the District of West Hants, NSTDB. TEAL Architects+Planners Inc., Google Maps.

1

Eldridge Road Recreation Site

Overview

PID: 45211836

Coordinates: 44.99139, -64.208

Date visited: November 20, 2015.

Address: 156 Eldridge Rd, Upper Falmouth.

Classification: District, Community, Neighbourhood Parks.

Size: 15.55 acres (6.29 ha).

Land cover: Sports complex area is primarily managed turf; gravel parking lot and roadway; remaining property forested (e.g. red and white spruce, sugar maple, white and yellow birch, red oak, balsam fir) with turf, soil, and gravel paths.

Topography: Fairly flat terrain with undulating places due to drainage swales and natural depressions.

Maintained by: Municipality.

Use: Soccer, tennis, basketball, walking, tug-of-war, playing (playground), picnicking, sitting, snowmobiling.

Access: From Eldridge Road.

Parking: Unmaintained gravel lot with overflow parking on grass at eastern park entrance.

Signage: Signage indicating maintenance and sponsors; faded trail markings at former softball field.



History: Parcel was purchased in 1988 from Bernard Curry. The land was developed cooperatively between the Falmouth Community Hall Association and the Municipality of the District of West Hants.

Overlapping Management Plans: None.

Observations

- Recent investment in infrastructure (e.g. tennis court surface, playground).
- Standing water on north and south length of west soccer field.
- North soccer field slow to drain.
- Former softball dugouts in fair shape, roof needs repairs.
- Parking area with standing water.
- Standing water outside play space.
- Former softball field post and chain fence rusting and leaning.
- Retaining wall around former softball field is deteriorating.

Opportunities

- Landscaping upgrades at park entrance.
- Install signage to identify site amenities and trails.
- Correct field drainage for sports fields.
- Paint lines on basketball court.
- Repair and replace damaged boards on benches, picnic tables, bleacher seating.
- Upgrade dugout roofs.
- Redesign the layout of parking area to make more efficient and separate from people spaces.
- Install drainage and new sod around playground space.
- Install new fence along north soccer field perimeter.
- Remove wood retaining wall behind the dugouts at north soccer field perimeter. Replace with drainage swale.

2 Halewood Drive Field 1

Overview

PIDs: 45026259, 45226982

Coordinates: 44.99877, -64.1846

Date visited: November 26, 2015.

Address: 422 Falmouth Back Rd, Falmouth.

Classification: Neighbourhood.

Size: 1.11 acres (0.45 ha).

Land cover: Parcel is 50% forested and 50% cleared (e.g. managed turf).

Topography: Flat parcel with slight undulations in managed turf where water collects.

Maintained by: Municipality.

Use: Walking.

Access: From Halewood Drive.

Parking: None.

Signage: None.

History: This is a Public Works parcel which once had a open water reservoir pond. The pond was filled in when the Falmouth Water Standpipe was installed.

Overlapping Management Plans: None.

Observations

- Entrance to the parcel is not clear from Halewood Drive. Drainage ditch limits access from Municipal right-of-way.
- Some maintenance completed by surrounding neighbours.

Opportunities

- Park signage.
- Continue to own with potential for future community recreational use.
- Formalize entrance to parcel from Halewood Drive.
- Consider adding amenity features to the site (e.g. benches, trail loop).



3

Halewood Drive Field 2

Overview

PID: 45363264

Coordinates: 44.99917, -64.1813

Date visited: November 9, 2015.

Address: Parcel P-1 Halewood Drive, Falmouth.

Classification: Neighbourhood Park.

Size: 0.61 acres (0.25 ha).

Land cover: Primarily turf. Mixture of evergreen and deciduous tree and shrub species (planted and natural) around three sides with drainage ditch surrounding. Stormwater/drainage corridor from park to south loop of Halewood Drive.

Topography: Multi-purpose field is relatively flat with slight undulations. Entire western portion of property is a stormwater drainage area running from south to north.

Maintained by: Municipality.

Use: Field sports, drainage area.

Access: Park access from Halewood Drive.

Parking: No organized parking; road shoulder.

Signage: None.

History: Parks and open space contribution from land subdivision.

Overlapping Management Plans: None.

Observations

- Drainage ditch along north side of the field, access via a driveway in the north east corner of the parcel.
- Residential properties back onto park.
- Part of stormwater drainage area in neighbourhood.
- Informal trail from field through drainage area to south Halewood Drive.

Opportunities

- Park signage indicating ownership, management, hours of use.
- Signage to identify stormwater movement on site and importance of water management for local ecology.
- Low point in south eastern portion of field requires topsoil fill.



4

Halewood Drive Path

Overview

PID: 45363249

Coordinates: 44.99886, -64.1794

Date visited: November 26, 2015.

Address: Parcel Ww-1 Aylward Road, Falmouth.

Classification: Linear Park.

Size: 0.16 acres (0.66 ha).

Land cover: Gravel path with managed turf shoulders. Trees planted along eastern side of path.

Topography: Land sloping upward towards the east.

Maintained by: Municipality.

Use: Walking.

Access: From Halewood Drive and Aylward Road.

Parking: None.

Signage: None.

History: The Halewood Drive subdivision was created in 2006 during which a waterline connection was installed between the Halewood Drive subdivision and Aylward Road. The developer established a path on top of the buried waterline to create pedestrian crossing between Halewood Drive and Aylward Road.

Overlapping Management Plans: None.

Observations

- Utility poles pass through same right-of-way.
- Right-of-way not defined.

Opportunities

- Park signage to indicate ownership and maintenance.
- Pave the path for ease of maintenance.
- Lighting attached to existing utility poles.
- If privacy becomes a concern by neighbouring residents, consider wooden post style fencing along each side rather than chain link fencing.



5

Falmouth Mini Park and Causeway Trail

Overview

PID: 45224458

Coordinates: 44.9942, -64.1474

Date visited: November 9, 2015.

Address: 2127 Highway #1 Falmouth, NS.

Classification: Neighbourhood, Community Parks.

Size: 1.55 acres (0.63 ha), Total area of provincial land in which the park occupies: 9.10 acres (3.68 ha).

Land cover: A mixture of turfed open areas (75%) and treed naturalized areas (25%). Paved paths and gravel parking area are part of these open areas.

Topography: A fairly flat parcel gently sloping from the northwest to the southeast towards the water. Steep banks to the water in the northwest cove, a more gentle slope at the picnic area.

Maintained by: Municipality; owned by the Province of Nova Scotia.

Use: Swimming, boating, walking, picnicking.

Access: From Evangeline Trail or multiple points in Downtown Windsor.

Parking: 5-10 spaces; not well defined.

Signage: No signage indicating park from the road. Park maintenance signage throughout the park.

History: The Municipality entered into a lease agreement with the Department of Transportation in the early 1980's that allowed the use of the land for recreational purposes.

In the early 1990's the Municipality and the Windsor and Area Jaycees agreed to develop the lands and create what is now the

Falmouth Mini Park.

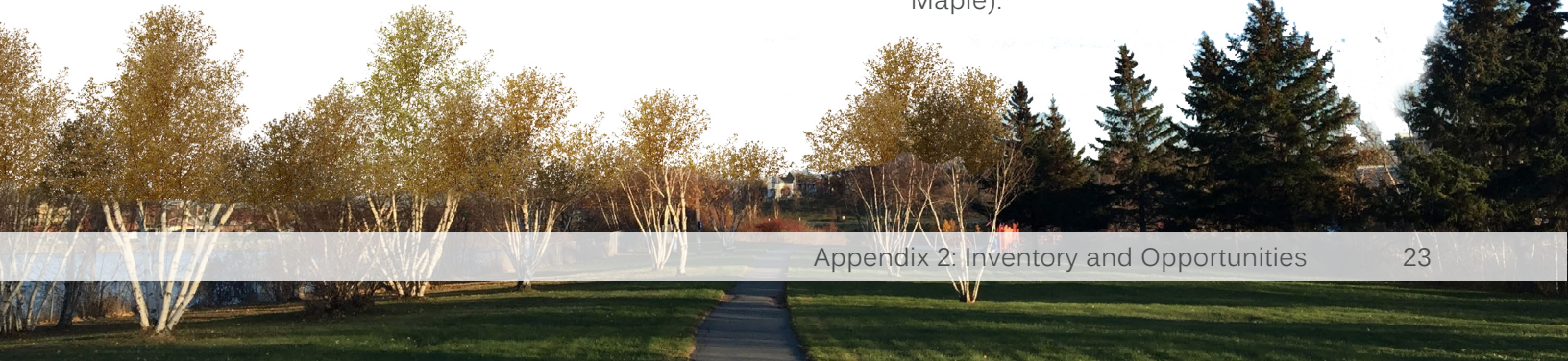
Overlapping Management Plans: 2013 Trails Plan, p.55.

Observations

- No entrance signage indicating park, use, or a map.
- Parking area in conflict with pedestrian spaces/playground.
- Many small trees, but few large shade trees on site.
- Fencing along the west side of the park is in need of replacement.
- Well maintained grounds.
- Access to water isn't clearly indicated or available.

Opportunities

- Reconfigure parking area that makes better use of space and separates pedestrians from cars.
- Landscape park entrance to buffer from road traffic and provide an aesthetic gateway to park.
- Design and development of new trail on highway side of park for shorter secondary loop.
- Improve access to the water from the picnic area.
- Install dock for small boat access, fishing, sitting.
- Improve lighting along highway and in interior of the park.
- Design and install interpretive signage highlighting stormwater movement through the park.
- Create shade over children's play area (e.g. trees, shade structure).
- Phase out invasive species (e.g. Norway Maple).



Falmouth District School

6

Overview

PID: 45075108

Coordinates: 44.99421, -64.1664

Date visited: 26 November, 2015.

Address: 30 School St, Falmouth.

Classification: Neighbourhood Park, Community Park.

Size: 5.21 acres (2.11 ha).

Land cover: Large open space composed of managed turf (40%), 40% of parcel is asphalt parking and building footprint. Woodlot in southern portion of parcel occupies almost 20% of land area.

Topography: Land sloping to the south west.

Maintained by: Annapolis Valley Regional School Board.

Use: Walking, playing (playground), sitting, picnicking, sports (e.g. soccer, football, basketball).

Access: From School Street.

Parking: School parking lot has a capacity for approximately 30 cars.

Signage: On the school building.

History: Property is under the management of the Annapolis Valley Regional School Board.

Overlapping Management Plans: None.

*No management recommendations are provided as management is at the discretion of the Annapolis Valley Regional School Board.



7

Falmouth Boat Launch

Overview

PID: 45192507

Coordinates: 44.99347, -64.1501

Date visited: November 9, 2015.

Address: 2058 Highway 1, Falmouth.

Classification: Linear Park.

Size: 3.5 acres (1.42 ha).

Land cover: Entire parcel is a road and vegetated right-of-way with trees, shrubs, and tall grasses growing along the driveway shoulder.

Topography: Relatively flat road parcel with slight slope to the east. Boat launch more steeply sloped to the water.

Maintained by: Municipality.

Use: Water access.

Access: From Evangeline Trail.

Parking: Parking for 5-10 in gravel turn around and more parking available along driveway shoulder.

Signage: Entrance signage, warning of boat launch conditions.

History: This 3.5 acre property was deeded to the Municipality in 1972 by the Dominion Atlantic Railway Company. As been used by the community as boat launch area for access to Lake Pisiquid.

Overlapping Management Plans: None.

Observations

- Concrete boat launch ramp deteriorating and pieces have fallen away.
- Top of ramp paved with asphalt, in good shape.

Opportunities

- Cut back vegetation from ramp shoulders.
- Remove existing concrete ramp and replace with gravel (short term), concrete (long term).



8

Windsor Forks District School

Overview

PID: 45061355

Coordinates: 44.94585, -64.1907

Date visited: November 26, 2015.

Address: 120 Sangster Bridge Road.

Classification: Community Park, School.

Size: 10.60 acres (4.29 ha).

Land cover: Located in an agricultural area, this property is surrounded by open fields. The back sports field is the only managed turf area. The remainder of the parcel is naturalized with trees, shrubs, and perennials (50% of land area) An asphalt paved driveway and school yard exists around the school footprint.

Topography: Flat, grassed.

Maintained by: Annapolis Valley Regional School Board.

Use: Walking, playing (playground), sitting, picnicking, sports (e.g. soccer, football, basketball).

Access: From Sangster Bridge Road.

Parking: 20 marked spaces.

Signage: Entrance signage and signage on the building.

History: Property is under the management of Annapolis Valley Regional School Board.

Overlapping Management Plans: None.

*No management recommendations are provided as management is at the discretion of the Annapolis Valley Regional School Board.



9

Halewood Drive Lot

Overview

PID: 45226636

Coordinates: 45.00002, -64.184

Date visited: November 9, 2015.

Address: Parcel P-1 Halewood Drive, Falmouth.

Classification: Underused.

Size: 0.57 acres (0.23 ha).

Landcover: Wooded lot. Mixture of evergreen and deciduous plant species. Drainage ditch along the north length of the property.

Topography: Land sloping to the north and east.

Maintained by: Municipality.

Use: None.

Access: No formal access created. Access would be from Halewood Drive.

Parking: No organized parking; road shoulder.

Signage: None.

History: Parks and open space contribution from land subdivision.

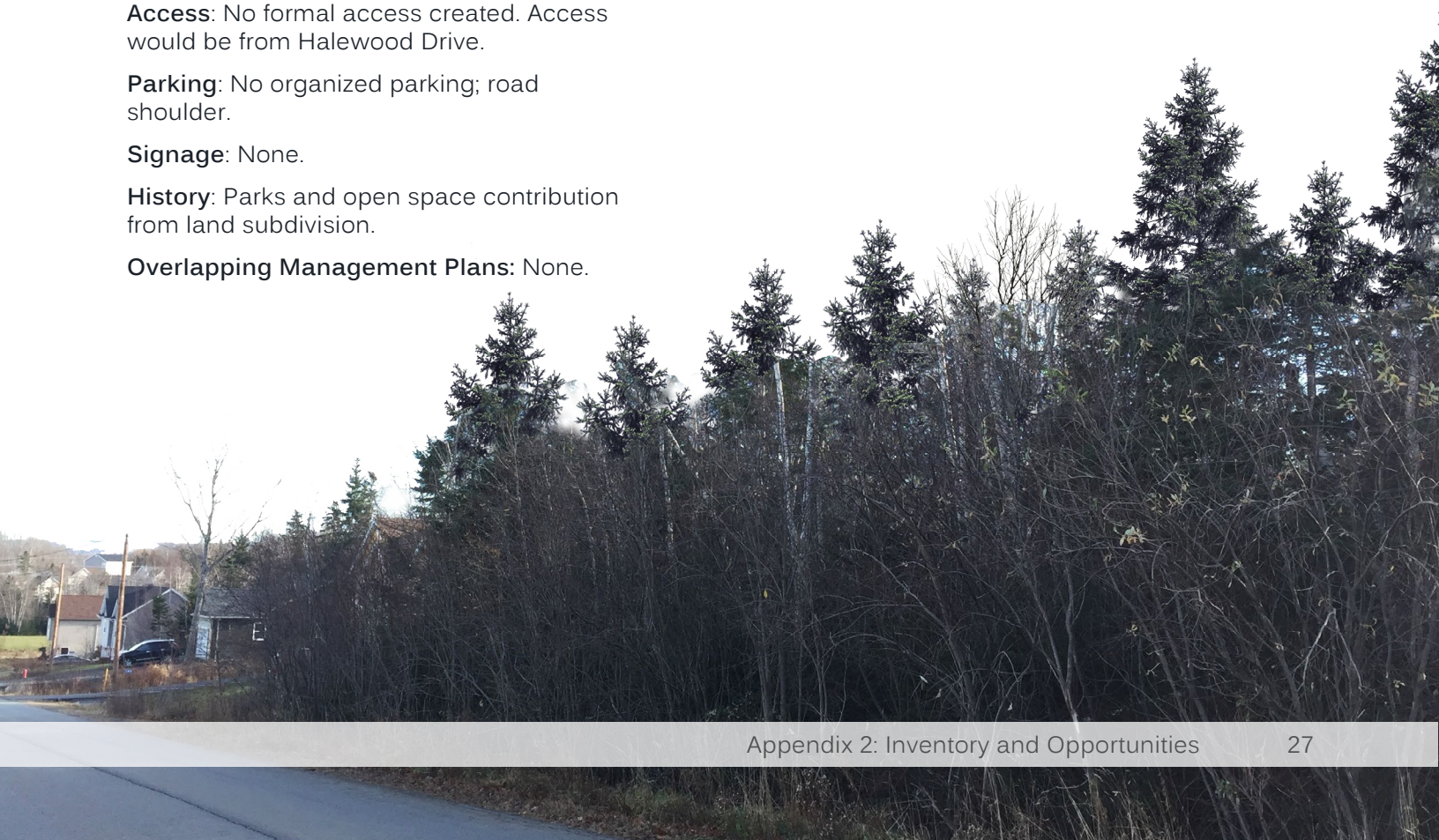
Overlapping Management Plans: None.

Observations

- No obvious signs of access of use by residents.

Opportunities

- Given the number of parks and open space parcels in the neighbourhood, it is recommended that there is little potential to develop as amenity space. Divest land to fund the development of nearby municipally-owned parcels for parks and open space use.



10

Jocelyn Lee Court Greenbelt

Overview

PID: 45293016

Coordinates: 44.99086, -64.1776

Date visited: 26 November, 2015.

Address: Between 49 and 44 Jocelyn Lee Court, Falmouth.

Classification: Underused.

Size: 5.92 acres (2.40 ha).

Land cover: Parcel treed along the western boundary with the remained naturalizing with shrub and perennial species.

Topography: Parcel is at the top of the slope which slopes to the north west. Beyond the property line is a 20m drop to a river below. Access point at the end of Jocelyn Lee Court is a low point with undulated soil that has naturalized with perennial species.

Maintained by: Municipality.

Use: None.

Access: From Jocelyn Lee Court.

Parking: None.

Signage: None.

History: Parks and open space contribution from land subdivision.

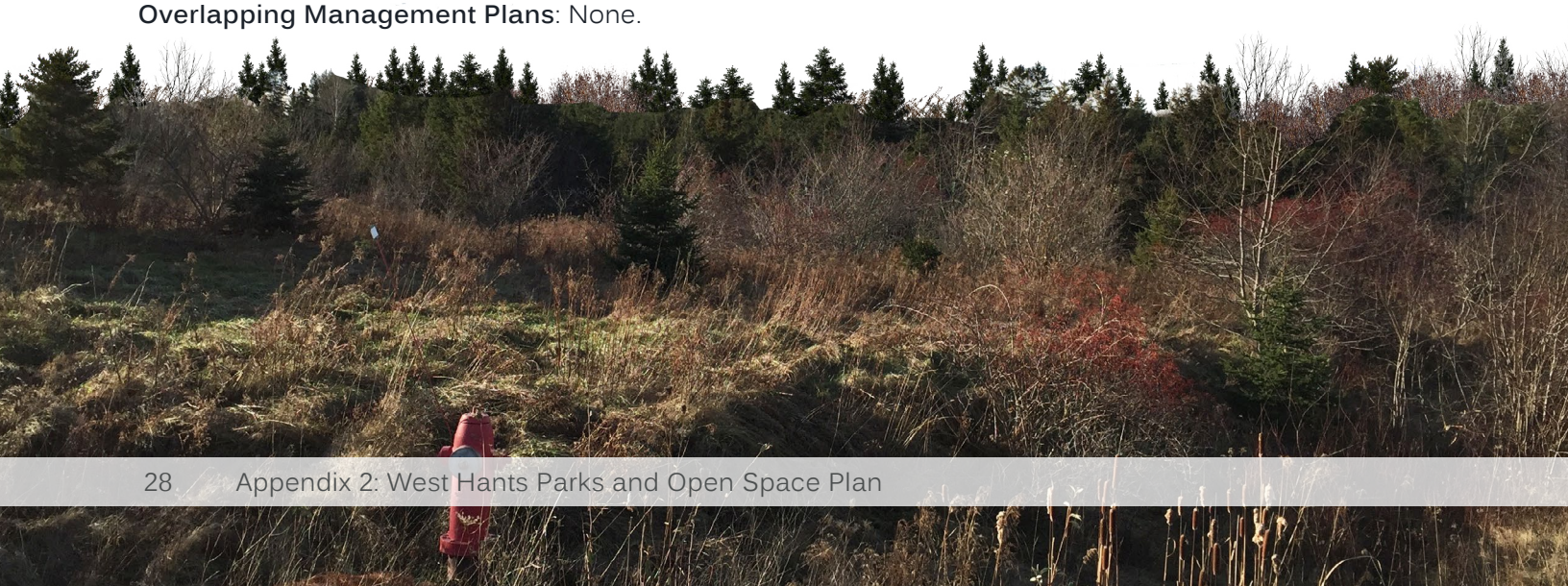
Overlapping Management Plans: None.

Observations

- Only one public access point.
- Informal walking trails observed.
- No formal access point to parcel.
- Residential properties back onto parcel
- Encroachment into municipal land apparent (e.g. land clearing, landscaping)
- Topography makes this site difficult for walking.

Opportunities

- Retain as municipal greenbelt.
- Trail loop possible on upper side of slope.



11

Falmouth Dyke Road Parcel

Overview

PID: 45196268

Coordinates: 44.98617, -64.1796

Date visited: November 26, 2015.

Address: Parcel E Falmouth Dyke Road, Falmouth.

Classification: Underused.

Size: 0.46 acres (0.19 ha).

Land cover: Small parcel with 100% tree cover.

Topography: Land sloping to the South West.

Maintained by: Municipality.

Use: None.

Access: None.

Parking: None.

Signage: None.

History: This land parcel was deeded to the Municipality in 1978 through the parks and open space contribution from land subdivision by the Greenwood Estates Ltd.

Overlapping Management Plans: None.

Observations

- No access through public right-of-way.

Opportunities

- There is little potential to develop as amenity space. Divest land to fund the development of nearby municipally-owned parcels for parks and open space use.



12

Kendall Lane

Overview

PIDs: 45191541, 45191533

Coordinates: 44.97456, -64.1279

Date visited: November 25, 2015.

Address: Lot 2,3 Kendall Lane, Currys Corner.

Classification: Underused.

Size: 0.37 acres (0.15 ha) total.

Land cover: Managed turf.

Topography: Land sloping to the south and south west.

Maintained by: Municipality.

Use: No obvious signs of use.

Access: From Kendall Lane.

Parking: Parking on the road shoulder.

Signage: None.

History: Parks and open space contribution from land subdivision.

Overlapping Management Plans: None.

Observations

- Access to the site is limited due a perimeter drainage ditch.
- Not many neighbourhood park opportunities in the local area.

Opportunities

- Park signage.
- Consider regrading a portion of the parcel to create flat accessible surface; will require wall construction and drainage.
- Opportunity for shade trees, community garden, sitting areas, playground.
- Work with Kendall Court Seniors Complex and surrounding neighbours to identify parks and open space needs.



13

Falmouth Back Road

Overview

PIDs: 45062676

Coordinates: 44.992355, -64.188832

Date visited: November 26, 2015.

Address: Lot P-1 Falmouth Back Road, Falmouth.

Classification: Unused.

Size: 1.86 acres (0.75 ha).

Land cover: The western-half of the parcel is forested with white pine and paper birch. The eastern-half of the parcel is occupied by a flood plain, vegetated with grass species and perennials.

Topography: Parcel slopes more than 5m (16.4 feet) to the north and east towards a brook below.

Maintained by: Municipality.

Use: None (other than electrical towers).

Access: No formal access.

Parking: None.

Signage: None.

History: Parks and open space contribution from land subdivision.

Overlapping Management Plans: None.

Observations

- Parcel intersected by power transmission corridor and houses a transmission tower.
- Neighbouring property uses municipal parcel for personal property access and parking.
- The slope of the parcel and presence of a floodplain limits the site useability for parks and open space.

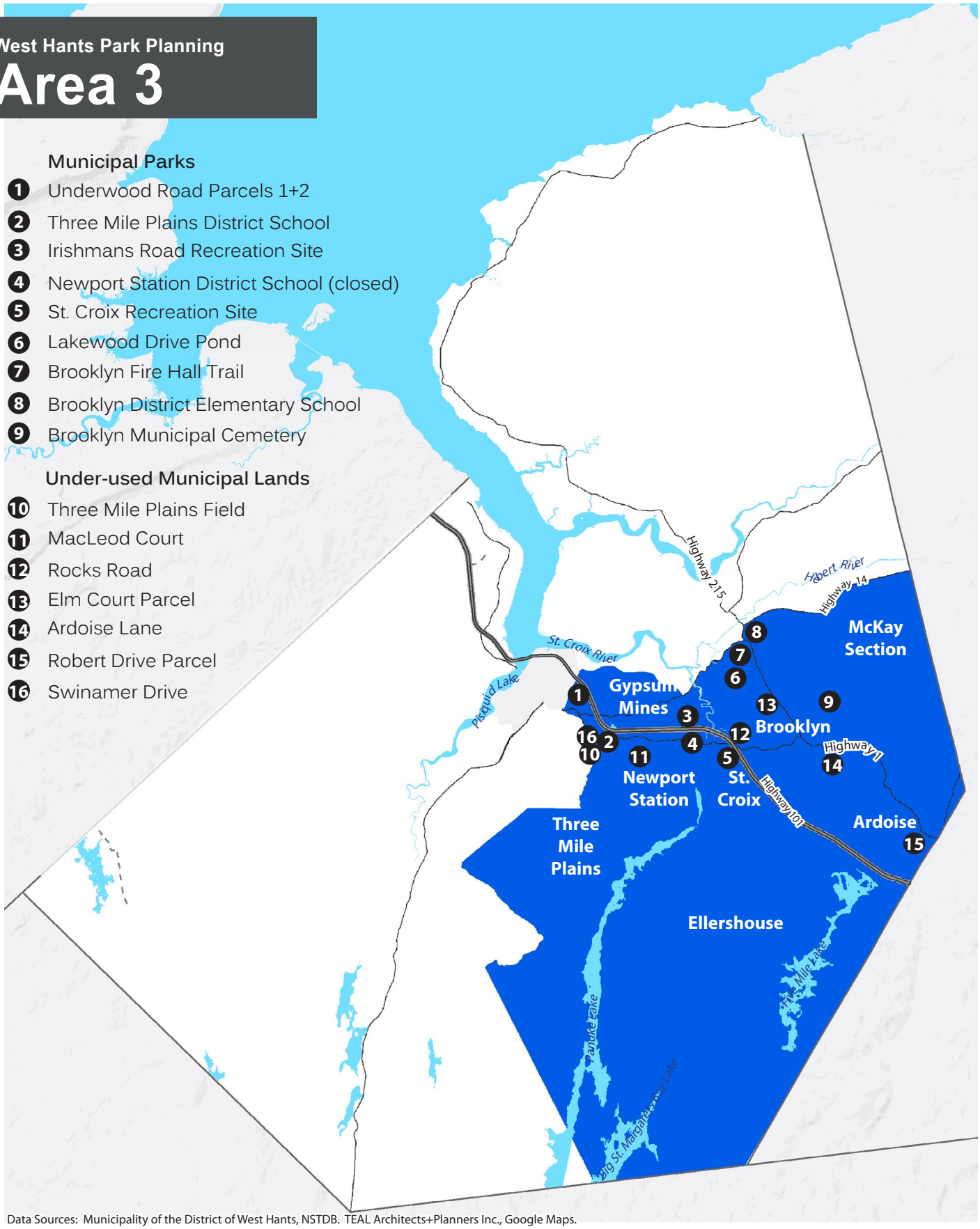
Opportunities

- There is little potential to develop as amenity space. Divest land to fund the development of nearby municipally-owned parcels for parks and open space use.



West Hants Park Planning

Area 3



Data Sources: Municipality of the District of West Hants, NSTDB. TEAL Architects+Planners Inc., Google Maps.

1

Underwood Road

Parcel 1

Overview

PID: 45208188

Coordinates: 44.97933, -64.1065

Date visited: November 25, 2015.

Address: Lot A-1b Underwood Road, Garlands Crossing.

Classification: Neighbourhood Park.

Size: 0.77 acres (0.32 ha).

Land cover: Managed turf area occupies approximately 60% of land area, naturalized area in remaining area (40%).

Topography: The main gathering area of this space is a flat managed turf surface. Houses to the south about 10 feet above the open area, houses to the north at the same elevation. Mid-way through the property, a naturalized area of trees and shrubs occupies the low point of the property.

Maintained by: Municipality, community volunteers.

Use: Playing, walking, community gathering.

Access: From Underwood Road.

Parking: Available along road shoulder.

Signage: None.

History: Parks and open space contribution from land subdivision.

Overlapping Management Plans: None.

Observations

- Well used outdoor spaces used primarily by surrounding residents.
- Access point from Underwood Road is not defined from adjacent empty lot.

Opportunities

- Retain parcel and develop as formal Neighbourhood Park.
- Park signage.
- Formalized access into the park (e.g. delineate public from private property along entrance).
- Work with neighbourhood to develop a park needs assessment.



1

Underwood Road

Parcel 2

Overview

PID: 45365285

Coordinates: 44.97886, -64.1059

Date visited: November 25, 2015.

Address: Parcel Bdl-1 Jared Court, Garlands Crossing.

Classification: Neighbourhood Park.

Size: 0.96 acres (0.39 ha).

Land cover: Almost 50% treed. Remaining parcel is managed turf.

Topography: Fairly flat parcel.

Maintained by: Municipality.

Use: Playing, walking, community gathering.

Access: From Jared Court.

Parking: Available along road shoulder.

Signage: None.

History: Parks and open space contribution from land subdivision.

Overlapping Management Plans: None.

Observations

- Access to parcel is not obviously public.
- Well-treed parcel shared by surrounding residents.

Opportunities

- Park signage.
- Evaluate encroachment into Municipal land by surrounding residents (e.g. tree clearing, landscaping).
- Retain as treed, naturalized area for shade, stormwater attenuation, wildlife habitat.



2

Three Mile Plains District School

Overview

PID: 45075470

Coordinates: 44.9667, -64.0941

Date visited: November 12, 2015

Address: 4555 Hwy 1, Three Mile Plains.

Classification: Community, Neighbourhood Parks; school.

Size: 38.00 acres (15.37 ha).

Land cover: Two parcels make up this property. To the north and south of Highway 10. The north parcel is 90% forested with a small clearing along the highway that has an ATV trail. To the south of the highway is the school property, including a pond. The school property is forested to the north and west with scattered trees along the eastern and southern boundary. Turf is managed for a sports field and play space behind the school. Asphalt driveway, parking, school yard, and building footprint occupy almost 5% of the southern parcel.

Topography: The school building is positioned on a high point of the south property with land sloping away in all directions. The slope to the west is steep, but more gentle to the other directions.

Maintained by: Annapolis Valley Regional School Board.

Use: Walking, playing, sitting, picnicking, sports (e.g. soccer, football, basketball).

Access: From Evangeline Trail.

Parking: Parking for 60-70 cars; most spaces occupied by school staff.

Signage: On the school building.

History: In operation since 1963. Property is under the management of Annapolis Valley Regional School Board.

Overlapping Management Plans: 2013 Trails Plan, p.70.

*No management recommendations are provided as management is at the discretion of the Annapolis Valley Regional School Board.



3

Irishmans Road Recreation Site

Overview

PID: 45061843

Coordinates: 44.97263, -64.0588

Date visited: November 16, 2015.

Address: 151 Irishmans Road, Newport Station.

Classification: District, Community, Neighbourhood Parks.

Size: 172 acres (69.61 ha).

Land cover: Primarily a mixed forested stand of red and white spruce, hemlock, yellow birch, sugar maple and American beech. Turf is managed on two sports fields and at their perimeter and along driveways. Gravel parking areas are found at the main entrance and at the upper sports field.

Topography: Main road bed is relatively flat with slight incline to the north east (with drainage ditch on either side). Upper sports field to the west is 25-30 feet above main road. Lower sports field in a depression. Trail to the is north of the lower sports field rises and falls with the hillside. Karst topography (i.e. sinkholes formed by soluble gypsum). Is visible in the north and west portions of the park.

Maintained by: Municipality. Portion leased by Glooscap Heritage Archers Association.

Use: Archery, walking, running, mountain biking, soccer.

Access: Park access from Irishmans Road.

Parking: 20-30 spaces along driveway and at the second gate, 20-30 spaces at the top field, evidence of additional parking on grass shoulders and at the sport field entrances.

Signage: No official signage indicating "Irishmans Road Recreation Park". Signage indicating management and use and prohibiting motorized vehicle use.

History: The park sits on land formerly used as a Municipal landfill, which was decommissioned in 1984. The soccer fields were named the Ryan Lahey Memorial Soccer fields in 2011 in memory or Ryan Lahey.

Overlapping Plans: 2013 Trails Plan, p.47.

Observations

- Entrance to the trail from the second gate is unclear.
- Free standing wall (remaining from landfill) to the north east of the lower field.
- Standing water along trail to the north of the lower field.
- Bleachers at upper field in need of upgrades (e.g. wooden boards).
- Upper parking area needs new base material. Shale is difficult parking surface.
- Area of karst topography found in the north and west areas of the park.
- Fence on the west of the upper field in need of replacement.
- Slumping observed on the west side of the upper field.

Opportunities

- Install entrance and trail signage.
- Design and install interpretive panels to educate the community about former uses, and reclamation of former landfill lands into a recreation facility.
- Expansion of parking area at the second gate and at the upper field.
- Development of a new trail and interpretive area to learn about Karst Topography.
- New fence along the west side of the upper sports field.
- Upgrade sports field (e.g. topdressing, seeding, corrected slumping).
- Potential for additional trails

4

Newport Station District School

Overview

PID: 45062270

Coordinates: 44.96551, -64.0547

Date visited: November 26, 2015.

Address: 1989 Wentworth Rd, Newport Station.

Classification: Community Park.

Size: 19.28 acres (7.80 ha).

Land cover: Primarily a forested parcel (60%) with a clearing created for the school footprint, paved school yard, sports field, and playground.

Topography: School yard is positioned at high point on the property. Property slopes in all directions away from the school, steeply on the south side of the school and more gently to the north.

Maintained by: Municipality.

Use: Walking, playing (playground), sitting, picnicking.

Access: From Wentworth Road.

Parking: 40-50 spaces on paved school yard.

Signage: None.

History: Formerly a school property, but now under Municipal management.

Overlapping Management Plans: Trails Plan 2013, p.59.

Observations

- Open area set back some distance from Wentworth Road.
- Densely forested buffer between the road and school building/playground.
- Outdoor spaces and equipment still well managed despite not being used as a school.

Opportunities

- Close proximity to Irishmans Road Recreation Site. Explore potential to link the properties via a new trail loop.
- Explore partnerships with community groups who may be able to lease the building.
- Re-establish old and build new trails at the site.



5

St. Croix Recreation Site

Overview

PID: 45339231

Coordinates: 44.96515, -64.0255

Date visited: November 12, 2015.

Address: 54 Ball Park Rd, St. Croix.

Classification: District, Community, Neighbourhood Parks.

Size: 9.60 acres (3.88 ha).

Land cover: Primarily managed turf with gravel surfaces for driveway, parking, and pathways.

Topography: Grade level, seeded, maintained.

Maintained by: Municipality.

Use: Softball, community gathering, horse-shoe, picnicking, fishing.

Access: From Ball Park Road.

Parking: 150-200 cars possible on road shoulder, abandoned field, and gravel area to the east.

Signage: No entrance signage. Signage present to indicate maintenance, security, and horseshoe club, but signs are dated and in need of replacement.

History: Land originally owned by Aubrey Smiley and was purchased by the Crown when Highway 101 was constructed. The Crown deeded the remaining lands to the Municipality in 1975 with the stipulation that it be used for recreation purposes.

Overlapping Management Plans: None.

Observations

- Out-buildings are showing signs of weather damage (e.g. water damaged wood, outdated electrical, rotting windows/trim).
- Bleacher footprints made of gypsum (unsuitable structural base).
- Field to east of ballfields is abandoned with old backstop still in place.
- Slope around east ball field bleachers too steep and inaccessible.
- Wiring on east ball field unearthed and is a tripping hazard.
- Wood decking at the top of west ball field is narrow and showing signs of rot.
- Clubhouse ramp on crumbling concrete footings.

Opportunities

- Develop easy access to pond.
- Coordinate signage to indicate park, maintenance, usage, and wayfinding.
- Upgrade wooden out-buildings and clubhouse.
- Replace gypsum bleacher footings with more stable base.
- Install new pathways to improve site accessibility.
- Develop regrading plan for east ball field bleachers are to reduce slope or overcome slope and refine surface materials (e.g. sod instead of large gravel).
- Upgrade decking at top of west ball field observation area.



6

Lakewood Drive Pond

Overview

PID: 45208329

Coordinates: 44.9982, -64.0131

Date visited: November 26, 2015.

Address: Lakewood Dr, Brooklyn.

Classification: Neighbourhood Park.

Size: 4.01 acres (1.62 ha).

Land cover: A densely forested lot (deciduous and evergreen) with a large oval pond.

Topography: Fairly flat parcel with the banks of the pond sloping inward towards the water.

Maintained by: Municipality.

Use: Boating, skating, pond hockey.

Access: From Lakewood Drive.

Parking: Along road shoulders.

Signage: None.

History: Parks and open space contribution from land subdivision.

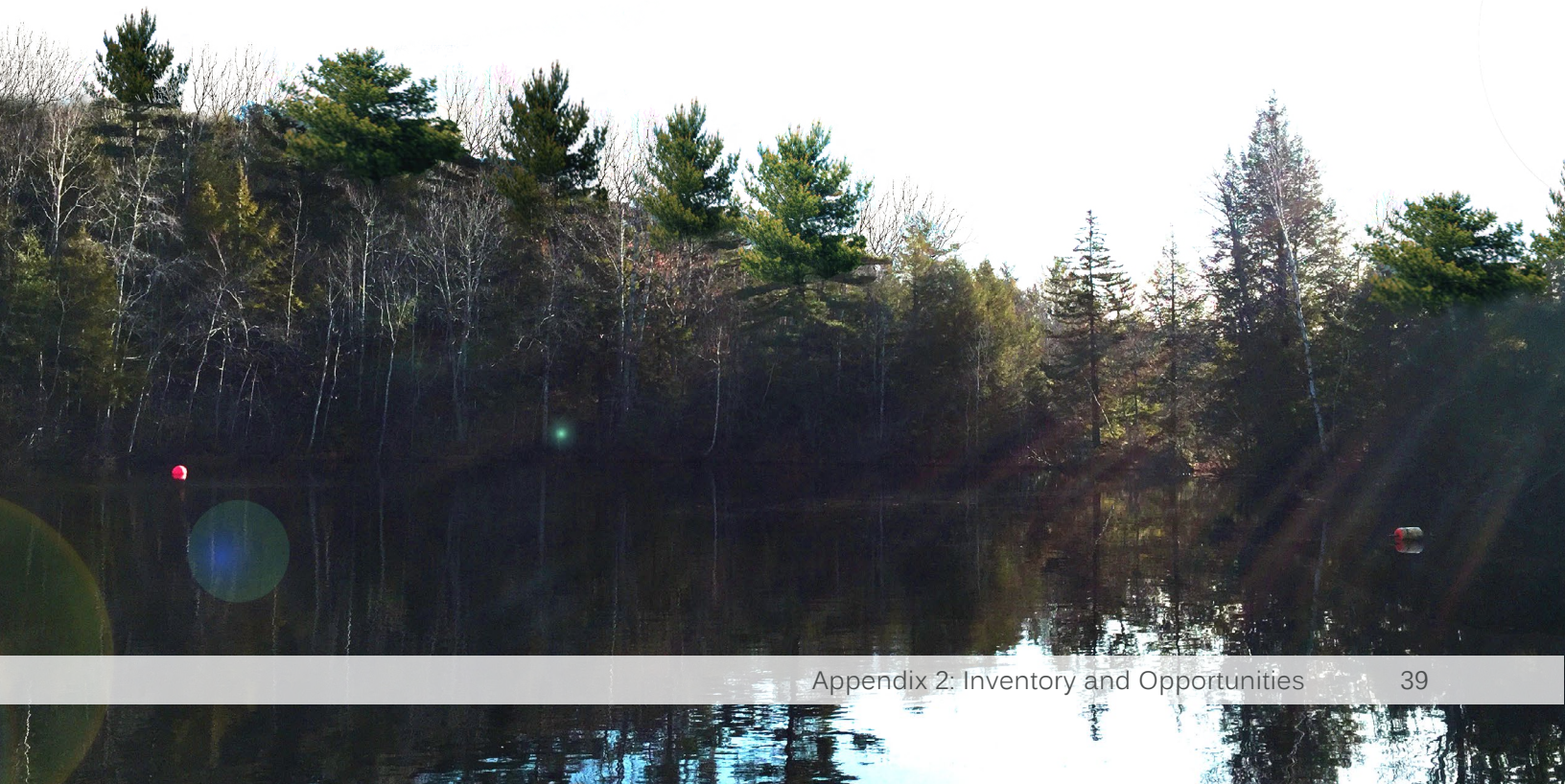
Overlapping Management Plans: None.

Observations

- Hockey net stored on shoreline indicated winter use.
- Access to water not cleared.
- Water collection infrastructure at roadside for Fire Department.

Opportunities

- Improve access to water.
- Signage indicating ownership, use, and maintenance.



7

Brooklyn Fire Hall Trail

Overview

PID: 45060761

Coordinates: 45.00423, -64.0091

Date visited: November 26, 2015.

Address: 995 Highway 215, Brooklyn.

Classification: Community Park.

Size: 7.18 acres (2.91 ha).

Land cover: A mainly open parcel with trees and shrubs along the parcel perimeter. Managed turf along trail shoulders.

Topography: The centre of the parcel is a high point and sloping away from centre in all directions, more steeply to the north, west, and south.

Maintained by: Municipality.

Use: Walking.

Access: From western side of Fire Hall parking lot.

Parking: At Fire Hall.

Signage: Signage at north and south trailhead.

History: The path was developed in 2011 as an outdoor of the indoor walking opportunity that is hosted at the Brooklyn Civic Centre.

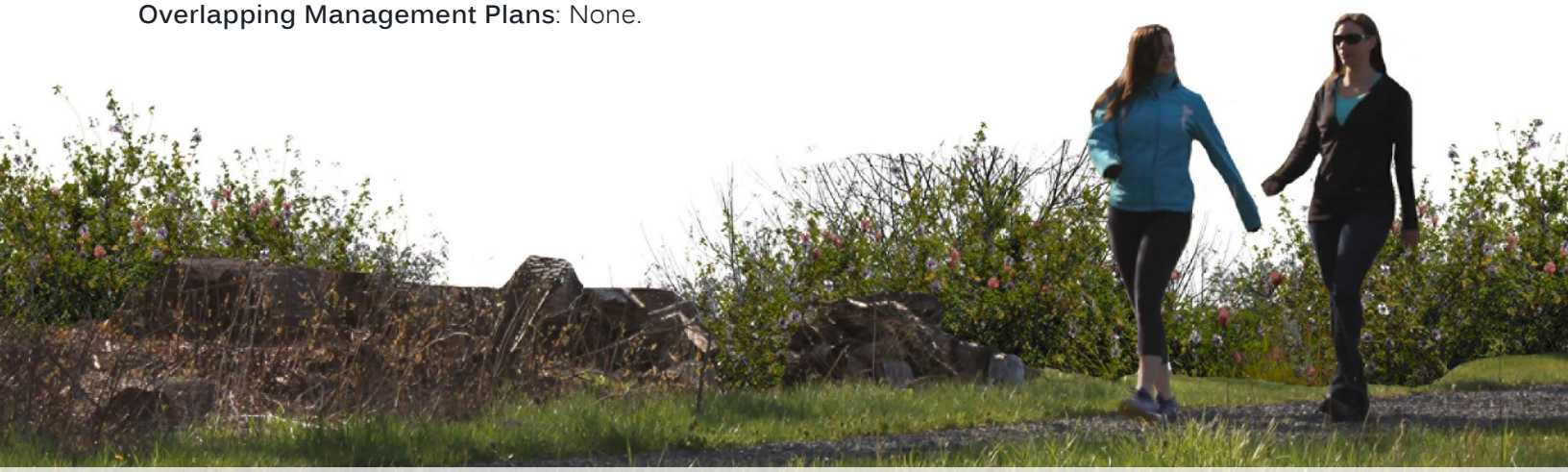
Overlapping Management Plans: None.

Observations

- No benches or garbage receptacles.
- Damage by ATV use in interior of parcel.
- Trailhead in northeastern corner very steep.
- Dumping of waste in northwestern corner of parcel.

Opportunities

- Create resting spots for sitting, picnicking, include garbage receptacles. (Clearly identifying walking and sitting areas should deter ATV use in desirable locations).
- Switchbacks or curve in trail bed would lessen the slope in some areas and create more visual interest.
- Trail bed made more accessible by using crusher dust.
- Planting of trees (native or ornamental) would provide visual interest along the trail route.
- The addition of trees and/or children's playspaces **must** be reviewed in conjunction with Fire Department Executive due to space limitations as this is a helicopter landing area.



8

Brooklyn District Elementary School

Overview

PID: 45060795

Coordinates: 45.01087, -64.0071

Date visited: November 26, 2015.

Address: 8008 Highway 14, Brooklyn.

Classification: Community Park, School.

Size: 22.78 acres (9.22 ha).

Land cover: Primarily a forested parcel (80%) with managed areas (e.g. school footprint, sports field, tennis courts, playground, and parking).

Topography: Parcel lowest at Highway 14 sloping upward to the south.

Maintained by: Annapolis Valley Regional School Board.

Use: Walking, playing, sitting, picnicking, sports (e.g. soccer, football, basketball, tennis).

Access: From Highway 14.

Parking: Parking for approximately 50 cars (school parking occupies most of the available volume).

Signage: Entrance signs and limited wayfinding trail signage.

History: Trail system in the southern portion of the parcel was developed in the early 1990s by the school Physical Education teacher. Property is under the Management of Annapolis Valley Regional School Board.

Overlapping Management Plans: 2013 West Hants Trails Plan, p.20.

*No management recommendations are provided as management is at the discretion of the Annapolis Valley Regional School Board.



9

Brooklyn Municipal Cemetery

Overview

PID: 45062395

Coordinates: 44.99392, -63.9849

Date visited: November 26, 2015.

Address: 241 McKay Rd, McKay Section.

Classification: Cultural Park.

Size: 0.67 acres (0.27 ha).

Land cover: Forested parcel of White Pine with managed turf understory. Stone grave markers underneath trees.

Topography: Drainage ditch along entire southern border of parcel along road. Steep slope to the north towards the river. Undulating topography along ridge at highest point.

Maintained by: Municipality.

Use: Municipal Cemetery.

Access: From McKay Road.

Parking: One space at main gate.

Signage: Entrance signage present.

History: Previous location of the West Hants County Poor Farm, closed in 1966.

Overlapping Management Plans: None.

Observations

- Well-managed property.
- Property fenced with wire fencing and wooden posts.
- Erosion on the slope on the north side of the parcel.

Opportunities

- More noticeable signage to mark cemetery.
- Interpretive boards documenting history.
- Expansion of gravel pad at entrance for additional parking.
- Address slope erosion as necessary.



10

Three Mile Plains Field

Overview

PID: 45000502

Coordinates: 44.96446, -64.0993

Date visited: November 26, 2015.

Address: Lot 2 No 1 Hwy, Three Mile Plains.

Classification: Underused.

Size: 1.09 acres (0.44 ha).

Land cover: An open area with managed turf. A small stand of trees present at the southern property boundary. Northern boundary, along the drainage ditch, is naturalized with perennials.

Topography: Land gently sloping to the north and east.

Maintained by: Municipality.

Use: Unclear.

Access: From the adjacent Community Hall.

Parking: In the parking lot of the adjacent Community Hall.

Signage: None.

History: Parks and open space contribution from land subdivision.

Overlapping Management Plans: None.

Observations

- Well maintained parcel, but use is unclear.
- Slope too steep for field sports, but gentle enough for passive recreation.

Opportunities

- Retain as a multi-functional space for use by community centre users.



11

MacLeod Court

Overview

PID: 45231586

Coordinates: 44.95837, -64.0828

Date visited: November 26, 2015.

Address: PARCEL P-1 MacLeod Court.

Classification: Underused.

Size: 0.18 acres (0.07 ha).

Land cover: Parcel covered with naturalized perennials and shrubs with some tree cover to the western boundary.

Topography: Slight slope to the north.

Maintained by: Municipality.

Use: None.

Access: No municipal access to the site.

Parking: None.

Signage: None.

History: Parks and open space contribution from land subdivision.

Overlapping Management Plans: None.

Observations

- No access from public right-of-way.

Opportunities

- There is little potential to develop as amenity space. Divest land to fund the development of nearby municipally-owned parcels for parks and open space use.



12

Rocks Road

Overview

PID: 45061223

Coordinates: 44.96576, -64.0197

Date visited: November 26, 2015.

Address: Rocks Rd, St Croix.

Classification: Preservation and Production.

Size: 50.40 acres (20.40 ha).

Land cover: Approximately 50% of the parcel is forested with the remaining space being managed grassland or naturalized perennials and shrubs. A portion of the land is managed for agriculture. A dyke runs along the west, north boundary of the parcel. Thumb Hill Creek runs parallel to the dyke and then continues through the middle of the parcel.

Topography: A fairly flat parcel with a raised dyke and drop towards the creek's edge.

Maintained by: Municipality.

Use: agriculture, walking, swimming.

Access: From Rocks Road.

Parking: None on site; parking available at the park-and-ride area at the south east corner of the parcel.

Signage: None.

History: Land parcel originally owned by Aubrey Smiley was purchased by the Crown when Highway 101 was constructed.

The Crown deeded the remaining lands, divided into two land parcels, to the Municipality in 1975 with the stipulation that it be used for recreation purposes.

Overlapping Management Plans: 2013 Trails Plan, p.66.

Observations

- Informal footpaths and ATV routes found within the property.
- Large displays of exposed gypsum cliffs.
- Evidence of agricultural activity, unsure if field is still in use.
- No signage to indicate property maintenance or usage.

Opportunities

- Although isolated by the highway, this property is an excellent display of local geology, West Hants dykelands, freshwater ecology, and walking trails.
- Public access to the creek.
- Promote as recreation area (e.g. walking, picnicking, sitting, field sports).
- Work with the Province of Nova Scotia on possible trail connections to St. Croix Recreation Park underneath Highway 101.



13

Elm Court Parcel

Overview

PID: 45060779

Coordinates: 44.98104, -63.9936

Date visited: November 26, 2015.

Address: Parcel P-1 Elm Court, Brooklyn.

Classification: Underused.

Size: 2.00 acres (0.81 ha).

Land cover: Cleared parcel with forested (deciduous and evergreen) boundary to the south and forested north west corner. Shrubs and tall perennials filling in remainder of parcel.

Topography: Gently sloping to the east towards Highway 215.

Maintained by: Municipality.

Use: Walking, ATVing.

Access: From Elm Court.

Parking: 5-8 cars.

Signage: None.

History: Parks and open space contribution from land subdivision.

Overlapping Management Plans: None.

Observations

- Gravel turn-around and shoulder used for parking.
- Two main ATV tracks well traveled by two properties on east side of parcel.
- ATV use has left parcel rutted with standing water.
- Uneven surfaces difficult for walking.

Opportunities

- Develop as neighbourhood park for residents.
- Regrade entrance to make accessible.
- Create simple trail loop.
- Install garbage receptacles and seating area.
- Entrance signage indicating use, management, etc.



14

Ardoise Lane

Overview

PID: 45219284

Coordinates: 44.95866, -63.9529

Date visited: November 26, 2015.

Address: Lot 4 Ardoise Lane, Ardoise.

Classification: Underused.

Size: 1.16 acres (0.47 ha).

Land cover: Undeveloped forested lot with forested and partially cleared lots surrounding.

Topography: Relatively flat parcel sloping away from road. Drainage ditch at road shoulder.

Maintained by: Municipality.

Use: Walking.

Access: From Ardoise Lane.

Parking: None.

Signage: None.

History: Parks and open space contribution from land subdivision.

Overlapping Management Plans: None.

Observations

- No obvious site access.
- Power lines and poles along drainage ditch.
- White spruce/white pine forest.
- Low population density in the surrounding neighbourhood.

Opportunities

- Although this parcel is in an ideal geographic location for a Neighbourhood Park, this lot and its set back into a quiet residential street does not suit itself to be a well-visited park space.
- There is little potential to develop as amenity space. Divest land to fund the development of nearby municipally-owned parcels for parks and open space use.



15

Robert Drive Parcel

Overview

PID: 45061181

Coordinates: 44.92348, -63.9047

Date visited: 26 November, 2015.

Address: 16 Robert Drive, Ardoise.

Classification: Underused.

Size: 1.20 acres (0.49 ha).

Land cover: Forested parcel with narrow access point from the road.

Topography: Parcel sloping down from road to the west.

Maintained by: Municipality.

Use: No programmed use; informal walking.

Access: From Robert Drive. No cleared access. Worn down foot path apparent.

Parking: None.

Signage: None.

History: Parks and open space contribution from land subdivision.

Overlapping Management Plans: None.

Observations

- Close to the border of Forest Lakes Community.
- Well traveled ATV paths running adjacent to parcel.
- Wet and muddy conditions in low points.
- Very dense understory growth.

Opportunities

- Work with developer at Forest Lakes Community to outline future parks and open space development in close proximity to Robert Drive parcel. This parcel could become a municipal access point to proposed open space and trails. If road access to Forest Lakes is created at the foot of Robert Drive, there would be little potential to develop as amenity space. At that time, this parcel should be considered for divestment.



16

Swinamer Drive

Overview

PID: 45289790

Coordinates: 44.966915, -64.105733

Date visited: November 26, 2015.

Address: Lot 12 Swinamer Drive, Three Mile Plains.

Classification: Unused.

Size: 0.37 acres (0.15 ha).

Land cover: Naturalized property with small shrubs and perennial species present. Presence of water tolerant perennial species indicate standing water in the low-point of the parcel.

Topography: Relatively flat parcel with a low point in the centre of the parcel.

Maintained by: Municipality.

Use: None.

Access: No formal access.

Parking: None.

Signage: None.

History: Parks and open space contribution from land subdivision.

Overlapping Management Plans: None.

Observations

- Public land that feels private with arrangement of surrounding houses.
- Narrow street frontage.
- Standing water on-site.

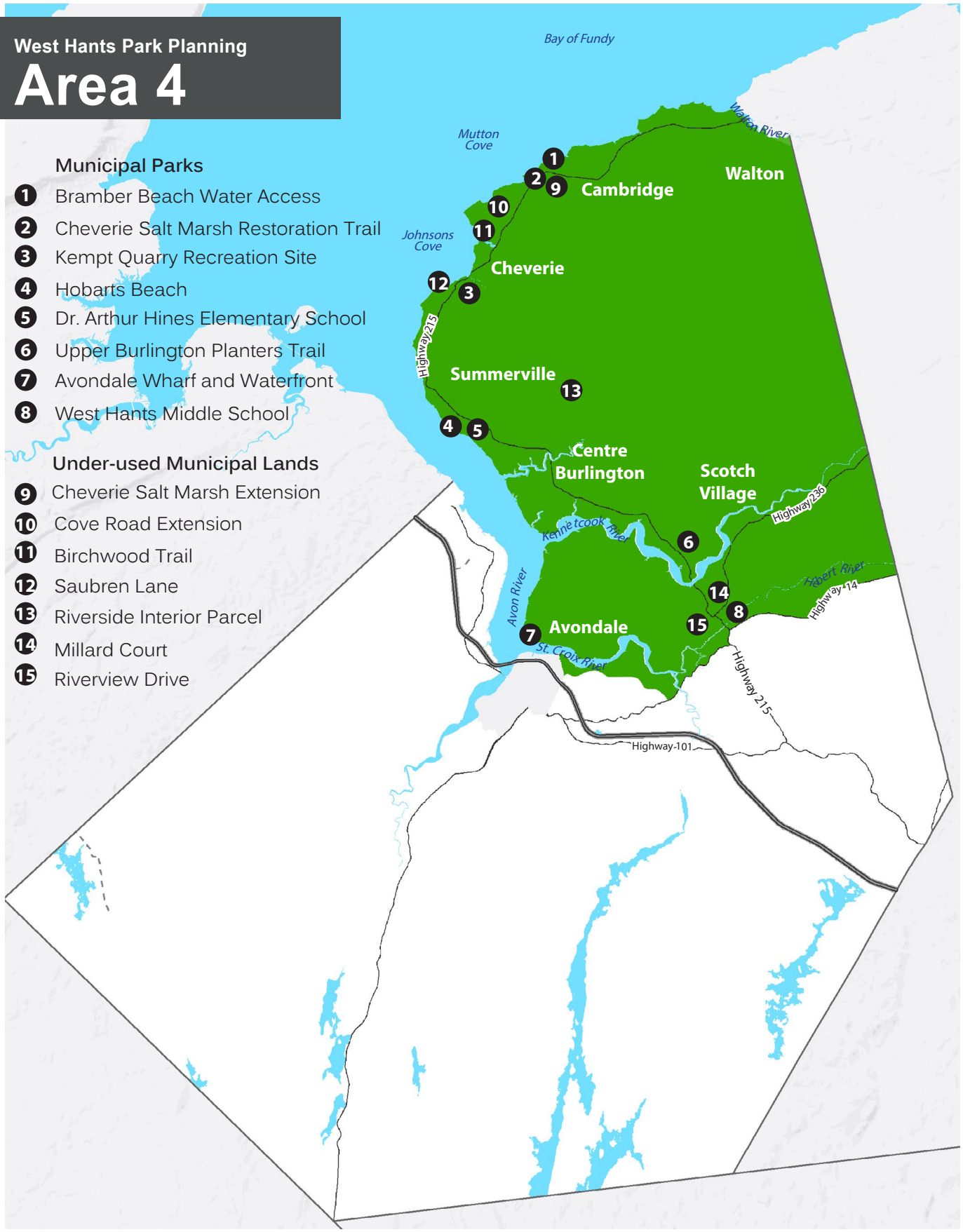
Opportunities

- There is little potential to develop as amenity space. Divest land to fund the development of nearby municipally-owned parcels for parks and open space use.



West Hants Park Planning

Area 4



Municipal Parks

1. Bramber Beach Water Access
2. Cheverie Salt Marsh Restoration Trail
3. Kempt Quarry Recreation Site
4. Hobarts Beach
5. Dr. Arthur Hines Elementary School
6. Upper Burlington Planters Trail
7. Avondale Wharf and Waterfront
8. West Hants Middle School

Under-used Municipal Lands

9. Cheverie Salt Marsh Extension
10. Cove Road Extension
11. Birchwood Trail
12. Saubren Lane
13. Riverside Interior Parcel
14. Millard Court
15. Riverview Drive

Data Sources: Municipality of the District of West Hants, NSTDB. TEAL Architects+Planners Inc., Google Maps.

1

Bramber Beach Water Access

Overview

PID: 45154861

Coordinates: 45.19936, -64.1332

Date visited: November 16, 2015.

Address: No 215 Hwy, Bramber.

Classification: Neighbourhood, Community Parks.

Size: 1.50 acres (0.61 ha).

Land cover: Grass path leading to tidal shoreline. Grasses and perennials line the embankment towards the river and thick shrubbery imposes into the path from the private property and Crown Land to the east.

Topography: Parcel sloping north towards the beach and west towards the river.

Maintained by: Municipality.

Use: Walking, beach access.

Access: Pedestrian access from Highway 215.

Parking: One parking space.

Signage: None.

History: Designated a beach under the Beaches Preservation and Protection Act in 1986.

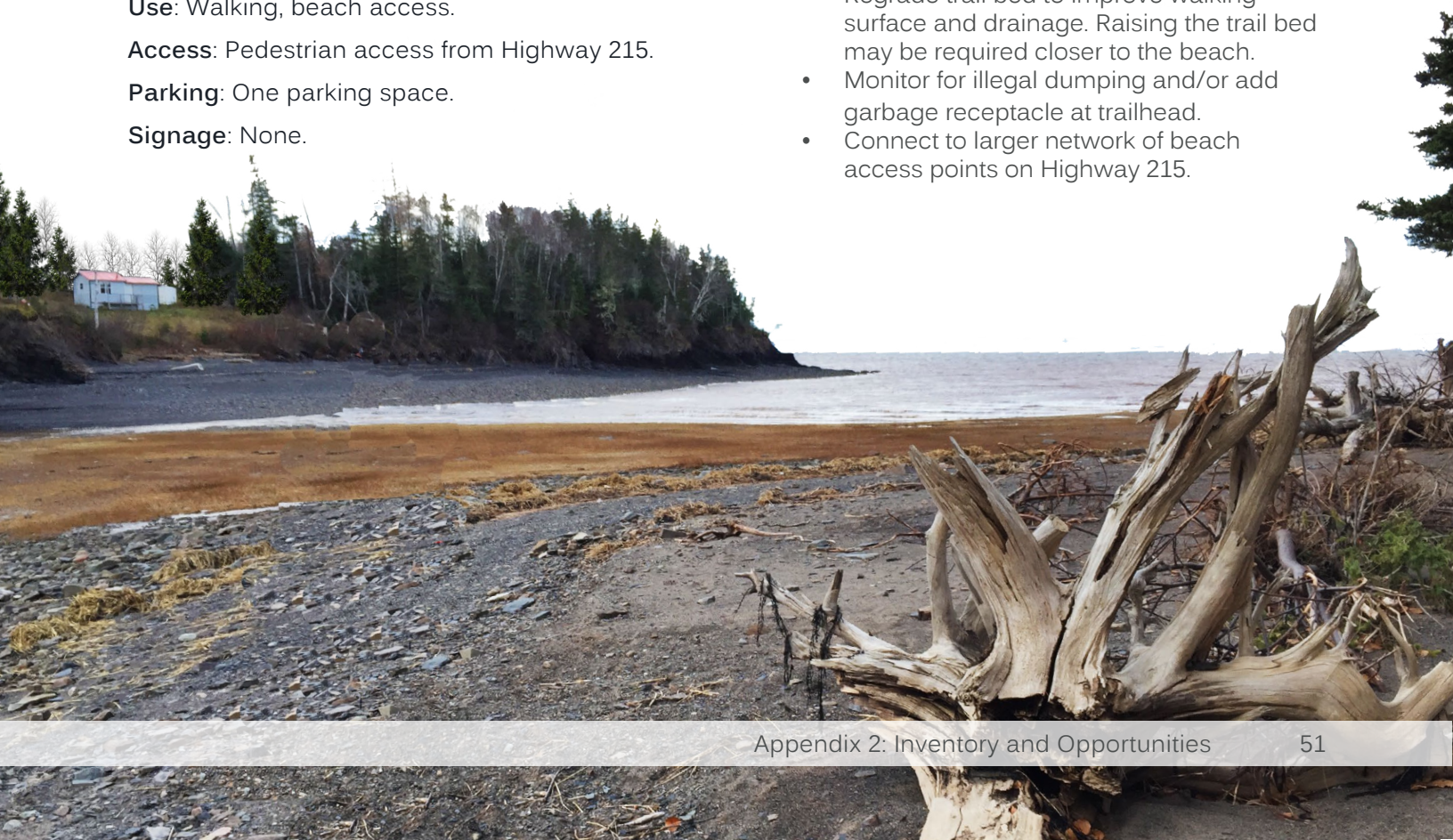
Overlapping Management Plans: None.

Observations

- Standing water at trailhead (large pothole).
- Appears to be well-used by community.
- Garbage collecting on site.
- Path empties into grassed tidal area.
- Erosion apparent at northern edge of parcel.

Opportunities

- Install entrance signage to identify ownership, uses, and to house tidal information.
- Expand parking area at trailhead.
- Regrade trail bed to improve walking surface and drainage. Raising the trail bed may be required closer to the beach.
- Monitor for illegal dumping and/or add garbage receptacle at trailhead.
- Connect to larger network of beach access points on Highway 215.



2

Cheverie Salt Marsh Restoration Trail

Overview

PID: 45177706

Coordinates: 45.16016, -64.1658

Date visited: November 16, 2015.

Address: 6500 Highway 215, Cheverie.

Classification: Community, District Parks.

Size: 8.98 acres (3.63 ha).

Land cover: Partially wooded parcel in between marsh and Camera Obscura. Turf trail cut into naturalized shrubs and grasses. Turf picnic area at entrance. Parking lot and driveway are compacted gravel. Wetland along southern boundary of property.

Topography: Northern edge of parcel is a high point that slopes to the south and west.

Maintained by: Municipality and the West Hants Trails Association.

Use: Parking, walking, picnicking, sitting.

Access: From Highway 215.

Parking: Gravel parking lot/turn-around.

Signage: Entrance signage for marsh. Interpretive panels and maps; roadside signage.

History: This parcel was purchased in 2006 by the Municipality from Lacy Calcutt and Willie McKay. The Restoration Trail is leased by the West Hants Trails Association and the inventory and restoration of the salt marsh was initiated by the community. The local community organized the Cheverie Crossway Salt Marsh Society. Camera Obscura built by Dalhousie University Architecture students in 2012.

Overlapping Management Plans: 2013 West Hants Trails Plan, p.28.

Observations

- Marsh signage visible from road, but only indicating marsh. No signage indicating direction to, purpose, or use of Camera Obscura.
- Camera Obscura doors cracked/broken preventing closure.
- Unobstructed views of water and Blomidon.
- Picnic tables and garbage receptacles sited at park entrance.
- Well maintained trail bed, vegetation, trailhead signage, boardwalk.
- Land agreement with adjacent property owner for looping trail from marsh to Camera Obscura.

Opportunities

- Repairs to Camera Obscura internal structure (e.g. door).
- Park signage to identify Camera Obscura, maintenance, views.
- Define path (trailhead) from parking lot to Camera Obscura.



3

Kempt Quarry Recreation Site

Overview

PID: 45179199

Coordinates: 45.14055, -64.1835.

Date visited: November 16, 2015.

Address: Kempt Forest Drive, Kempt Shore.

Classification: Community, District Parks.

Size: 43.7 acres (17.7 ha).

Land cover: Primarily tree covered property with grassed open areas for recreation. Pond on property occupies approximately 40% of parcel. Driveway and parking is compacted gravel.

Topography: Fairly flat terrain with low points in the pond and lower elevations (sinkholes) in wooded area.

Maintained by: Municipality.

Use: Daily use: picnicking, swimming, sitting, trail walking/running.

Access: From Highway 215.

Parking: Large parking area with overflow parking on grass.

Signage: Entrance signage; sinkhole warning signage.

History: Decommissioned gypsum quarry. The land was deeded to the Municipality in 1976. It was developed as a recreation site in the mid 1990's, spearheaded by the community.

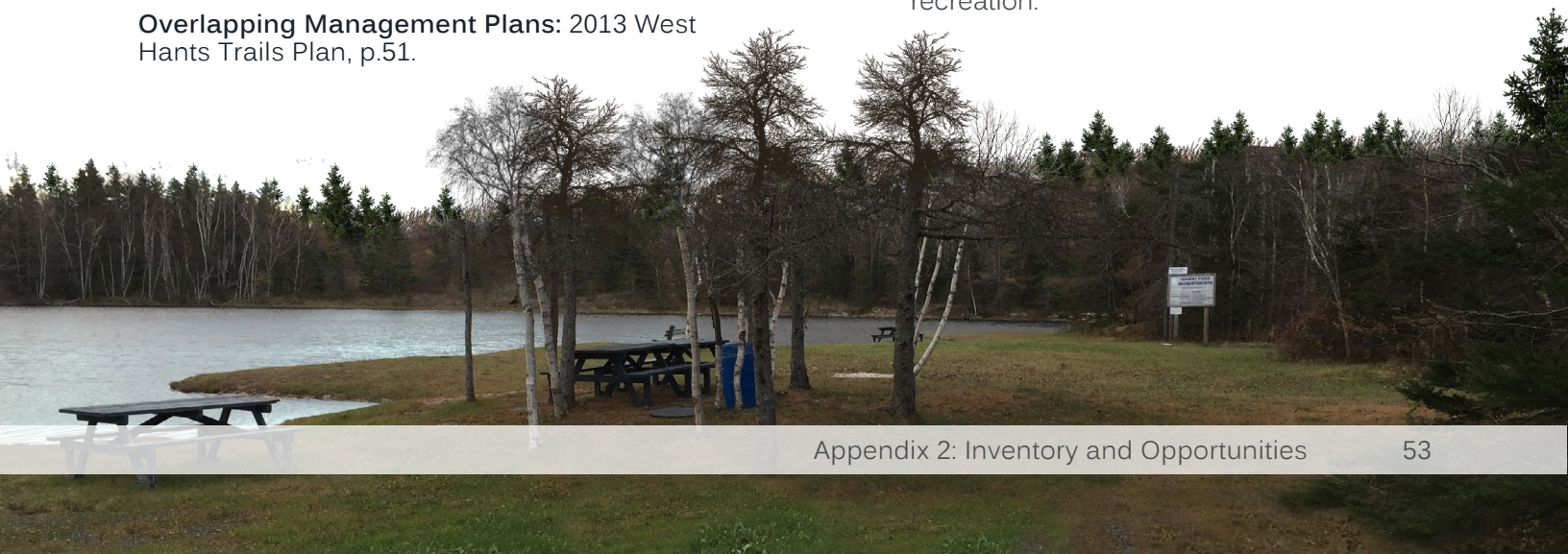
Overlapping Management Plans: 2013 West Hants Trails Plan, p.51.

Observations

- Park signage aging and vandalized.
- Parking area not well defined which leads to parking on shoulders and grass with unsuitable base.
- Standing water in parking area.
- Boundary between trail and parking area is unclear.
- Obvious efforts to fill sinkholes with gravel.
- Dead and declining trees around picnic area.
- Trail to picnic area filling in with grass.
- Long plastic drainage pipe (beaver barrier) on surface of brook connecting to pond.
- Fire department water pumping station on west end of the pond.
- Seating and picnic tables sited on south side of the pond.

Opportunities

- Park/trail signage and wayfinding.
- Develop visual/physical barrier between trail and parking.
- Upgrade paths to improve accessibility around the pond to picnic and swimming area.
- Install sod over exposed gravel (sinkholes).
- Consult with an arborist to evaluate tree health around amenities.
- Basic site landscaping at entrance and picnic area to improve park aesthetic.
- More opportunities for sitting around the pond.
- Maintain ice surface in winter for recreation.



4

Hobarts Beach

Overview

PID: 45182623

Coordinates: 45.09981, -64.1839

Date visited: November 26, 2015.

Address: 192 Block Wharf Rd, Summerville.

Classification: Community Park.

Size: 9 acres (3.6 ha).

Land cover: Sandy beach during low-tide, only rocky shoreline exposed during high-tide. Managed turf picnic and seating area to the north of the existing parking lot. Approximately 90% of the parcel is forested.

Topography: Block Wharf Road slopes westerly towards the beach. Parking area relatively flat. Land sloping upward to the north of the parking lot. Undulating topography from parking area to northern boundary. Steep bank sloping west towards the waters edge.

Maintained by: Municipality.

Use: Swimming, fishing, bird watching, walking, picnicking, sitting, bonfires.

Access: From Block Wharf Road.

Parking: Approximately 15-20 spaces.

Signage: None.

History: Deeded to Municipality on November 21, 1991 by Fundy Gypsum Company Limited.

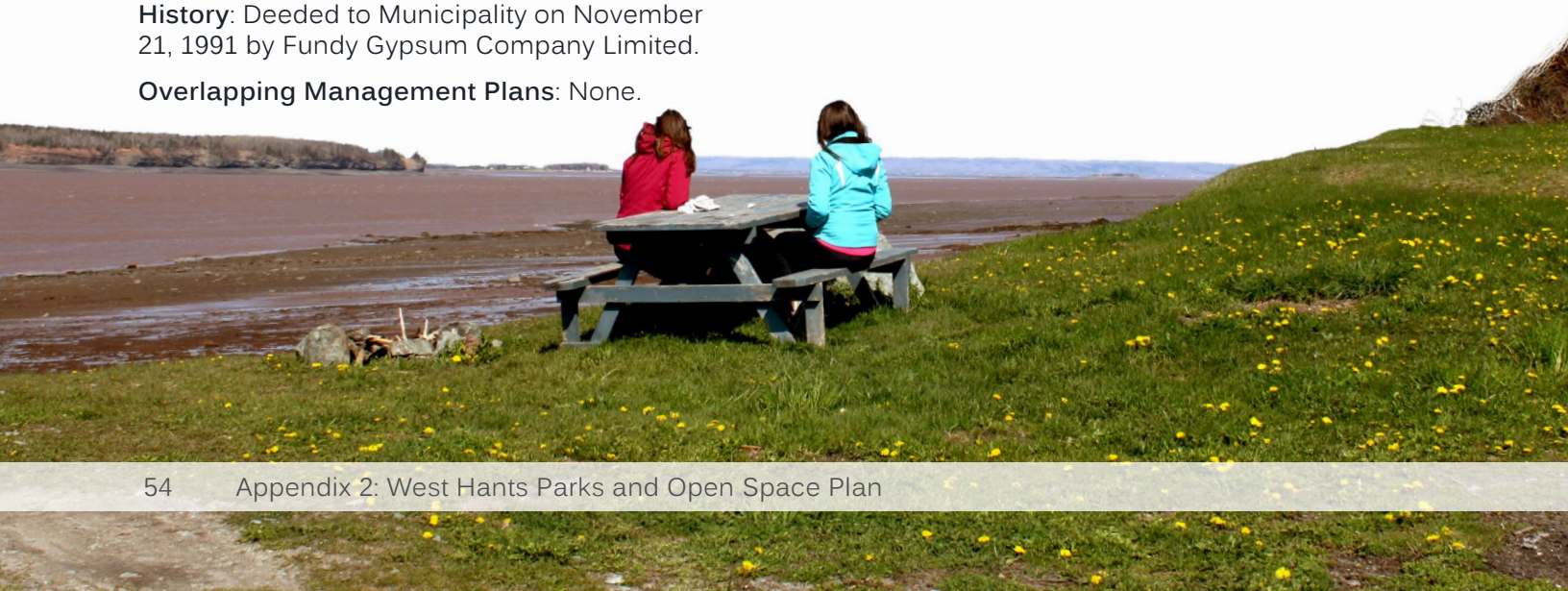
Overlapping Management Plans: None.

Observations

- Parking lot ill-defined from recreation areas.
- Standing water in parking lot.
- Shoreline erosion around boat launch.
- Transition from parking area to picnic area not accessible.
- Irregular grade in picnic area.
- Boat launch filled with rocks and debris limiting access to water and beach.
- Litter and illegal dumping apparent.
- Fire pits not fully enclosed by rocks.

Opportunities

- Redesign parking lot for more efficient layout, to create a visual/physical barrier between people and cars, and to improve drainage.
- Shoreline stabilization necessary around boat launch.
- Signage at top of Block Wharf Road and at parking lot.
- Formalize fire pits with steel boxes/BBQ.
- Regrade picnic area for accessibility.
- Monitor for illegal dumping.



5

Dr. Arthur Hines Elementary School

Overview

PID: 45180429

Coordinates: 45.09831, -64.1678

Date visited: November 26, 2015.

Address: 75 Musgrave Road, Summerville.

Classification: Community Park, School

Size: 6.00 acres (2.43 ha).

Land cover: Managed turf with asphalt and gravel surfaces around the school.

Topography: Relatively flat terrain. Raised berm amphitheater in centre of parcel. Steep bank along the southern edge of the sports field.

Maintained by: Annapolis Valley Regional School Board.

Use: Playground, soccer, football, gardening, sitting, picnicking. There is an unmaintained trail that surrounds the property (Harmony Park).

Access: From Musgrave Road.

Parking: School parking for approximately 40 cars.

Signage: Granite park marking on east side of the school.

History: Under Management of Annapolis Valley Regional School Board. Friends of Harmony Park Society operates, maintains, and improves Harmony Park.

Overlapping Management Plans: 2013 West Hants Trails Plan, p.31.

*No management recommendations are provided as management is at the discretion of the Annapolis Valley Regional School Board.



6

Upper Burlington Planters Trail

Overview

PID: 45285103

Coordinates: 45.04414, -64.0398

Date visited: November 26, 2015.

Address: No 215 Hwy/ Old Walton Road, Upper Burlington.

Classification: Community, Cultural Parks.

Size: 3.00 acres (1.21 ha).

Land cover: Approximately 50% of the parcel is managed for agricultural purposes. A fallow gravel baseball diamond to the east of the agricultural field. Shrubby perimeter along the southern border of the parcel. Forested eastern boundary and north eastern corner of parcel.

Maintained by: Municipality.

Topography: Mainly flat parcel with slight slope rising to the north towards the Community Hall.

Use: Agriculture, walking, sitting, basketball, baseball, education.

Access: From North River Road (Community Hall) or Old Walton Road.

Parking: None. Parking for 10 cars at the adjacent Community Hall.

Signage: Trail signage, interpretive panels.

History: This park parcel is situated on (and near) land that was once inhabited by Mi'kmaq, Acadian, Planter, and Loyalist communities. This 3.0 acre property was purchased by the Municipality in September 1998 and then leased to the Upper Burlington Community Hall Association on January 13, 2000 to be used for recreation purposes only.

Overlapping Management Plans: None.

Observations

- Community Hall playground and shed on Municipal land.
- Wooden playground not structurally sound. Structure leaning and chains rusting.
- Basketball court (concrete pad) very small with chipping paint.
- Baseball diamond growing in with weeds.
- Interpretive panels in fair shape, some rotting wood, cracked panels, and water damage.
- Trail running from Community Hall along eastern border and along entire southern border.

Opportunities

- Signage at roadside indicating trail and cultural site, signage at trailhead.
- Interpretive signage/shelter in need of structural and cosmetic upgrades.
- Weeding of gravel baseball diamond
- New or updated basketball court



7

Avondale Wharf and Waterfront

Main Parcel

Overview

PID: 45171279

Coordinates: 45.02204, -64.1312

Date visited: November 26, 2015.

Address: 15 Belmont Rd, Avondale.

Classification: Community, Cultural, Neighbourhood Parks.

Size: 1.61 acres (0.65ha).

Land cover: Mostly managed turf with compacted gravel driveway and parking areas, and building footprints.

Topography: Relatively flat terrain sitting lower than Belmont Road at the field and at road elevation at Museum entrance. Gently sloping towards the wharf.

Maintained by: Primarily by community volunteers with support from the Municipality.

Use: Baseball, soccer, sitting, picnicking, walking, playground, bird watching, boating, fishing.

Access: From Belmont Road and Avondale Road.

Parking: No formal parking, opportunities for approximately 10-20 cars.

Signage: Collection of signs at Heritage Museum entrance for buildings/amenities. Newport Landing sign along road shoulder along field. Park entrance sign at southern driveway.

History: This area is formerly a New England Planter settlement. Due to the proximity to water, ship building was an important industry. The Wharf was divested from the Federal Government to the Municipality in 1990 and was rebuilt by the community for $13,000.00. In 1996, the Municipality entered into a lease agreement with the Avon River Heritage Society to allow that organization to develop a portion of the property.

Overlapping Management Plans: MCCAP.

Observations

- Outdoor spaces around museum and boat house not well-defined (e.g. parking, gardens, turf).
- Sports field is well maintained. Standing water at field perimeter.
- Playground in good condition.
- Poor drainage, uneven surface, and irregular mixture of materials (e.g. soil, gravel) outside the playground and shipyard shed.
- Tide rising over wharf, boat launch, and driveway causing erosion and structural damage.
- Signage is not coordinated, should be centralized with park use, ownership, and rules identified.

Opportunities

- Site landscape plan to identify optimal pedestrian circulation and landscaping.
- Evaluate the stability and effectiveness of dykes/berms. Further development may be necessary along river to the north and boat launch to the south.
- Engineering assessment of wharf structure.
- New park signage consistent with municipal brand and materials at park entrances.
- The Municipality should consider climate change and work with the MCCAP Committee on projects that relate to the Avondale Wharf and Waterfront.
- Work with the MCCAP Committee to address climate change effects on parcel.



7

Avondale Wharf and Waterfront

South Shoreline

Overview

PID: 45183118

Coordinates: 45.02126, -64.132

Date visited: November 26, 2015.

Address: 1 Avondale Rd, Newport Landing.

Classification: Community Park, Production and Protection.

Size: 1.10 acres (0.45ha).

Land cover: Primarily tidal grassland with trees and shrubs growing at eastern border.

Topography: Slight slope from eastern edge of parcel to the water.

Maintained by: Not a maintained parcel, but owned by the Municipality.

Use: Tidal zone, wildlife habitat, no current recreational use.

Access: From the beach at low tide or from Avondale Wharf and Waterfront Main Parcel driveway.

Parking: Few potential spaces at boat launch.

Signage: None.

History: Deeded to the Municipality of the District of West Hants in 1996 by USG Canadian Mining Limited.

Overlapping Management Plans: MCCAP.

Observations

- No obvious human activity on site.
- Large area covered by water during high tide.

Opportunities

- Little recreational opportunity due to tidal flow, but valuable as wildlife habitat.
- Potential to develop a dyke/berm system to prevent flooding into southern border of Avondale Wharf and Waterfront Main Parcel.



7

Avondale Wharf and Waterfront

North Shoreline

Overview

PID: 45225513

Coordinates: 45.02268, -64.1318

Date visited: November 26, 2015.

Address: 1 Avondale Road, Newport Landing.

Classification: Community Park, Production and Protection.

Size: 1.13 acres (0.46ha).

Land cover: Primarily tidal grassland with exposed sand/sediment during low tide.

Topography: River channel flowing through property. Steep grass-covered/muddy banks on either side of channel.

Maintained by: Not a maintained parcel, but owned by the Municipality.

Use: Tidal flow, wildlife habitat, boat access.

Access: From Avondale Wharf and Waterfront Main Parcel.

Parking: Parking available in Avondale Wharf and Waterfront Main Parcel and roadside,

Signage: None.

History: In May, 1760 the first New England Planters arrived aboard sloops Lydia and Sally. Water lot was deeded to the Municipality in 1990

Overlapping Management Plans: MCCAP.

Observations

- Boat access damaged during previous weather events.

Opportunities

- Improve access to water.



8

West Hants Middle School

Overview

PID: 45060787

Coordinates: 45.01459, -64.0103

Date visited: November 26, 2015.

Address: 8009 Highway 14, Brooklyn.

Classification: Community Park, School.

Size: 16.30 acres (6.60 ha).

Land cover: Mainly cleared parcel (e.g. managed turf, asphalt parking, building footprint) with tree-lined southern boundary and large forested area to the north of the school along the river.

Topography: Relatively flat parcel with sports field to the west in a depression. Trail extends to Newport Rink.

Maintained by: Annapolis Valley Regional School Board.

Use: Sitting, walking, sports (e.g. football, soccer).

Access: From Highway 14.

Parking: Parking for approximately 60 cars (school parking occupies most of the available volume).

Signage: Entrance signage and signage on building front.

History: Property is under the management of Annapolis Valley Regional School Board.

Overlapping Management Plans: None.

*No management recommendations are provided as management is at the discretion of the Annapolis Valley Regional School Board.



9

Cheverie Salt Marsh Extension

Overview

PID: 45177763

Coordinates: 45.15626, -64.1605

Date visited: November 16, 2015

Address: Highway 215, Cheverie.

Classification: Underused.

Size: 5.25 acres (2.12 ha).

Land cover: Open wetland.

Topography: Unknown.

Maintained by: Municipality.

Use: None (currently).

Access: None.

Parking: On adjacent Municipal parcel.

Signage: None.

History: This parcel was deeded to the Municipality in 2006 by Lacy Calcutt and Willie McKay. It was purchased at the same time as the Cheverie Salt Marsh Restoration Trail land parcel.

Overlapping Management Plans: 2013 West Hants Trails Plan, p.28.

Observations

- No cleared access to parcel.
- Land is in riparian area and primary land cover is wetland.

Opportunities

- Consider how to link to existing board-walk or if parcel is needed at all.



10

Cove Road Extension

Overview

PID: 45063146

Coordinates: 45.1897, -64.1578

Date visited: November 16, 2015.

Address: PARCEL P-1andP-2 Cove Road Extension, Bramber.

Classification: Underused.

Size: 0.73 acres (0.29 ha).

Land cover: Forested parcel with turf maintained at road shoulder and along northeast corner of parcel.

Topography: Fairly flat parcel with western edge sloping to the west.

Maintained by: Municipality.

Use: None.

Access: Park access from Cove Road Extension.

Parking: None.

Signage: None.

History: Parks and open space contribution from land subdivision.

Overlapping Management Plans: None.

Observations

- No obvious signs of park use.
- Road terminates at western property boundary.
- Close proximity to public beach access.

Opportunities

- There is little potential to develop as amenity space. Divest land to fund the development of nearby municipally-owned parcels for parks and open space use.



11

Birchwood Trail

Overview

PID: 45182912

Coordinates: 45.14649, -64.1644

Date visited: November 16, 2015.

Address: Birchwood Trail, Cheverie.

Classification: Underused.

Size: 6.34 acres (2.57 ha).

Land cover: Forested parcel fronting on two roads with a drainage ditch.

Topography: Parcel sloping north from road shoulder. Small pond of standing water in northeast boundary line of parcel.

Maintained by: Municipality.

Use: None.

Access: From Birchwood Trail and Bayswater Drive.

Parking: None.

Signage: None.

History: Parks and open space contribution from land subdivision.

Overlapping Management Plans: None.

Observations

- Very poor road conditions leading to parcel (i.e., grading, washouts).
- Low population density in subdivision.
- Parcel a densely forested property with no obvious signs of use or access.
- Standing water observed on site.

Opportunities

- With large wooded residential parcels adjacent to Municipal parcel, it is unlikely that the development of public park would be well-used.
- There is little potential to develop as amenity space. Divest land to fund the development of nearby municipally-owned parcels for parks and open space use.



12

Saubren Lane

Overview

PID: 45225018

Coordinates: 45.14967, -64.1883

Date visited: November 16, 2015.

Address: Saubren Lane, Cheverie.

Classification: Underused.

Size: 1.74 acres (0.70 ha).

Land cover: Primarily forested parcel with a cleared approach from Saubren Lane.

Topography: Flat, dry, relatively cleared of trees, unmaintained.

Maintained by: Municipality.

Use: None.

Access: From Saubren Lane.

Parking: None.

Signage: None.

History: Parks and open space contribution from land subdivision.

Overlapping Management Plans: None.

Observations

- Front approach to parcel is regularly maintained by adjacent land owners.
- Signs of ATV use on the southern border of the parcel.
- Signs of previous land clearing and tree regrowth.

Opportunities

- There is little potential to develop as amenity space. Divest land to fund the development of nearby municipally-owned parcels for parks and open space use.



13

Riverside Interior Parcel

Overview

PID: 45233517

Coordinates: 45.12471, -64.1319

Date Visited: N/A

Address: Kempt Forest Dr, Kempt Shore.

Classification: Underused.

Size: 16.3 acres (6.6 ha).

Land cover: Densely forested parcel.

Topography: unknown

Maintained by: Municipality.

Use: None.

Access: No access.

Parking: None.

Signage: None.

History: Parks and open space contribution from land subdivision.

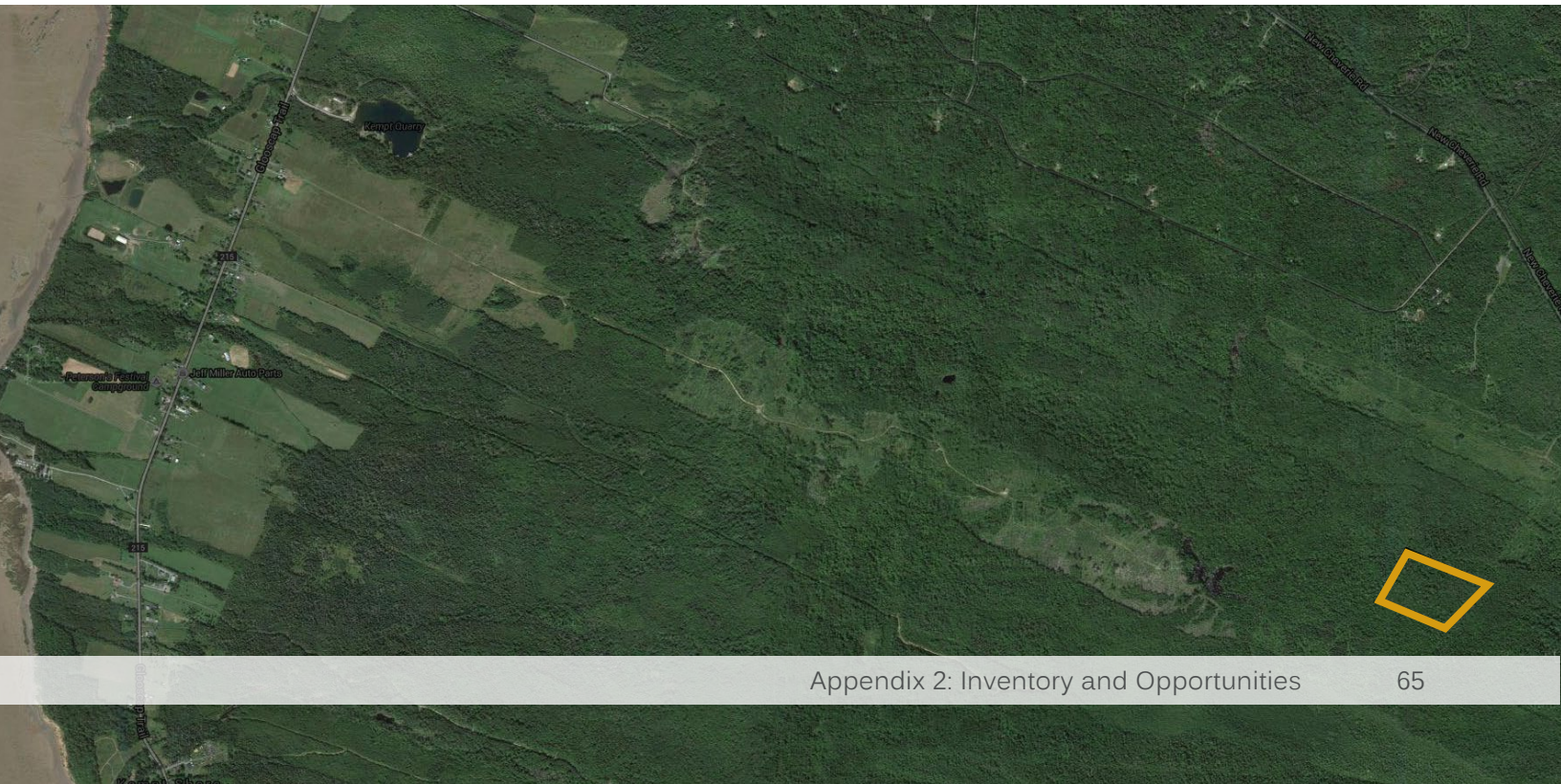
Overlapping Management Plans: None.

Observations

- Parcel is inaccessible.

Opportunities

- There is little potential to develop as amenity space. Divest land to fund the development of nearby municipally-owned parcels for parks and open space use.



14

Millard Court

Overview

PID: 45236601

Coordinates: 45.02995, -64.0171

Date visited: November 26, 2015.

Address: Lot 13 Millard Court, Union Corner.

Classification: Underused.

Size: 2.05 acres (0.83 ha).

Land cover: Forested parcel of spruce and birch with a shrubby and turf area near the road.

Topography: Land sloping to the north east.

Maintained by: Municipality.

Use: None.

Access: Parcel fronts onto Millard Court.

Parking: None; parking on the road shoulder.

Signage: None.

History: Parks and open space contribution from land subdivision.

Overlapping Management Plans: None.

Observations

- Low population density surrounding parcel.
- Signs of an informal trail and ATV activity.
- Standing water at north east corner of parcel.
- Parcel surrounded by other forested parcels.

Opportunities

- There is little potential to develop as amenity space. Divest land to fund the development of nearby municipally-owned parcels for parks and open space use.



15

Riverview Drive

Overview

PID: 45215290

Coordinates: 45.00908, -64.0214

Date visited: November 26, 2015.

Address: Lot 22 Riverview Drive, Brooklyn.

Classification: Underused.

Size: 2.75 acres (1.11 ha).

Land cover: Forested parcel (e.g. red and white spruce, white pine, white birch).

Topography: Very steep slope to the north west towards the river (30m drop).

Maintained by: Municipality.

Use: None.

Access: From Riverview Drive; no cleared access point.

Parking: None.

Signage: None.

History: Parks and open space contribution from land subdivision.

Overlapping Management Plans: None.

Observations

- No signs of human access.

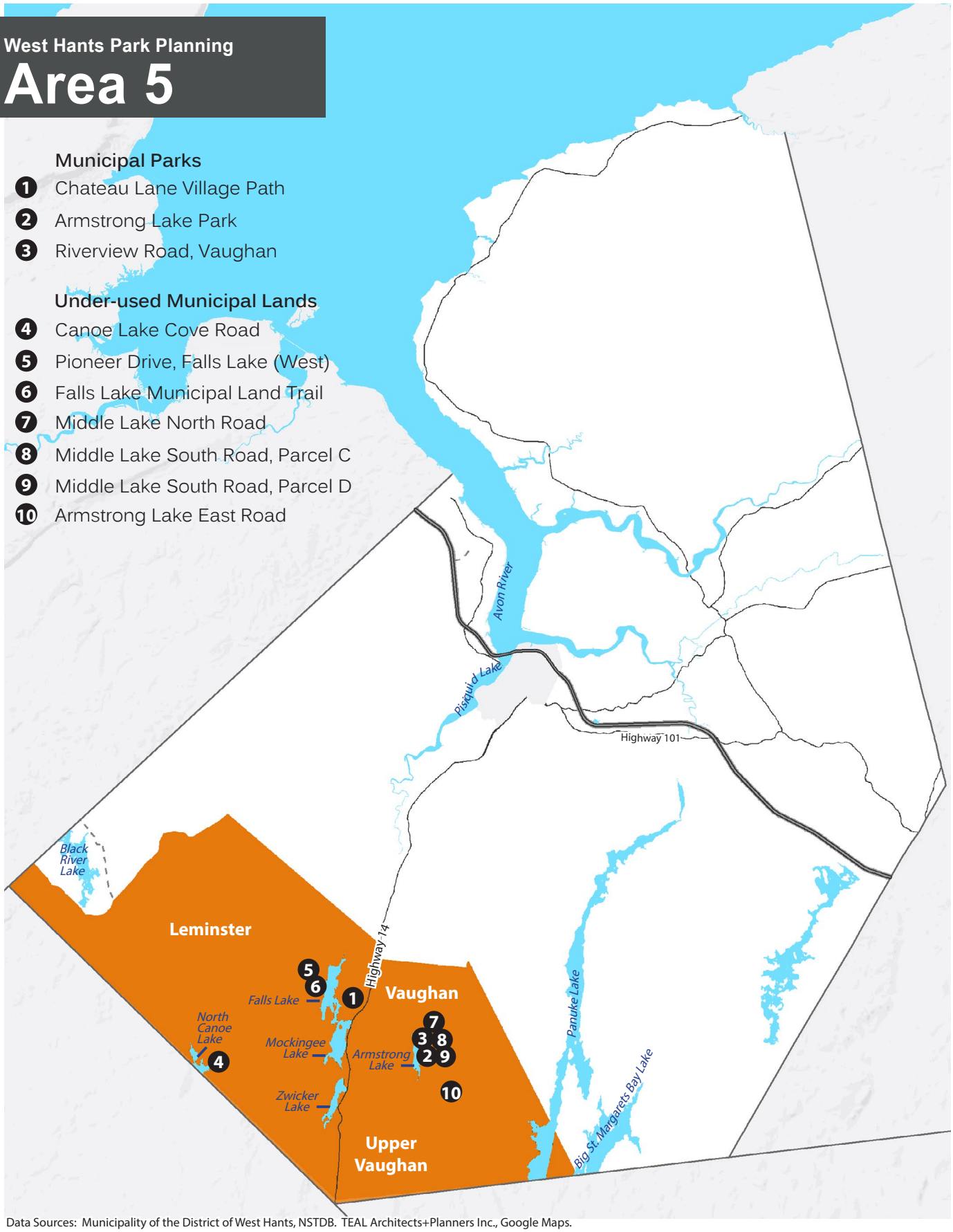
Opportunities

- Little potential for water access or recreation use due to steep slope.
- Divest land to fund the development of nearby municipally-owned parcels for parks and open space use.



West Hants Park Planning

Area 5



Data Sources: Municipality of the District of West Hants, NSTDB. TEAL Architects+Planners Inc., Google Maps.

1 Chateau Lane Village Path

Overview

PID: 45214632

Coordinates: 44.855, -64.2267

Date visited: November 20, 2015.

Address: Lot 24 Alpine Way, Vaughan.

Classification: Neighbourhood Park.

Size: 18.50 acres (7.48 ha).

Land cover: Forested lot with sections of standing water.

Topography: Fairly flat parcel of land with slight undulations throughout. Village Path (to the north) raised above the parcel.

Maintained by: Municipality.

Use: Trail walking, ATVing.

Access: Through private property (Sugar Shack).

Parking: None.

Signage: None.

History: Parks and open space contribution from land subdivision.

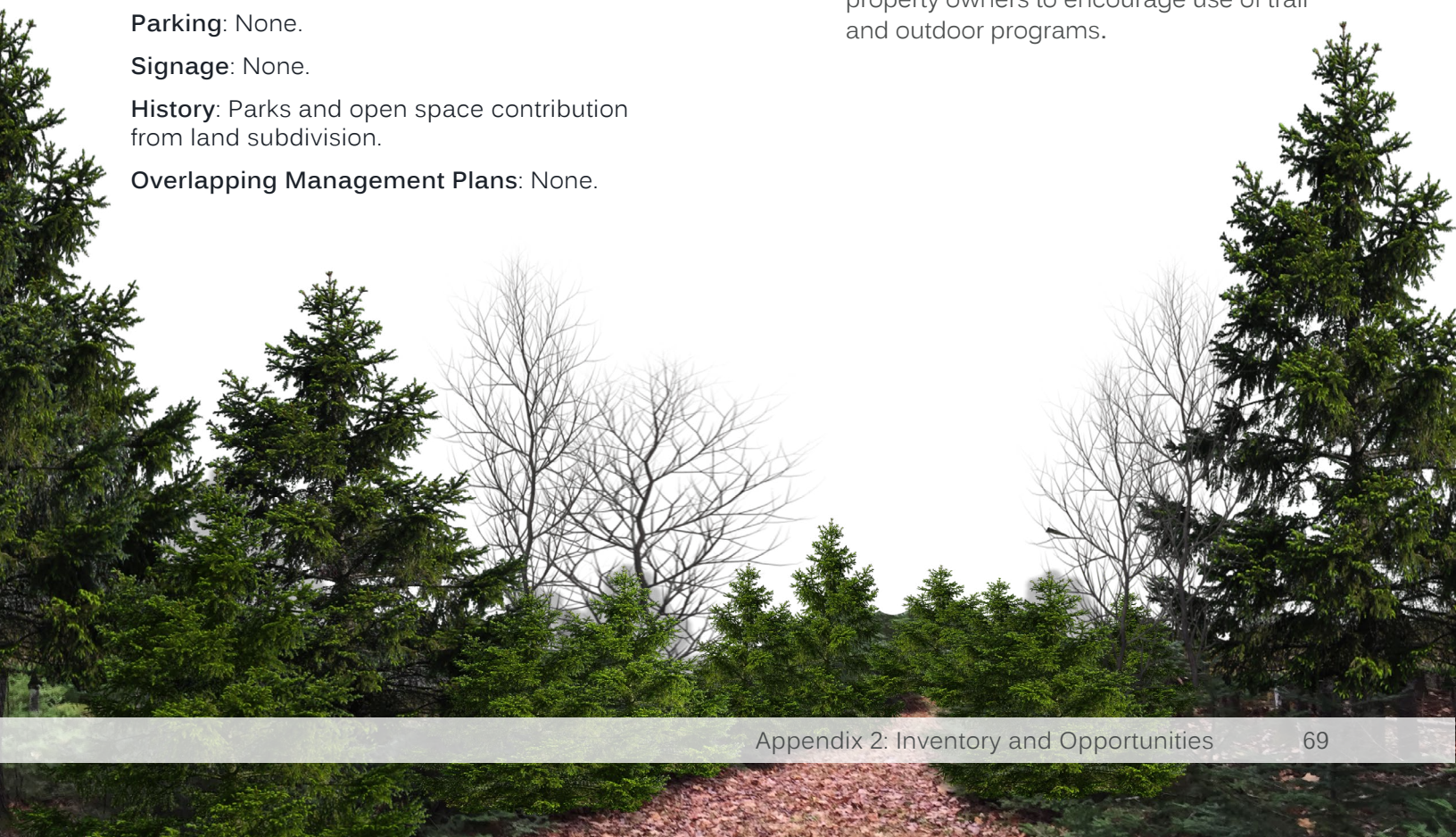
Overlapping Management Plans: None.

Observations

- Two looping trails currently accessed from private property.
- Trails used by locals for walking and ATV use.
- Trails in good shape, save for a few areas deeply rutted by ATV use.
- Standing water in low points.

Opportunities

- Installation of entrance signage, trail markers.
- Retain land and develop as formal trail loop.
- Create formal access point from surrounding roadway.
- Potential for expanded/renovated trail system on property.
- Establish partnership with Sugar Shack property owners to encourage use of trail and outdoor programs.



Armstrong Lake Park

2

Overview

PID: 45216538

Coordinates: 44.83331, -64.1931

Date visited: November 20, 2015.

Address: 640 Armstrong Lake East Road, Vaughan.

Classification: Community Park, Neighbourhood Park.

Size: 4.15 acres (1.68 ha).

Land cover: Primarily a forested (e.g. white pine, balsam fir, red spruce, paper birch) parcel with a small clearing for a park entrance along Armstrong Lake East Road.

Topography: Undulating topography, but generally sloping from the east to the west towards the lake.

Maintained by: Municipality.

Use: Walking, sitting, canoeing, swimming.

Access: From Armstrong Lake East Road.

Parking: Parking for 8-10 vehicles.

Signage: Trail and canoe launch signs. Educational signage about Loons.

History: Parks and open space contribution from land subdivision.

Overlapping Management Plans: None.

Observations

- Loon information sign fallen over.
- Signage fastened to trees.
- Footpath naturalized, uneven surface.
- Boat launch surface uneven with large rocks.

Opportunities

- Entrance signage.
- New interpretive signage about local wildlife (to replace Loon signage that is damaged).
- New trail/water access signage.
- New gravel surface for boat launch to improve access to water.



3

Riverview Road, Vaughan

Overview

PID: 45221959

Coordinates: 44.83702, -64.1947

Date visited: November 20, 2015.

Address: Parcel B Riverview Road, Vaughan.

Classification: Neighbourhood.

Size: 3.80 acres (1.53 ha).

Land cover: Marsh conditions with forested boundary to the east.

Topography: Land fairly flat with gentle slope to the west (towards the river).

Maintained by: Municipality.

Use: Boating, fishing.

Access: From Riverview Road, or by water via Armstrong Lake.

Parking: Gravel parking space for 1-2 cars.

Signage: None.

History: Parks and open space contribution from land subdivision.

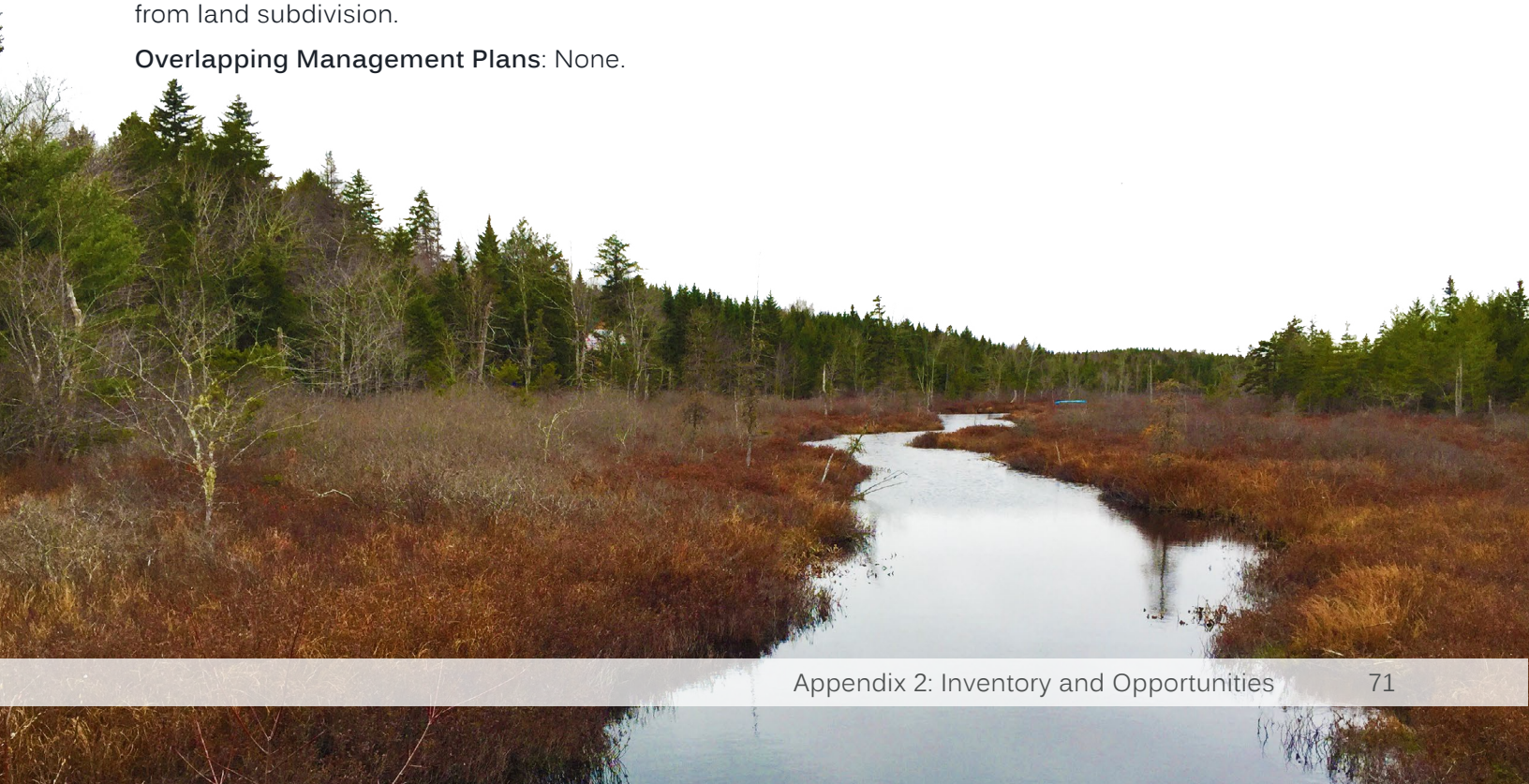
Overlapping Management Plans: None.

Observations

- River connects Middle Lake to Armstrong Lake.
- Bridge a popular stopping place to view the river and the lake.
- Fresh water bog with aesthetic interest.

Opportunities

- Retain land to protect wetland habitat and for recreation value.
- Partner with community group or NGO to highlight importance of ecosystem.
- Interpretive signage before the bridge at gravel area.
- Boardwalk or platform on the water would pair well with recreation (e.g. fishing) and interpretation.
- Park signage to signify ownership and park use.
- Formally connect parcel with Armstrong Lake Park to the south.



4

Canoe Lake Cove Road

Overview

PID: 45182953

Coordinates: 44.82312, -64.3205

Date visited: November 20, 2015.

Address: Canoe Lake Cove Road, Leminster.

Classification: Underused.

Size: 1.22 acres (0.49 ha).

Land cover: Parcel is 100% forested with both deciduous and evergreen species.

Topography: Land sloping to the south west (towards lake).

Maintained by: Municipality.

Use: None.

Access: From Canoe Lake Cove Road.

Parking: None.

Signage: None.

History: Parks and open space contribution from land subdivision.

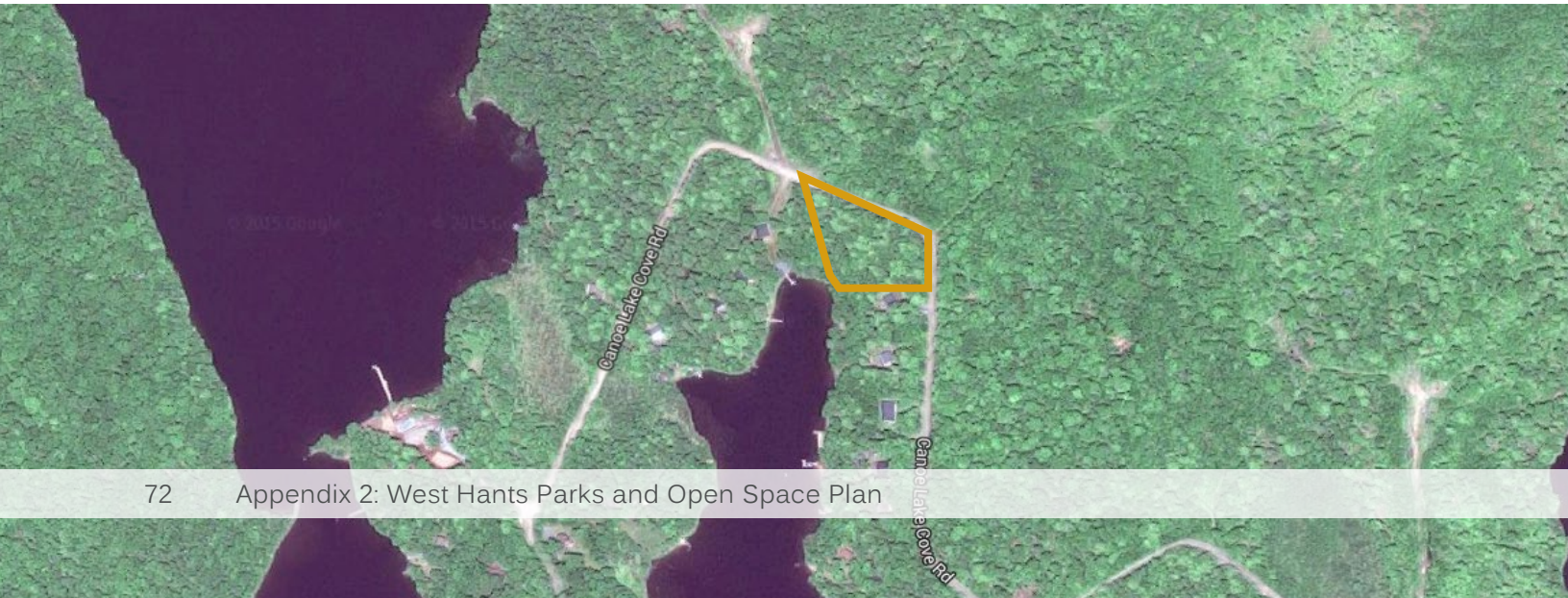
Overlapping Management Plans: None.

Observations

- Parcel has small area of water frontage.
- Parcel positioned in a cove off of North Canoe Lake.

Opportunities

- Develop public access to the lake.
- Improve/install park signage.



5

Pioneer Drive, Falls Lake

West

Overview

PID: 45281664

Coordinates: 44.85033, -64.2535

Date visited: November 20, 2015.

Address: Pioneer Dr, Vaughan.

Classification: Underused.

Size: 11.8 acres (4.75 ha).

Land cover: Primarily forested lot (e.g. spruce, white pine, hemlock, balsam fir, maple, birch, larch). There is a pond within the parcel with brook flowing east towards Falls Lake.

Topography: Parcel gently sloping towards Falls Lake.

Maintained by: Municipality.

Use: None.

Access: From Pioneer Drive. Municipally owned connection from Levy Meadow Trail.

Parking: None.

Signage: None.

History: Parks and open space contribution from land subdivision.

Overlapping Management Plans: None.

Observations

- Crescent-shaped pond in parcel.
- Running water through parcel.
- Densely forested.
- Directly across from another Municipally owned parcel.
- No sign of human activity from the road.

Opportunities

- Trail connection opportunity to improve water access from Levy Meadow Trail.
- Subdivide or enact an easement on the remainder of the property.



6

Falls Lake Municipal Land Trail

Overview

PID: 45275914

Coordinates: 44.84927, -64.2505

Date visited: November 20, 2015.

Address: 550 Pioneer Dr, Vaughan.

Classification: Linear Park.

Size: 4.00 acres (1.61 ha).

Land cover: Densely forested parcel (e.g. hemlock, spruce, maple). Running water present on parcel flowing toward Falls Lake. Parcel meets ditched road and lake front.

Topography: Parcel gently sloping towards lake.

Maintained by: Municipality.

Use: None.

Access: From Pioneer Drive.

Parking: None.

Signage: None.

History: Parks and open space contribution from land subdivision.

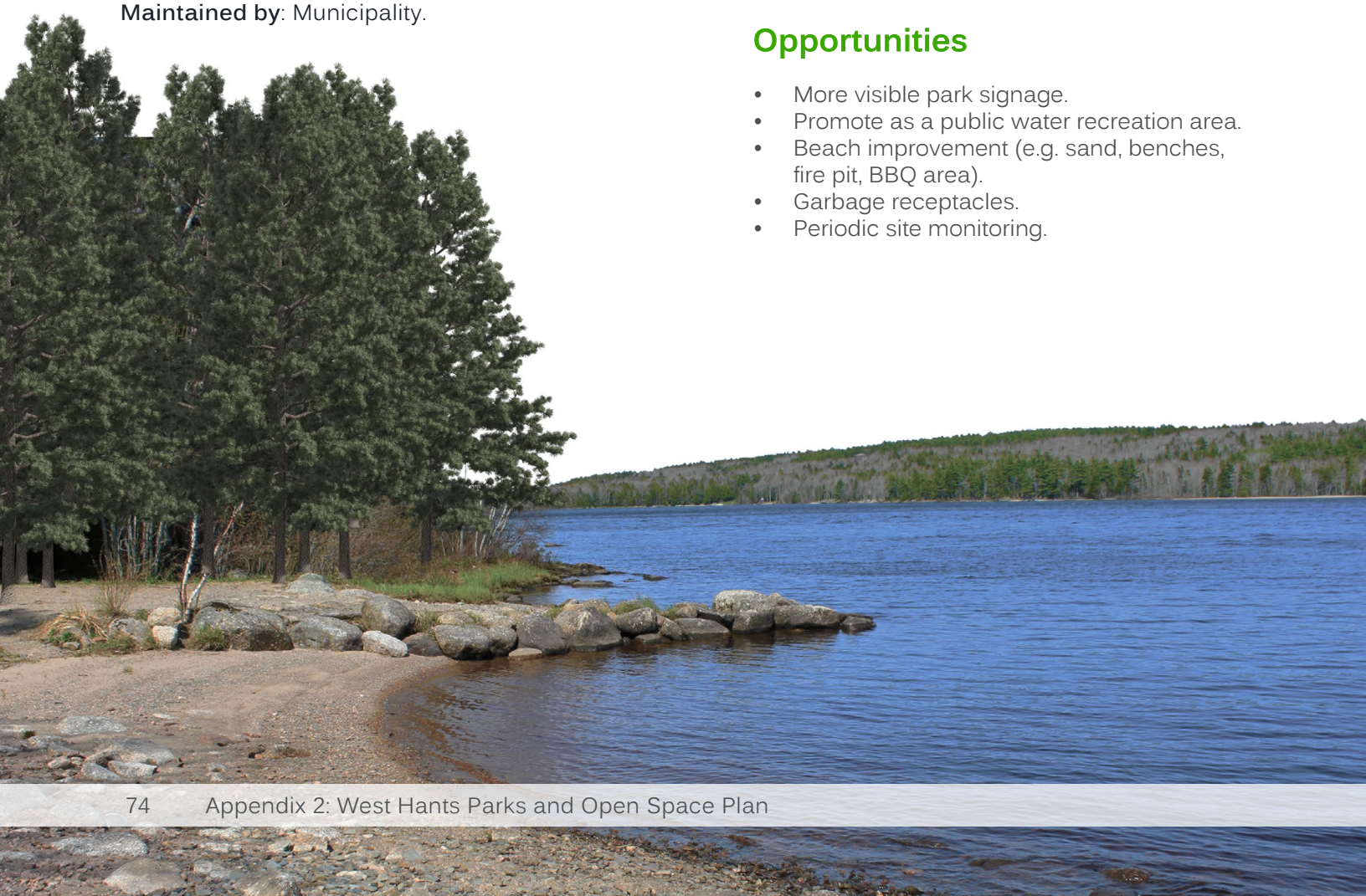
Overlapping Management Plans: None.

Observations

- Directly across from other Municipally owned parcel.
- Roadway cut into the property for water access.
- Garbage observed on site.

Opportunities

- More visible park signage.
- Promote as a public water recreation area.
- Beach improvement (e.g. sand, benches, fire pit, BBQ area).
- Garbage receptacles.
- Periodic site monitoring.



7

Middle Lake North Road

Overview

PID: 45221868

Coordinates: 44.84118, -64.1925

Date visited: November 20, 2015.

Address: Parcel A Middle Lake North Road, Vaughan.

Classification: Underused.

Size: 5.35 acres (2.17 ha).

Land cover: Forested lot with marsh conditions and standing water.

Topography: Fairly flat parcel sloping towards Middle Lake.

Maintained by: Municipality.

Use: None.

Access: From Middle Lake North Road.

Parking: None.

Signage: None.

History: Parks and open space contribution from land subdivision.

Overlapping Management Plans: None.

Observations

- Difficult walking conditions due to the presence of blowdown and dense understory growth.
- Property meets Middle Lake, but no formal access created.

Opportunities

- There is little potential to develop as amenity space. Divest land to fund the development of nearby Municipally owned parcels for parks and open space use.



8

Middle Lake South Road

Parcel C

Overview

PID: 45222049

Coordinates: 44.83537, -64.191

Date visited: November 20, 2015.

Address: Parcel C Middle Lake South Road, Vaughan.

Classification: Underused.

Size: 12.64 acres (5.12 ha).

Land cover: Spruce/birch forest with dense undergrowth at southern boundary and wetland on remainder of site. Rock outcrops evident.

Topography: This parcel is almost entirely wetland with little undulation in topography. Road position at a high point above the parcel.

Maintained by: Municipality.

Use: None.

Access: No formal access.

Parking: None.

Signage: None.

History: Parks and open space contribution from land subdivision.

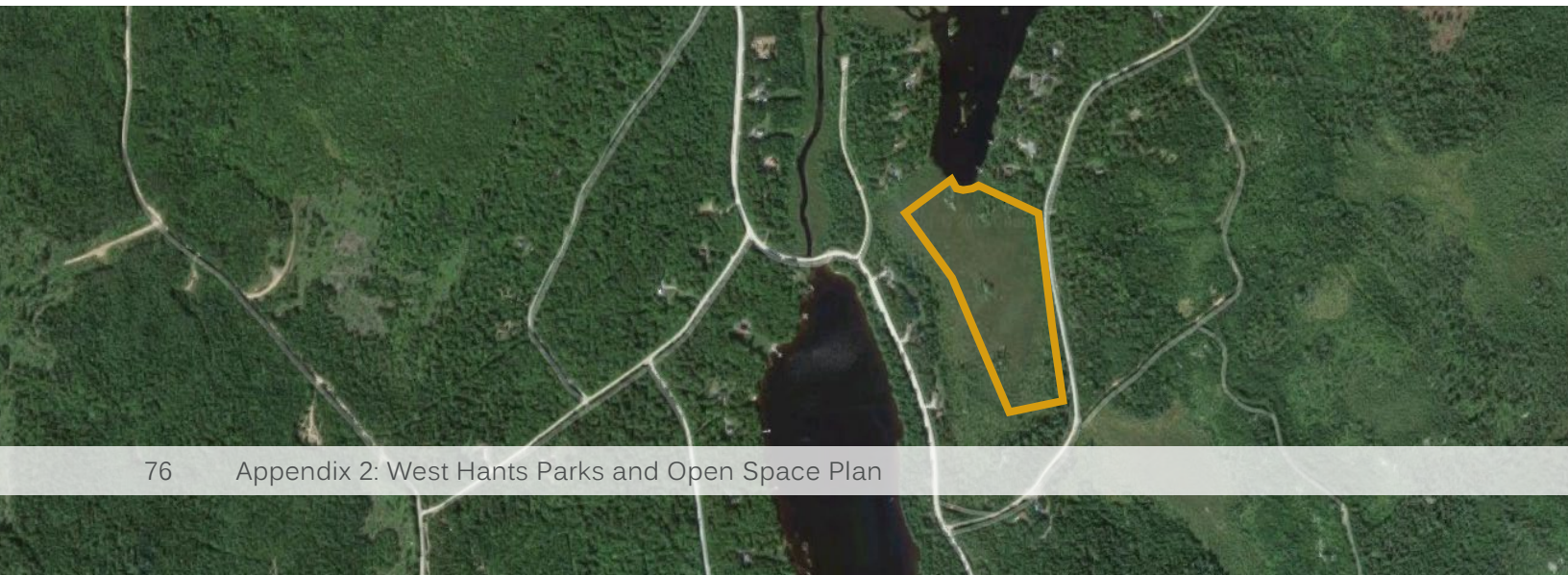
Overlapping Management Plans: None.

Observations

- Wetland conditions for most of property.
- Residential properties to the north of the parcel.

Opportunities

- There is little potential to develop as amenity space. Divest land to fund the development of nearby municipally-owned parcels for parks and open space use.



9

Middle Lake South Road

Parcel D

Overview

PID: 45222254

Coordinates: 44.83266, -64.1893

Date visited: November 20, 2015.

Address: Parcel D Middle Lake South Road, Vaughan.

Classification: Underused.

Size: 3.86 acres (1.56 ha).

Land cover: Spruce/birch forest with dense undergrowth and standing water. A portion of this parcel is wetland.

Topography: The road shoulder is a high point with land dropping off and sloping to the east.

Maintained by: Municipality.

Use: None.

Access: None.

Parking: None.

Signage: None.

History: Parks and open space contribution from land subdivision.

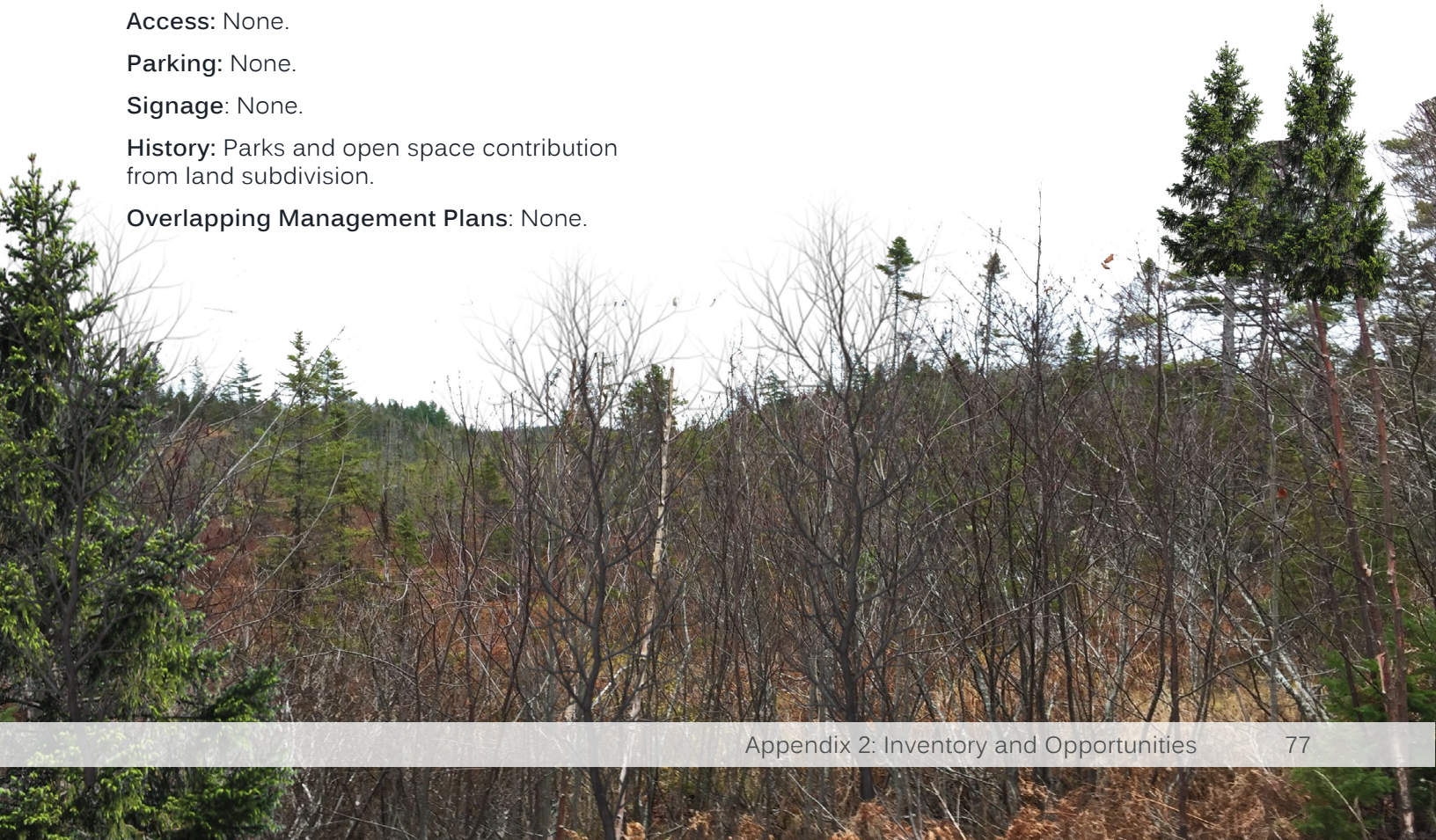
Overlapping Management Plans: None.

Observations

- Topography and poor drainage makes use of this site difficult.

Opportunities

- There is little potential to develop as amenity space. Divest land to fund the development of nearby municipally-owned parcels for parks and open space use.



10

Armstrong Lake East Road

Overview

PID: 45218658

Coordinates: 44.81883, -64.1857

Date visited: November 20, 2015.

Address: Lot 128 Armstrong Lake East Road, Vaughan.

Classification: Underused.

Size: 16.17 acres (6.54 ha).

Land cover: Large forested parcel with 95-100% tree cover.

Topography: Land sloping to the south east.

Maintained by: Municipality.

Use: None.

Access: From Armstrong Lake East Road; no cleared access.

Parking: None.

Signage: None.

History: Parks and open space contribution from land subdivision.

Overlapping Management Plans: None.

Observations

- Parcel positioned behind low density residential lots.
- Drainage ditch along parcel frontage.
- Large parcel with no formal access point.
- No obvious signs of human activity on the property.

Opportunities

- There is little potential to develop as amenity space. Divest land to fund the development of nearby municipally-owned parcels for parks and open space use.



Committee of the Whole Excerpts
July 11, 2023

SECURITY CAMERA SYSTEMS EXCERPT

Starting in 2010 the West Hants Regional Municipality began deploying wide area video surveillance systems in their jurisdictions using the VCFN fiber optic network. These systems provide protection for municipal facilities, improve support for police response capability, improve road condition and traffic monitoring, reduce, and deter criminal activity, and improve public confidence.

The recommended motion was that Committee of the Whole recommend that …

COUNCIL APPROVES THE OVER-BUDGET PHASE 3 – FIBRE CAMERA SYSTEM PROJECT, INTRODUCING SECURITY CAMERAS ALONG WENTWORTH ROAD AND THE FALMOUTH BRIDGE ENTRANCE TO THE FORMER TOWN OF WINDSOR FOR THE QUOTED PRICE OF $28,605.27, PLUS A 15% PROJECT CONTINGENCY OF $4290.79, PLUS APPLICABLE TAXES.

WEST HANTS REGIONAL MUNICIPALITY REPORT

Information √	Recommendation √	Decision Request ☐	Councillor Activity ☐

To: WHRM Committee of the Whole

Submitted by: _____
Matthew Povah, IT Specialist

Date: July 11, 2023

Subject: WHRM Security Camera Systems/Phase 3 Camera System Expansion

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LEGISLATIVE AUTHORITY

Municipal Government

RECOMMENDATION or DECISION REQUEST

Committee of the Whole Recommends …

… Council approves the over-budget Phase 3 – Fibre Camera System Project, introducing security cameras along Wentworth Road and the Falmouth Bridge entrance to the former Town of Windsor for the quoted price of $28,605.27, plus a 15% project contingency of $4290.79, plus applicable taxes.

BACKGROUND

Property √	Public Opinion ☐	Environment ☐	Social ☐	Economic √	Councillor Activity ☐

Starting in 2010, local municipal governments, now part of West Hants Regional Municipality, began deploying wide area video surveillance systems in their jurisdictions using the VCFN fiber optic network. These systems provide protection for municipal facilities, improve support for police response capability, improve road condition and traffic monitoring, reduce and deter criminal activity, and improve public confidence. Some cameras are also used at water utility sites for remote industrial process monitoring.

The system was designed in consultation with local councils, RCMP detachment, staff, and residents. The philosophy was to identify and monitor areas of concern within the community, as well as setting up systems to monitor traffic entering and leaving our density areas, such as

downtown Windsor and Hantsport. This is the traditional perimeter defense model, which works by providing high resolution video surveillance footage, to be reviewed after the fact, when a serious incident is reported, allowing RCMP and staff to investigate and provide an appropriate response.

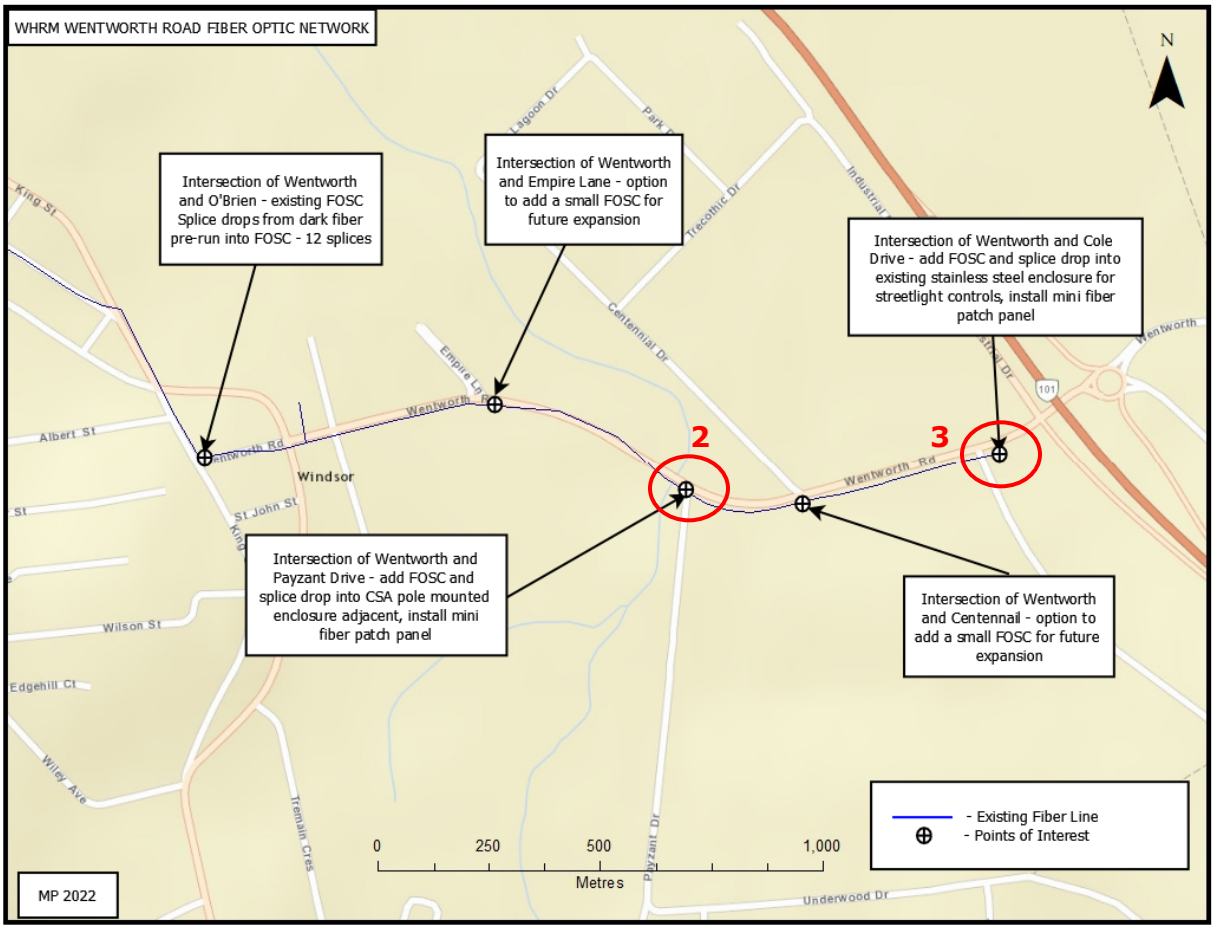
This report will provide a brief overview of the existing platform, including policy, privacy, and legal impacts. It also references plans to expand the video surveillance platform, according to the original "Phase 3 expansion" plan, approved by the former Windsor Council in 2018.

DISCUSSION

Phase 3 Expansion Project

Phase 3 of the Windsor project proposes installation of three new camera clusters:

1. Highway 1 bridge to Falmouth, at the end of Water Street, Windsor
2. Intersection of Payzant and Wentworth Road (number 2 on the figure below.)
3. Intersection of Cole Drive and Wentworth Road (number 3 on the figure below.)



These locations require completion of the fiber optic network that was installed on Wentworth Road in 2019. The Municipality currently has equipment and hardware on hand that can be used toward this project. The attached spreadsheet document outlines all equipment and

hardware required and the project plan and budget breakdown.

Requests for quotes for the required fiber optic service provision went out in December 2022. The following quotes where received:

Vendor	Quotes
Vistacare	$16000
Wave Atlantic	$3500
James V. Frenette Electrical	$7300

The lowest bidder, Wave Atlantic has been selected for the fibre extension. Local electrical contractor, Tim Frenette has also been selected to support this project.

Municipal Video Surveillance Policy Development

Staff have been reviewing existing peer municipality video surveillance policies and the video surveillance policy that was prepared in 2016 for the former Town of Windsor. These documents will be used to prepare a draft video surveillance policy for the West Hants Regional Municipality, in line with the guidelines from the Province. This policy will outline our municipal video surveillance use and justification of the systems, acceptable use, access control and logging and security, secure storage for video data, measures limiting privacy impacts on the public, signage requirements and public notification. As well as a strategy for continued expansion of the municipal video surveillance platform. It is very important that we put a solid and comprehensive policy into place, to align us with the Provincial Privacy guidelines and our peers.

Legal Implications of Municipal Video Surveillance & MGA Requirements

The Municipality is concerned about potential privacy impacts of these systems, while ensuring the added protection they provided is available to our communities. To ensure our systems do both, staff have researched the required laws and guidelines that must be followed:

- Nova Scotia FOIPOP and Privacy Laws
    - Require that no personal information can be collected, without a specific reason.
        - Video surveillance data is considered personal information.
    - Require that this information be secured appropriately and only used for the purpose in which it has been collected.
    - To meet these guidelines, it is suggested that the Municipality complete a Privacy Impact Assessment of our video surveillance platform.

While keeping these guidelines in mind, our system has proven to assist with solving major crimes that have taken place in our area. And we want to ensure we are able to continue to provide this service to our local law enforcement.

Current Video Surveillance System

Our current video surveillance systems use Network Video Recorder (NVR) servers and Video Management System (VMS) software to function. The NVR server acts as the computer processor and storage platform for the video data that is being recorded, and the VMS software interfaces with the cameras and allows the footage to be reviewed or exported. The software also logs all access to the systems.

Required NVR/VMS Server and Software Upgrades

Our NVR server platform for Windsor is scheduled to be upgraded this fiscal, the hardware costs of $7,500 are included in the 2023-24 Approved Capital Budget.

A new support agreement has been accepted for the Milestone VMS software which will provide support for the platform for three years, at a cost of $4,600, which is included in 2023-24 Approved Operating Budget and will be carried for the following two (2) years as well.

Camera Connectivity

Our existing systems have fiber optic network connections to allow for network backhaul for recording video surveillance data. These cameras need to be connected to the network to work. A few are connected via short haul wireless bridge extenders to nearby fiber optic connections.

We have the VCFN network which gives us relatively low-cost access to a very capable fiber optic network, which we own and operate with low maintenance costs. Fiber optic networks are typically more reliable and secure than wireless networks. As security cameras use a high network bandwidth they require solid high-capacity networks to work.

Should we opt for remote or rural cameras in future deployments, we may need to consider wirelessly connected, satellite network connected, or local storage systems. The Information Technology department is researching options for cameras and technologies that would provide remote or rural capability, however we do recommend using the VCFN network platform as much as possible.

Specifically, for the completion of Phase 3, wireless cameras were not considered, as the fiber optic network cabling has already been installed in accordance with the original design, and the camera hardware which is designed to connect to this fiber optic network has already also been mostly purchased and is on hand.

Camera Options for Municipal Video Surveillance

There are several different options for network connectivity. Below we have summarized the more popular options.

Option	Description	Challenges	Advantages
Wireless Bridge Network	Point-to-point wireless link	• Needs line of site, towers or high points, which can be costly to develop. • Range limitations. • Susceptible to lightning strikes and radio interference. • Limited bandwidth. • High maintenance costs.	• No monthly fees associated. • Easy network integration. • Low-cost equipment.
LTE/Mobility Network	Connects to a cellular network (Bell, Rogers, etc.)	• Needs reliable, high-capacity network and reception, which is not always possible in rural areas. • High usage impact on the local cellular network capacity. • Operational costs associated with monthly fees and bandwidth fees. • Complexity associated with static VPN requirement for security. • Costly hardware.	• Relatively inexpensive to deploy. • LTE networks are usually available in many rural areas. • Convenient to use.
Wired ISP Service	Connects to local wired ISP service (Eastlink, Bell, etc.)	• Ongoing monthly fees associated. • Complexity associated with static VPN requirement for security. • ISP may not be willing/able to install at some locations. • Relies on ISP service reliability.	• Reliable networks if available at location. • High-capacity networks. • Usually no bandwidth limitations. • Lower costs associated with initial deployment.

Satellite Connectivity	Connects to satellite Internet service (Starlink, etc.)	• High costs for bandwidth, service fees, and equipment. • Complexity associated with static VPN requirement for security. • Bandwidth capacity limitations.	• Generally reliable network. • Good bandwidth capability. • Works anywhere.
Fiber Optic/VCFN	Connects to municipal VCFN fiber optic network	• High costs associated with network development. • Access to Bell or NSP poles can be challenging, causing delays in projects. • Fiber construction companies are often very busy.	• High capacity. • High reliability. • High security network. • No monthly service fees.
Local Storage	No network only local onboard storage – SD card etc. (Trail cameras for example.)	• Requires frequent manual intervention, such as manual connections, climbing ladders for direct access to swap SD cards in some cases. • Function of local storage camera cannot be remotely verified. • Cameras are often easily go missing. • Usually, unreliable, low-cost hardware.	• Lowest cost to setup. • Easiest set up process. • Some technologies support wireless downloads, but this still requires being at the device location to download the footage possibly weekly or monthly, etc.

NEXT STEPS

Phase 3 of the security camera project is ready to proceed immediately, should Council approve the over-budget amount detailed below.

Municipality staff are drafting a policy for video surveillance and public privacy and safety, as outlined earlier, to align with privacy laws in Nova Scotia. To assist in this process, staff may require legal advice on MGA section 461 interpretation and FOIPOP related privacy requirements related to municipal video surveillance platforms.

Staff will be analyzing our existing signage indicating areas where there is video surveillance in use and may consider updating or increasing signage.

Finally, staff will conduct a Privacy Impact Assessment related to municipal video surveillance systems.

FINANCIAL IMPLICATIONS

2023-24 Capital Budget – Phase 3 – Fibre Camera System

Quoted Pricing	$28605.27
Contingency (15%)	$4290.79
Non-Recoverable Tax *(4.29%)*	$1411.24
Tender Total	**$34307.30**
2023-24 Budget	$30,000.00
Variance (over budget)	($4307.30)

The West Hants Regional Municipality is currently expecting a March 31, 2024 ending balance of $3.3 million, and is able to support the over-budget value of $4307.30.

ALTERNATIVES

- Council could decide not to proceed with this project.
- Council could decide to proceed with this project, only to the approved budget value of $30,000.
- Council could decide to postpone this project until the proper Policy and reviews are completed.
- Council could decide to proceed with a different camera system; however this is not currently a recommended by staff.

ATTACHMENTS

- Phase 3 Fibre Camera System – Design

CHIEF ADMINISTRATIVE OFFICER REVIEW

The recommendation is in alignment with Councils' direction for security camera expansion within our community. As noted in the report there is further review and implementation of policy surrounding privacy guidelines for the use of the camera and storage of the video potentially impacting their future use.

I support the recommendation.

Report Prepared by: _____
Matthew Povah, IT Specialist

Report Reviewed by: _____
Diana Gibson, Acting Director, Financial Services

Report Approved by: _____
Mark Phillips, Chief Administrative Officer

Phase 3 Security Camera project - Completion Phase Breakdown - Project Plan

1	**Falmouth Bridge Location**				
1	5Ghz Ubiquiti bridge radio w/PS	Stock			
1	Ethernet cabling+installtion	Electrical contractor			
1	Bosch 7000 Starlight Dome IP Camera				
1	Bosch Pendant Mount for dome camera	Stock			
1	Aluminum streetlight armature	Stock			
1	Custom aluminum camera mount	Stock			
1	POE+ injector DIN	Stock			
1	48VDC Meanwell DIN PS	Stock			
	(use exisitng NS Ag enclosure)				
2	**Wentworth and Payzant**				
1	DIN Rail mini-Sw w/SFP	Stock			
1	Fiber optic SFP BiDi	Stock			
1	Fiber optic patch cable SM SCLC	Stock			
1	CSA approved NEMA rated enclosure				
1	Ethernet cabling+installtion	Electrical contractor			
1	Bosch 8000 Bullet Camera 8 MP	Stock			
1	Wide angle lens for Bosch 8000	Stock			
1	Bosch UHO enclosure POE	Stock			
1	Bosch mount for UHO enclosure	Stock			
1	Bosch 7000 Starlight Dome IP Camera				
1	Bosch Pendant Mount for dome camera				
2	POE+ injector DIN				
3	48VDC Meanwell DIN PS				
1	Aluminum streetlight armature				
1	Custom aluminum camera mount	Stock			
	Fiber optic splicing/patch panel	Fiber contractor			
3	**Wentworth and Cole Drive**				
1	Managed Mikrotik SW w/PS and SFP				
1	Fiber optic SFP BiDi	Stock			
1	Fiber optic patch cable SM SCLC	Stock			
1	Ethernet cabling+installtion	Electrical contractor			
1	Bosch 8000 Bullet Camera 8 MP	Stock			
1	Wide angle lens for Bosch 8000	Stock			
1	Bosch UHO enclosure POE	Stock			
1	Bosch mount for UHO enclosure				
1	Bosch Dinion 5000 LPR camera	Stock			
2	POE+ injector DIN				
2	48VDC Meanwell DIN PS				
1	Cisco 1562 MESH radio				
	(use existiing streetlight enclosure)				
	(mount on existing aluminum streetlights)				
	Fiber optic splicing/patch panel	Fiber contractor			
4	**Wentworth and Centennial**				
1	FOSC on Internsection (future development)				
	Fiber optic splicing	Fiber contractor			
	TOTAL MATERIALS REQUIREMENTS				
2	Bosch 8000i Starlight Dome IP Camera	$ 1,911.57	$	3,823.14	CDW
1	Bosch Pendant Mount for dome camera		$	77.81	CDW
1	Bosch mount for UHO enclosure		$	35.17	CDW

1	CSA approved NEMA rated enclosure			$ 701.00	Graybar
4	POE+ injector DIN			$ 1,306.64	IOCTech
5	48VDC Meanwell DIN PS	$	65.00	$ 325.00	IOCTech
1	Aluminum streetlight armature			$ 300.00	Fiber contractor (?)
5	FOSC SM 72 strand capacity			$ 1,000.00	Fiber contractor
1	Managed Mikrotik SW w/PS and SFP			$ 200.00	
1	Cisco 1562 MESH radio			$ 1,786.51	IMP Solutions
3	Milestone Licenses - Three Cameras	$	250.00	$ 750.00	
				$ 10,305.27	**TOTAL**

Committee of the Whole Excerpts
July 11, 2023

WHRMPW23-06 - TWO 1 TON TRUCKS EXCERPT

Public Works intends to replace two (2) One Ton Trucks. In the 2023-24 Capital Budget approval was provided for this purchase. One tender submission was received for the 1 Ton Trucks. After evaluation both trucks met tendered specification needs, warranty, service availability and the combined price was within budget. The equipment purchases are in alignment with the 2023/24 Capital budget approvals and are under budget.

The recommended motion was that Committee of the Whole recommend that …

COUNCIL APPROVES THE AWARD OF TENDER FOR THE PURCHASE OF TWO 1 TON TRUCKS, UPFITTED AS TENDERED (WHRMPW23-06) FROM POTHIER MOTORS LTD FOR THE TENDERED PRICE OF $105,744.22, AND $130,642.92 PLUS APPLICABLE TAXES LESS TRADE IN VALUES OF $45,000.

West Hants
something inspiring awaits

WEST HANTS REGIONAL MUNICIPALITY REPORT

Information ☐	Recommendation ☑	Decision Request ☐	Councillor Activity ☐

Property ☑	Public Opinion ☐	Environment ☐	Social ☐	Economic ☑	Councillor Activity ☐

To: Committee of the Whole

Submitted by: _____
Todd Richard, Director, Public Works

Date: July 11, 2023

Subject: Purchase of Equipment (WHRMPW23-06)

LEGISLATIVE AUTHORITY

Nova Scotia Municipal Government Act, Section 65 authorizes Council to expend funds for municipal purposes.

RECOMMENDATION or DECISION REQUEST

It is recommended for Committee of the Whole to recommend to Council that:

Council approves the award of tender for the purchase of two 1 Ton Trucks, upfitted as tendered (WHRMPW23-06) from Pothier Motors Ltd for the tendered price of $105,744.22, and $130,642.92 plus applicable taxes less trade in values of $45,000.

BACKGROUND

The equipment tendered (WHPW23-6) was identified and approved in the 2023/24 Capital budget.

DISCUSSION

As per the West Hants Regional Municipality's Procurement Policy and the evaluation formula set out in the tenders document the following are the results after review and evaluation of the above-mentioned tenders.

Tender #WHRMPW23-06 had one tender submission for the 1 Ton Trucks. After evaluation both trucks met tendered specification needs, warranty, service availability and the combined price was within budget.

NEXT STEPS

Pending approval of Council; staff would award the equipment tender and issue Purchase Orders to the successful proponent.

FINANCIAL IMPLICATIONS

Tendering Timeline:

Posted to Procurement	May 1, 2023
Closing Date	May 18, 2023
Price Expiry Date	August 10, 2023
Days Remaining	22 Days

2023-24 Capital Budget – Truck Replacement – Unit 41

Tender Pricing	$105,744.22
Non-Recoverable Tax *(4.29%)*	$4,536.43
Tender Total	**$110,280.65**
Less: Trade in Value	($20,000.00)
Total Cost to WHRM	**$90,280.65**
2023-24 Budget Value	$130,000.00
Variance (over budget)	$39,719.35

Within the 2023-24 Capital Budget, this Unit 41 replacement truck is scheduled to be funded through the WHRM Vehicle Reserve. This reserve has a projected March 31, 2024, reserve balance of $8,571. With this vehicle coming in $39,719.35 under budget, this will increase our expected year-end reserve balance to $48,290.35.

2023-24 Capital Budget – Truck Replacement – Unit 35

Tender Pricing	$130,642.92
Non-Recoverable Tax *(4.29%)*	$5,604.58
Tender Total	**$136,247.50**
Less: Trade in Value	($25,000.00)
Total Cost to WHRM	**$111,247.50**
2023-24 Budget Value	$130,000.00
Variance (over budget)	$18,752.50

Within the 2023-24 Capital Budget, this Unit 35 replacement truck is scheduled to be funded between the WHRM Vehicle Reserve and the former Town of Windsor Public Works Equipment Reserve. With this vehicle coming in $18,752.50 under budget, it is my suggestion to continue to withdrawal the full $68,541 from the Windsor Public Works Equipment Reserve, as this reverse is scheduled to have a zero balance on March 31, 2024, reflect the savings in the WHRM Vehicle Reserve. This will further increase our expected March 31, 2024, balance for this reserve, up to 67,042.85.

ALTERNATIVES

1. Council may choose not to proceed with the purchases.

ATTACHMENTS

- None

CHIEF ADMINISTRATIVE OFFICER REVIEW

The equipment purchases are in alignment with the 2023/24 Capital budget approvals and are under budget.

I support the recommendation.

Report Prepared by: _____

Troy Burgess, Manager of Public Works Operation

Report Reviewed by: _____

Todd Richard, Director of Public Works

Report Approved 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

Avon River Causeway Correspondence

(aka Hwy. 101 Twinning, Aboiteau, Causeway, Lake Pisiquid)

First Name	Last Name	Correspondence Date	Meeting / logged
Quentin	Davison	2021-07-13	2021-07-13 COTW
Iain (Hon.)	Rankin	2021-07-16	2021-07-27 Council
Karen	Beazley	2021-07-15	2021-07-27 Council
G.E.	Morehouse	2021-07-22	2021-07-27 Council
Darlene	Taylor	2021-07-26	2021-09-14 COTW
Heather	MacLean	2021-08-13	2021-09-14 COTW
Kim (Hon)	Masland	2021-09-22	2021-10-12 COTW
Darren	Porter	2022-02-01	2022-02-08 Council
Hon. Steve	Craig	2022-03-02	2022-03-08 COTW
Hon. Greg	Morrow	2022-03-08	2022-03-22 Council
Sheldon	Hope	2022-03-10	2022-03-22 Council
Darren	Porter	2022-06-02	2022-06-14 COTW
Darren	Porter	2022-06-27	2022-06-28 Council
Hon. Joyce	Murray	2022-07-12	2022-07-26 Council
Jennifer	Allen	2022-08-30	2022-09-13 COTW
Hon. Kody	Blois	2022-10-07	2022-10-11 COTW
K Salter	Salter	2022-10-28	2022-11-08 COTW
Hon. Kody	Blois	2023-06-02	2023-06-13 COTW
Andre	Arsenault	2023-06-02	2023-06-13 COTW
Darlene	Taylor	2023-06-02	2023-06-13 COTW
Kevin	Walsh	2023-06-03	2023-06-13 COTW
Alyson and Nicholas	Bremner/Juurlink	2023-06-03	2023-06-13 COTW
Hants County Federation of Agriculture		2023-06-03	2023-06-13 COTW
Al	Mailman	2023-06-03	2023-06-13 COTW
Greg	O'Leary	2023-06-03	2023-06-13 COTW
Lisa	Bland	2023-06-04	2023-06-13 COTW
Karen	Lynch	2023-06-04	2023-06-13 COTW
Judy	Lynch	2023-06-04	2023-06-13 COTW
Greg	Miller	2023-06-04	2023-06-13 COTW
Darren	Porter	2023-06-04	2023-06-13 COTW
Monique	Wood	2023-06-04	2023-06-13 COTW
Lana	Patterson	2023-06-04	2023-06-13 COTW
Dr. AK.	Kirumira	2023-06-04	2023-06-13 COTW

Avon River Causeway Correspondence

(aka Hwy. 101 Twinning, Aboiteau, Causeway, Lake Pisiquid)

Bonnie	O'Leary	2023-06-04	2023-06-13 COTW
Robyn	Bremner-Popma	2023-06-04	2023-06-13 COTW
Traci and Elizabeth	Curry	2023-06-04	2023-06-13 COTW
Sheldon	Hope	2023-06-05	2023-06-13 COTW
Wilf and Diane	Ogilvie	2023-06-05	2023-06-13 COTW
Aaron	Ewing	2023-06-05	2023-06-13 COTW
Cara	Pfeffer	2023-06-05	2023-06-13 COTW
Maxine	Chandler	2023-06-05	2023-06-13 COTW
Pat	Porter	2023-06-05	2023-06-13 COTW
Shannon	Cunningham	2023-06-05	2023-06-13 COTW
Anna	DeNicola	2023-06-06	2023-06-13 COTW
Jen	Murphy	2023-06-06	2023-06-13 COTW
Karen	Beazley	2023-06-06	2023-06-13 COTW
Linda	Card	2023-06-06	2023-06-13 COTW
Richard	Dunham	2023-06-06	2023-06-13 COTW
Doug	Symonds	2023-06-06	2023-06-13 COTW
Krista	Lunn	2023-06-06	2023-06-13 COTW
Barbara	Hughes	2023-06-06	2023-06-13 COTW
Andrew	Smiley	2023-06-06	2023-06-13 COTW
Nikki	Lloyd	2023-06-06	2023-06-13 COTW
Aaron	Ewing	2023-06-07	2023-06-13 COTW
Jim	White	2023-06-07	2023-06-13 COTW
Sasha	Stevens	2023-06-07	2023-06-13 COTW
Chris	Phillips	2023-06-07	2023-06-13 COTW
Chad	Pothier	2023-06-07	2023-06-13 COTW
Darlene	Taylor	2023-06-07	2023-06-13 COTW
Nancy and Bruce	Cameron	2023-06-07	2023-06-13 COTW
James	Pothier	2023-06-07	2023-06-13 COTW
Abe	Zebian	2023-06-07	2023-06-13 COTW
Judith	Kazmirski	2023-06-08	2023-06-13 COTW
Nikki Lloyd	Lloyd	2023-06-08	2023-06-13 COTW
Darren	Porter	2023-06-09	2023-06-13 COTW
Ashley Imlay	Imlay	2023-06-09	2023-06-13 COTW
Valerie	Wilcox	2023-06-11	2023-06-13 COTW

Avon River Causeway Correspondence

(aka Hwy. 101 Twinning, Aboiteau, Causeway, Lake Pisiquid)

Colleen	Walsh-Bouman	2023-06-12	2023-06-13 COTW
G. Wayne	Hines	2023-06-12	2023-06-13 COTW
Sharon	Johnson	2023-06-12	2023-06-13 COTW
Nicholas	Juurlick	2023-06-11	2023-06-13 COTW
Ed and Cathy	Kerr	2023-06-12	2023-06-13 COTW
Tracey	Sexton	2023-06-12	2023-06-13 COTW
Peter	Nicol	2023-06-12	2023-06-13 COTW
Jennifer	Shaw	2023-06-13	2023-06-13 COTW
Jayne	Murray	2023-06-13	2023-06-13 COTW
Reid & Roslyn	MacDuff	2023-06-13	2023-06-13 COTW
Monique	Wood	2023-06-13	2023-06-13 COTW
Dean	Manning	2023-06-13	2023-06-13 COTW
Karen	Beazley	2023-06-14	2023-06-27 Council
Carrilee	Eddy	2023-06-15	2023-06-27 Council
Maria DeNicola	DeNicola	2023-06-15	2023-06-27 Council
Anna	DeNicola	2023-06-16	2023-06-27 Council
Karen F.	Beazley	2023-06-16	2023-06-27 Council
Lisa	Bland	2023-06-16	2023-06-27 Council
Duncan	Armour	2023-06-19	2023-06-27 Council
Gwendolyn	Aker	2023-06-19	2023-06-27 Council
Laura	Fisher	2023-06-19	2023-06-27 Council
Barbara	Hughes	2023-06-21	2023-06-27 Council
Reid & Roslyn	MacDuff	2023-06-21	2023-06-27 Council
Kim	Jansen	2023-06-22	2023-06-27 Council
Brian and Sandra	Hogan	2023-06-22	2023-06-27 Council
Maria	DeNicola Re Concerns of Racism, Bullying and Slander	2023-06-22	2023-06-27 Council
Karen	Langille	2023-06-22	2023-06-27 Council
Anne	Desneiges	2023-06-22	2023-06-27 Council
Darren	Porter	2023-06-25	2023-06-27 Council
Barbara	Hughes	2023-06-27	2023-07-11 COTW
Louis	Coutinho	2023-06-28	2023-07-11 COTW
Darlene	Taylor	2023-06-29	2023-07-11 COTW
Eric	D-Entremont	2023-07-10	2023-07-11 COTW
Canadian Wildlife Federation Letter		2023-07-10	2023-07-11 COTW

Avon River Causeway Correspondence

(aka Hwy. 101 Twinning, Aboiteau, Causeway, Lake Pisiquid)

Beth	McBrine	2023-07-14	2023-07-25 Council
Judi	Wilson	2023-07-19	2023-07-25 Council
Dr. AK. Kirumira (WHRM copied)		2023-07-21	2023-07-25 Council

From: Abraham Zebian
To: Deanna Snair
Subject: Fwd: The Lake Newspaper Article
Date: Friday, July 14, 2023 10:26:35 AM

From: Beth McBrine
Date: July 14, 2023 at 10:03:16 AM ADT
To: Abraham Zebian <AZebian@westhants.ca>
Subject: The Lake Newspaper Article

Caution [External Email]
This email comes from an outside sender. Verify the sender and use caution with any requests, links or attachments.

I just want to add my support to you and the council regarding the newspaper article. Premier Houston should be ashamed of his comments and mud slinging. You can be assured with comments like that, he is losing face with residents of West Hants and the Province.
Shame on him!

--
Beth McBrine
Falmouth, NS


Virus-free.www.avast.com

From: Abraham Zebian
To: Deanna Snair
Subject: Fwd: Emergency Order Lake Pisaquid
Date: Wednesday, July 19, 2023 9:23:21 AM

Caution [External Email]
This email comes from an outside sender. Verify the sender and use caution with any requests, links or attachments.

Mr. Lohr, I hope this decision doesn't come back to bite you in the next state of emergency. People have difficulty trusting politicians at the best of times. It's particularly difficult when it's so obvious that a decision is politically motivated. If the Windsor Fire Department had requested that the lake be filled, I would feel differently but they have made it clear that they did not and if the rumour is true about who did make the request, it's a very bad look. A state of emergency order is a very powerful tool, one that needs the trust of the population, that trust has been eroded, hope it's worth it to you. I love the lake but it is not mine to love, there are agreements in place that should morally be honoured.
Judi Wilson
Garlands Crossing, NS

From:	drkirumira@
To:	premier@novascotia.ca; "MLA Office"; kody.blois@parl.gc.ca; "Greg O"Leary"; "Andrew Smiley"; drwoodnd; PublicOnlyCouncilEmail; johnlohrmla@gmail.com
Cc:	"MAR RDGO Correspondence / Correspondance BDGR MAR (DFO/MPO)"
Subject:	FW: Reply from Fisheries and Oceans Canada
Date:	Friday, July 21, 2023 1:39:28 PM
Attachments:	Reply from Fisheries and Oceans Canada.pdf MECTS-#4326924-v1-Main_Docs_2023-001-01158.PDF

Caution [External Email]
This email comes from an outside sender. Verify the sender and use caution with any requests, links or attachments.

Mr. Doug Wentzel
Regional Director, DFO
Maritime Region.

Thank you so much for your prompt reply and further enlightenment on the **Windsor Pisquid Freshwater Lake Preservation** matter on behalf of the Honorable Minister of the Department of Fisheries and Oceans Canada.

I request that the attached treatise be filed and retained for the Minister to reference, while reviewing this file in the future, as a competent summary of the scientific studies, reports and academic opinions published over the last 50 years on this subject.

Once again, thank you for articulating the department's current position on this very important and critical debate in our region.

Sincerely

Dr. AK. Kirumira

Fisheries and Oceans Canada | Pêches et Océans Canada

PO Box 1006
Dartmouth, NS
B2Y 4A2

July 20, 2023

Dr. AK. Kirumira
Founding Executive Chairman
TheraPBios Pharma Ltd.
< drkirumira@therapbiospharma.com >

Dear Dr. Kirumira:

Thank you for your correspondence of June 5, 2023, addressed to the Honourable Joyce Murray, Minister of Fisheries, Oceans and the Canadian Coast Guard, regarding restoring freshwater in Lake Pisiquid. I have been asked to respond on the Minister's behalf.

I appreciate the information you have provided. Fisheries and Oceans Canada (DFO) has a legislated requirement to conserve and protect fish and fish habitat under the Fisheries Act. As a result, DFO remains involved in efforts to improve fish passage at the existing Windsor Causeway for all species likely to use the Avon River while a new design associated with twinning Highway 101 is under development.

Over the last 50 years, the existing aboiteau has provided minimal passage for a few species. As you are aware, the Department issued a Ministerial Order in 2021 that changed the operation of the existing structure. Since that time, DFO staff have observed improved fish passage, with some fish returning that had not been seen in the river in any significant numbers for many decades.

As with any structure regulated under the Fisheries Act, the responsibility to communicate details of a project that may impact other stakeholders rests with the owner or operator of the structure and project. I recommend that you contact the Province of Nova Scotia directly with your concerns and share them through the Community Liaison Committee.

Thank you again for writing.

Yours sincerely,

Doug Wentzell
Regional Director General
Maritimes Region

c.c.: Office of The Honourable Tim Houston, M.L.A.
Premier of Nova Scotia
Office of Mr. Kody Blois, M.P.
Kings–Hants

Canada

A short Treatise on Highway 101 Twining Options at the Windsor Causeway. A Critical Analysis of Causeway Expansion versus Removal: Biophysical, Socio-political and Legal Implications.

Introduction:

This synopsis has been compiled from multiple scientific studies on this subject that are referenced at the end for reader's verification of all facts as presented. **(By: Dr. AK. KIRUMIRA - PhD Medical & Environmental Biotechnology)**

The 1970 construction of the Windsor Causeway over 101 precipitated 3 remarkable effects:

- Restriction of free passage of diadromous and anadromous fish from the sea to the tidal Avon River.
- Creation of an extensive freshwater resource of Pisquid Lake, that over the last 50 years has become a major economic back-bone and mainstay for Agricultural, Recreational, A New Productive Fishery, Commercial and Cultural development for Windsor and surrounding areas.
- Creation of an extensive salt marsh and mud flats that together form one of the most productive ecosystems in the Bay of Fundy and possibly North America.

The Causeway Expansion Option:

Following years of consultation among all relevant federal and provincial government departments and parastatal bodies, it was determined by consensus that twinning of highway 101 through Windsor is best achieved by expansion of the existing causeway on the seaward side. This option that is now currently underway and close to completion was scientifically deemed most feasible from the economical, socio-political, environmental and ecological perspectives.

Current Key Community Stakeholders:

There are three contrasting community opinions that are re-emerging now as the expansion option proceeds:

1. A small but vocal grass roots environmental group **(Friends of Avon River)** that has passionately advocated for years, **the removal of the causeway, restoration of free tidal flow and fish immigration, compensating all affected individuals for lost property values**, **lands or businesses**, as the solution to restoring the original Avon River Environment.

2. **An indigenous first nation's group** that are advocating for restoration of the tidal river to remediate the **historical and spiritual** preservation of a native fishery resource.

3. **A silent majority of a much larger newly emerging group** of farmers, businesses, home owners, professionals, local politicians and the community at large, who for over 50 years have built their livelihood, based on the freshwater lake for the region's socio-economic well-being, future economic growth and sustainability**. ("Pisquid Lake Freshwater Preservation Advocates")**

In addition to these; - the Federal and Provincial Departments of Agriculture, Fisheries, Environmental Protection, Municipality of Windsor - West Hants, Windsor Business Communities, Wetlands Preservation Advocates, Fresh water recreationists, the winery industry, Winter Skiing community are active stakeholders.

Scientifically published Published Deleterious Effects of removing the causeway and restoring tidal river flow for Windsor:

1. **Destruction of an established fish habitat of eleven species** that are currently established and sustained by the fresh water Pisquid Lake. This explicitly contravenes Sections 34 and 35 of the fisheries act that forbids the introduction of salinity in the existing fresh water that would destroy an existing fish habitat. Restoration of free flow of salt water into the lake would certainly create Harmful Alteration, Disruption, or Destruction (HADD) of an established and very productive fish habitat.
2. **Potential catastrophic flooding of the town of Windsor** that has been protected for over 50 years by the presence of a gate controlled causeway barrier between the lake and the open seas.
3. **Potential catastrophic flooding of over 3240 acres of productive agricultural lands** upstream that the present causeway protects. The dykes that used to protect these lands are in disrepair and are not needed as long as the causeway barrier continues to protect these farmlands.
4. **Destruction of the most productive ecological salt marsh and mud flats** that continue to support birds and fish life in the bay of fundy. These mudflats were previously an ecological desert devoid of biota. Since the 1980's, the lifeless mudflats have been brought to life in the form of one of the most productive ecosystems in North America.
5. **Significant erosion both upstream and downstream of the current causeway**. The currently attractive and pristine water front that attracts tourists and locals to enjoy, shall be replaced by barren mudflats and churning muddy waters that were typical before the causeway.
6. **Significant loss of recreational activities offered on the lake** by Pisquid Canoe Club, The annual Pumpkin Regatta that attracts 10,000 visitors to Windsor, Ski-Martock that employs 200 people and hosts over 100,000 skiers province wide
7. **The most significant factor cited by all scientists who have analysed this issue could be the effect of global climate change that could easily extrapolate directly into Windsor when exposed to the free tidal flow from the sea here and far beyond our shores.** This, according to many scientists could as well be the proverbial "**red herring"** in the entire decision making process in the twinning of highway 101. Many of these effects are unknown, are evolving each year, and are out of our local control. For all these unknowns and unpredictable global climatic effects on the high seas; - maintaining the integrity of the current ecosystem that has endured these global climatic effects for over 50 years could be urged to be a safer option than opening our thriving communities directly to the unknowns of the globally influenced sea water currents.

Other Pertinent Factors Cited by Scientists:

1. There is no guarantee that restoring free tidal flow into Pisquid Fresh water Lake would lead to restoration of diadromous and anadromous fish migration anticipated by some for many reasons:
    a. Salmon fish stocks in the Avon River have been declining from anthropogenic activities since the early European settlement in the 1600's.
    b. This decline was further acerbated by at least 5 hydro-energy generating barriers and dams that were constructed between 1920 – 1954 and still in operation today.
    c. There are many uncertainties on whether or not diadromous and anadromous were sustainable in the Avon River, given the changes that transpired in the past that caused lack of appropriate spawning and refuge sites for juveline fish.

d. There are for example, at least two natural water falls on the river that would have impended fish passage upstream from the causeway.
e. These constraints remain the primary reasons for the contemporary declines that existed well before the construction of the causeway in 1970.

2. It is for this very reason that fish passage allowance was seriously considered but not implemented during the construction of the original causeway **on the explicit recommendation of the Department of Fisheries (DFO) of the day.**

3. Comprehensive studies conducted by DFO in 1965 found that **the Avon River had little value to diadromous fish species migration and spawning in support of the decision that was made at the time.**

4. **It was anticipated at the time that appropriate operation of the control gates, and other fish passage options that are still possible to implement, would allow migration of diadromous fish if any ever returned in the causeway estuary.** Several cost effective technology options have been cited and proposed that could restore fish migration without compromising the Pisquid Lake Fresh Water Reserve that supports the majority of economic activity in Windsor.

5. **No remarkable diadromous fish and in particular salmon has been reported in the present Avon River estuary on the seaward side of the causeway since 1980's.** The current causeway option being implemented will therefore not destruct any critical salmon habitat.

6. Since Salmon appears to be deficient in the present estuary, **it would be provincially classified as an endangered species and subject to fishing restrictions. The species at risk act (SARA) will therefore come into play and prevent the restored salmon from being fished!!. The benefits of restoring this fish then would be based solely on the spiritual significance of the presence of the fish to our indigenous first nations population. The economic and ecological cost to the majority of the population in contrast, would be catastrophic.**

7. The quality of water present in Pisquid Lake has been monitored by scientists and found to be exceptionally high. Dissolved oxygen saturation levels in the lake were high and greater than 70%, there was no evidence of algal growth, and nitrate concentrations were low

References:

Erica Fisher et al, (2010): Final MREM Report Investigating the Options of Twinning Highway 101 at the Windsor Causeway: A Biophysical, Socio-political and Legal Perspective. School for Resource and Environmental Studies, Dalhousie University.

ADI Limited and Washburn & Gills Associates. (1992). Analysis of options for the future of the Petitcodiac River dam and causeway. Fredericton, NB.

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van Proosdij, D., Bambrick, J. & G. Baker (2006). Spatial and temporal variations in the intertidal geomorphology of the Avon River Estuary. Report. Nova Scotia Department of Agriculture, Resource Stewardship Division, Land Protection Section.
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LEGISLATION:
Agricultural Marshlands Conservation Act* 2001, *c. 1, ss. 2, 3; 2001, c. 6, s. 96; 2004, c. 38, s. 26 Canadian Environmental Assessment Act, S.C. 1992, c. 37 (CanLII).
Environmental Assessment Regulations, N.S. Reg. 26/95
***(CanLII). Fisheries Act* R.S.C. 1985, c. F-14**
Environmental Goals and Sustainable Prosperity Act (2007 c.7)
Nova Scotia Wetlands Conservation Policy - Draft for consultation
(2009) Species At Risk Act, (2009)

Minister / Ministre (DFO/MPO)

From: drkirumira
Sent: Monday, June 5, 2023 10:39 AM
To: Minister / Ministre (DFO/MPO)
Cc: kody.blois@parl.gc.ca; premier@novascotia.ca
Subject: FW: SCIENTIFIC PERSPECTIVE ON THE WINDSOR WATER OR NO WATER DEBATE
Attachments: Windsor Causeway Expansion - Scientific Summary-D.pdf

You don't often get email from drkirumira. Learn why this is important

Honorable Minister.

I attach a scientific perspective, on the on-going debate for restoring the FRESH WATER PISQUID LAKE RESOURCE, adjacent the expanded Windsor Causeway. Let me know please if you require further information and references.

Sincerely

Dr. Kirumira

From: drkirumira
Sent: Sunday, June 4, 2023 5:02 PM
To: 'allcouncil@westhants.ca' <allcouncil@westhants.ca>
Cc: 'johnlohrmla@gmail.com' <johnlohrmla@gmail.com>; 'melissa.mlaoffice@gmail.com' <melissa.mlaoffice@gmail.com>; 'kody.blois@parl.gc.ca' <kody.blois@parl.gc.ca>; 'Greg O'Leary' ; 'Andrew Smiley; 'drwoodnd

Subject: SCIENTIFIC PERSPECTIVE ON THE WINDSOR WATER OR NO WATER DEBATE

Dear Council Members.

In full appreciation that I am one of those stake holders, coming from **"REALLY FAR AWAY"!!**

The only contribution I can authoritatively make on this on-going debate, is something I do best: **PROVIDING SCIENTIFIC AND WELL REFERENCED FACTS ON THE SUBJECT.**

Attached is a summary treatise compiled after reviewing **over 45 scientific papers on this subject** written over the past 50 years by experts that are guided only by scientific facts rather than politics or ideology.

I am writing to urge you TO PLEASE take a little time to read the published scientific facts summarized in this short and EASY TO READ attachment, so you are guided in your decision-making process, by concrete facts and advisory from scientific authorities who have been studying this subject for over 30 years.

Sincerely

Dr. AK. KIRUMIRA
Founding Executive Chairman, TheraPBios PHARMA LTD.

2017 Canada Centennial Vanguard Inductee among “150 years of remarkable Nova Scotians” Museum of Natural History, Halifax NS.

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

Correspondence Received

Darren	Porter	2022-04-21	2022-04-26 Council
Daphnee	de Lamirande	2022-04-29	2022-05-10 COTW
Hon. John	Lohr	2022-05-02	2022-05-10 COTW
Ann- Marie	Mathieu, Annapolis Valley Regional Library	2022-05-05	2022-05-10 COTW
2022-05-11 Yves	Arsenault re Information session for Hosting of 44th annual Final des Jeux de l'Acadie for 2025	2022-05-11	2022-05-26 Council
Anna	Allen	2022-05-22	2022-06-14 COTW
Seamus	Marriott, Community Petition re Zwicker lake	2022-05-31	2022-06-14 COTW
Scott	Carson (Presenting letter in person to Council)	2022-06-03	2022-06-14 COTW
Hon. John	Lohr (DMA)	2022-06-10	2022-06-14 COTW
Nancy	Sherwood	2022-06-14	2022-06-28 Council
Bobby	Best	2022-06-16	2022-06-28 Council
Hon. Kim	Masland	2022-06-21	2022-06-28 Council
Sherri	Bulger	2022-06-28	2022-06-28 Council
Hon. John	Lohr	2022-06-30	2022-07-12 COTW
Domenic	Padula	2022-07-07	2022-07-12 COTW
Hon. Joyce	Murray	2022-07-12	2022-07-26 Council
Diana	Gibson re: RCMP & Fort Edward Information	2022-06-29	2022-07-26 Council
Acute Care	Tanya Penney	2022-07-19	2022-07-26 Council
Darren	Porter	2022-07-27	2022-09-13 COTW
PVSC		2022-08-02	2022-09-13 COTW
DMA		2022-08-04	2022-09-13 COTW
Breaking Barriers Together		2022-08-17	2022-09-13 COTW
Bill	Preston	2022-08-18	2022-09-13 COTW
Alix	Munro (POSSE)	2022-09-01	2022-09-13 COTW
County of Annapolis	Letter to Premier Tim Houston and Hon. Tim Halman re Moratorium on Aerial Herbicide Spraying	2022-09-14	2022-09-27 Council

Correspondence Received

Darren	Porter	2022-09-14	2022-09-27 Council
Darren	Porter	2022-09-16	2022-09-27 Counc
Philip	Hyam	2022-09-17	2022-09-27 Council
Mash Up Lab re: Opportunity for Aspiring Entrepreneurs in West Hants		2022-10-17	2022-10-25 Council
Minister Masland	Re: Potential Mi'kmaq Burial site	2022-10-19	2022-10-25 Council
Heather Hughes,	Executive Director Re: Proposed changes to Weed Control Act	2022-09-13	2022-11-08 COTW
Minister of Finance and Treasury Board	Re: Provincial Non-Resident Deed Transfer Tax	2022-10-21	2022-11-08 COTW
Home Hardware	Re: Security Cameras	2022-10-21	2022-11-08 COTW
Windsor Township	Re: Security Cameras	2022-10-24	2022-11-08 COTW
Dawna MacIvor	Re: November is Crohn's and Colitis Awareness Month	2022-10-28	2022-11-08 COTW
Waye Mason	re Concerns and Information regarding Bill 225 and HRM Noise By-Law	2022-11-02	2022-11-08 COTW
Peter Gregg	Re Information on Bill 212, An Act to Amend Public Utility Act	2022-11-02	2022-11-08 COTW
Andrea Parker	Re Road repair work needed	2022-11-06	2022-11-22 Council
WAEFA Recipient Confirmation - 2022	(Awards sponsored by the West Hants Regional Municipality)	2022-11-07	2022-11-22 Council
CAO Letter	Comfort Centre Designation - Garden of Eden Community Centre	2022-11-10	2022-11-22 Council
David Old,	President Hantsport Seniors and Elders Club re Community Generator Program	2022-11-10	2022-11-22 Council
Juanita Wilcox	re Expression of Thanks	2022-11-12	2022-11-22 Council
Emily McNeil	re Renewal of the Operating Approval for the Avon Hydro System	2022-11-14	2022-11-22 Council
Paul Beazley	re Boundary Review Questions	2022-11-16	2022-11-22 Council
West Hants Historical Society	Re Old Parish Burying Ground Letter	2022-11-16	2022-12-06 COTW
Graham Sanford	Re Road Concerns	2022-11-16	2022-12-06 COTW
Fidelis House	Re financial assistance request	2022-11-30	2022-12-06 COTW
Lawrencetown Education Centre	Re Big Chill Donation request	2022-12-06	2022-12-13 Council
Kate Sircom, Secretary, St. Andrew's Church Council	Re Community Comfort Centre proposal	2022-12-06	2022-12-13 Council
NSFM	Re: Code of Conduct - Summary of content from consultation	2022-12-14	2023-01-10 COTW

Correspondence Received

Graham Sandford	Re: response to outstanding concerns sent after the presentation to Council on December 13th, 2022.	2023-01-09	2023-01-10 COTW
Graham Sanford	Re: File to Rezone Lots along Bog Road	2023-01-24	2023-01-24 Council
Nova Scotia Department of Public Works Request	Re: Pothier Motors Crosswalk Request	2023-02-03	2023-02-14 COTW
Windsor Township Business Association	Re: Expression of Thanks and Continued Conversations	2023-02-09	2023-02-14 COTW
Hants County Federation of Agricultural and the Great Falmouth Marsh Body	Re: Remaining ACOA funds	2023-02-23	2023-02-28 Council
Seamus Marriot (Zwicker Lake Property Owners)	Re Permit Clarification	2023-02-17	2023-03-14 COTW
Windsor Lions Club	Re Tourist Bureau Park Request	2023-02-23	2023-03-14 COTW
Carrilee Eddy	Re Affordable Housing	2023-02-28	2023-03-14 COTW
Graham Sanford	Re: Don't Be The Dirt Advocacy Presentation	2023-02-28	2023-03-14 COTW
Andrew Hardman	Re 997 Highway 14 Distribution Depot - Trans-World Concerns	2023-03-02	2023-03-14 COTW
Seamus Marriot (Zwicker Lake Property Owners)	Re Permit Clarification	2023-03-02	2023-03-14 COTW
FCM Executive Decision	Re Green Municipal Fund application	2023-03-03	2023-03-14 COTW
Avondale Hall	Re Floor repair and renovation request	2023-03-08	2023-03-14 COTW
Letter From Private Road Development	Re Petition for Waste Collection Services	2023-03-09	2023-03-14 COTW
Hon. Greg Morrow	Response to Expenses incurred due to fencing	2023-03-14	2023-03-28 Council
Sarah Reddington	Re Hantsport Memorial Community Center and Pickleball Facility	2023-03-14	2023-03-28 Council
Core Committee - Zwicker Lake Property Owners	Re Permit Clarification	2023-03-14	2023-03-28 Council
Hantsport Community Rep	Re: Apple Blossom Festival Sponsorship Request	2023-03-15	2023-03-28 Council
MLA Sheehy-Richard	Request for a Nomination for the Order of Nova Scotia	2023-03-15	2023-03-28 Council
VREN I	Re Response to continued partnership and IMSA	2023-03-16	2023-03-28 Council
NS Power	Re Avon Hydro System Relicensing	2023-03-20	2023-03-28 Council
Public Health	Re New alcohol guidance on harms and risks for residents	2023-03-20	2023-03-28 Council

Correspondence Received

Kody Blois	Re: Letter to the Hon. Kim Masland	2023-03-21	2023-03-28 Council
Margot Bureaux	Re Cancellation of ABF Leadership Competition	2023-03-21	2023-03-28 Council
Shawna Nichols	Re: Lego program	2023-03-23	2023-03-28 Council
West Hants Historical Society	Proclamation Request	2023-03-23	2023-03-28 Council
Pisiquid Canoe Club	Re: Funding Request	2023-03-24	2023-03-28 Council
KMK Negotiation Office	Re: Expression of interest to meet and discuss the Avon River and downtown waterfront	2023-03-28	2023-04-11 COTW
Markus Kehoe	Re Expression of appreciation	2023-03-29	2023-04-11 COTW
Chantelle Hill	Re Proclamation of Parental Alienation Bubbles of Love Day April 25 2023 Request	2023-03-30	2023-04-11 COTW
Communities in Bloom	Re Invitation to participate	2023-03-30	2023-04-11 COTW
David Simpson	Re Rails-to-trails to Windsor	2023-03-30	2023-04-11 COTW
Mark Kehoe	Re Permit D2023-019 Pisiquid Canoe Club Day Camps - Not Valid	2023-03-30	2023-04-11 COTW
Minister Lohr DMA	Re Sustainability Services Growth Fund (SSGF)	2023-03-30	2023-04-11 COTW
Hon. Masland	Re Intersection Lighting	2023-04-03	2023-04-11 COTW
Brenda Shiers Chair West Hants Uniacke Community Health Board	Re Request for Funding Support	2023-04-04	2023-04-11 COTW
Windsor Township Business District	Reimagine Lake Pisiquid	2023-04-04	2023-04-11 COTW
Poplar Grove Community Hall	Funding Request	2023-04-06	2023-04-11 COTW
Heather Lake	Re Cogmagun and Beaver Pond Petition	2023-04-11	2023-04-11 COTW
Laurent Breault, General Director	Re International Day Against Homophobia and Transphobia, May 17, 2023	2023-04-09	2023-04-25 Council
Trudy Flynn	Re Light up Municipal office Purple for May 12 Fibromyalgia Awareness Day.	2023-04-10	2023-04-25 Council
Zwicker Lake Core Committee	Re Letter of Complaint - Disrespectful Behaviour	2023-04-10	2023-04-25 Council
Gloria Shanks	S Re Old Shanks Road dated March 30, 2023	2023-04-10	2023-04-25 Council
Response to MP Blois	Re Highway 101 Twinning	2023-04-11	2023-04-25 Council
Hants County Federation of Agriculture	Re Expression of Appreciation for meeting	2023-04-11	2023-04-25 Council

Correspondence Received

Trevor Levy	Re Scotch Village Station Road Development	2023-04-14	2023-04-25 Council
Mark Kehoe	Re 2023-24 Tax Exemption Concern - Upper Vaughan	2023-04-16	2023-04-25 Council
Tom Levy	Re 301 Station Road Development	2023-04-16	2023-04-25 Council
Roberto Gueli and Anke Kungl	Re Community feedback for Sustainable Hill proposal	2024-04-17	2023-04-25 Council
Glooscap First Nation	Letter of Intent Re Proposed Addition to Reserve, Glooscap First Nation	2023-04-18	2023-04-25 Council
VREN to WHRM	Re Regional Enterprise Networks Review	2023-04-18	2023-04-25 Council
Mike Smith	Re Support of the Proposal from Sustainable Hill Campground and Yoga Dome	2023-04-20	2023-04-25 Council
Kathy Blois, Chair Hants County Senior Safety Association	Re Letter of Notice	2023-04-20	2023-04-25 Council
Seamus Marriot	Re FOIPOP Follow up	2023-04-20	2023-04-25 Council
Erin Naugler	Re Falmouth Highway Access	2023-04-23	2023-04-25 Council
Jessica and Allan Hill	Re Additional Considerations for Sustainable Hill's Application	2023-04-24	2023-04-25 Council
Karen Bourque-Ward and Art Ward	Re Scotch Village Station Road PID 45166915	2023-04-24	2023-04-25 Council
Wesley Petite	Re MPSA Retroactive Pay	2023-04-24	2023-04-25 Council
Hants County Federation of Agriculture	Re Scotch Village Rezoning Application	2023-04-25	2023-04-25 Council
Andrew Hardman	Re 997 Highway 14 - Zoning Change challenge	2023-04-26	2023-05-09 COTW
Guide Furlani	Re Concerns re 20 deer roaming and eating anything they can	2023-04-26	2023-05-09 COTW
Trevor Levy	Re Scotch Village Station Rd. PID 45166915	2023-04-26	2023-05-09 COTW
Denise Forand	Re Windsor Causeway and my Windsor’s township waterfront vision	2023-04-27	2023-05-09 COTW
Barry Maxner	Re 50% Tax Reduction Request pertaining to Zwicker Lake Property and Pisiquid Canoe Club Concerns	2023-04-29	2023-05-09 COTW
Margot Bureaux	Re Banners	2023-05-02	2023-05-09 COTW
2023-05-03 Grant Thomas	Re Theft	2023-05-03	2023-05-09 COTW

Correspondence Received

Aissa Thomas	Re Windsor Textile Development	2023-05-04	2023-05-09 COTW
Art Ward	Re Scotch Village Station Road PID 45166915	2023-05-06	2023-05-09 COTW
Core Committee Zwicker Lake Property Owners	Re CCBF Funding and the Canoe Club	2023-05-08	2023-05-09 COTW
John Fitzgerald	Re Scotch Village yoga retreat	2023-05-10	2023-05-23 Council
Karen Fitzgerald	Re Yoga resort plan	2023-05-10	2023-05-23 Council
Bill Preston	Re Unsightly etc.	2023-05-11	2023-05-23 Council
Garret Johnston	Re Avon Street Erosion Hantsport Nova Scotia	2023-05-11	2023-05-23 Council
Margy Fletcher	Re Expansion to King Street from Payzant Drive	2023-05-11	2023-05-23 Council
Art Ward and Karen Bourque-Ward	Re Scotch Village Station Road PID 45166915 and PID 45148608.	2023-05-15	2023-05-23 Council
Letter to NSFM from the Minister of Municipal Affairs and Housing	Re 12 Month Notice	2023-05-15	2023-05-23 Council
Andrew Hardman	Re Property Tax Exemption List	2023-05-15	2023-05-23 Council
Upper Vaughan Property Owners	Re 997 Highway 14, Permit #C2020-371	2023-05-15	2023-05-23 Council
Denise Forand	Re Waterfront options are ours to design for generations to come. Ebb n Flow.	2023-05-16	2023-05-23 Council
Warden Nickerson	Re RCMP Retroactive Costs - Copy	2023-05-18	2023-05-23 Council
Art Ward	Re Proposed DA for Scotch Village Station Road PID 45166915 and PID 45148608.	2023-05-19	2023-05-23 Council
Shelley Arsenault	Re Rezoning and Development of Agricultural Land	2023-05-19	2023-05-23 Council
Lee and Debbie Watson	Re Old Railway, Collapse in Mt Denson	2023-05-21	2023-05-23 Council
Dave Smith	Re Zwicker Lake Petition	2023-05-22	2023-05-23 Council
Seamus Marriott	Re Petition to Reconsider Canoe Club Tax Exemption	2023-05-22	2023-05-23 Council
Denise Thibault	Re Concerned property owner and taxpayer	2023-05-23	2023-06-13 COTW
Glooscap First Nation	Re Proposed Addition to Reserve, Bishopville Road	2023-05-25	2023-06-13 COTW
Mark Kehoe	Re Property Tax Exemption Community Center	2023-05-26	2023-06-13 COTW
Barry Maxner	Follow up Re Definition of Community Centre and the Pisaquid Canoe Club	2023-05-29	2023-06-13 COTW

Correspondence Received

Will Balser, Coastal Adaptation Coordinator	Re Joint Statement Call to Release the Coastal Protection Act Regulations	2023-06-01	2023-06-13 COTW
Chrystal Fuller on behalf of Mitch Brison	Re connecting Payzant and King Street request to Council	2023-06-02	2023-06-13 COTW
Carrilee Eddy	Re World Ocean Day	2023-06-07	2023-06-13 COTW
Carrilee Eddy	Re Fire Protection	2023-06-07	2023-06-13 COTW
Mark Peck, CEO of Joint Regional Transportation Agency	Re Invite to Municipal Working Group	2023-06-07	2023-06-13 COTW
Wayne and Edith.	Re the Gate and the Crossing.	2023-06-07	2023-06-13 COTW
Steph Sedgwick	Re the Gate and the Crossing.	2023-06-08	2023-06-13 COTW
Debbie Stoddard-Pageau	Re the Gate and the Crossing.	2023-06-08	2023-06-13 COTW
Rachelle Trudel	Re Garlands Crossing - Access Roads	2023-06-09	2023-06-13 COTW
Mike MacDonell	Re Agritourism and Rural Development - Sustainable Hill Resort	2023-06-11	2023-06-13 COTW
Melissa Levy	Re Appeal	2023-06-12	2023-06-13 COTW
Paul and Amy Brown	Re Gate in the crossing	2023-06-13	2023-06-13 COTW
Jason Tucker and Tim Carr	Re Canada Day Events in Hantsport	2023-06-13	2023-06-13 COTW
Kimm Kent, POSSE	Re Addressing housing insecurity and homelessness	2023-06-13	2023-06-27 Council
Paul Pierce	Re Award of Tender	2023-06-15	2023-06-27 Council
Nova Scotia Provincial Housing Agency	Re Priority Access to Housing	2023-06-09	2023-06-27 Council
Core Committee Zwicker Lake Property Owners	Re CCBF Funding	2023-06-14	2023-06-27 Council
Adriane Salah	Re Request for letter of support Re Tremaine Crescent	2023-06-20	2023-06-27 Council
Barry Maxner	Re No replies - Concerns with the Pisiquid Canoe Club.pdf	2023-06-23	2023-06-27 Council
Honourable Timothy Halman	Response Re Coastal Protection Act	2023-06-25	2023-06-27 Council
Core Committee Zwicker Lake Property Owners	Re Seeking clarity	2023-06-27	2023-06-27 Council
Core Committee Zwicker Lake Property Owners (Seamus Marriott)	Re Seeking clarity	2023-06-29	2023-07-11 COTW
Lisa Bland	Re Safety Measures during this Emergency (Request)	2023-06-30	2023-07-11 COTW

Correspondence Received

Nancy Sheehy	Re State of Emergency (Request)	2023-06-30	2023-07-11 COTW
Pat Miller	Re Fireworks and Calming your dog	2023-06-30	2023-07-11 COTW
Carrilee Eddy	Re Avon River Fish Passage (Request)	2023-07-03	2023-07-11 COTW
Maria DeNicola	Re clarification on health and safety issue	2023-07-05	2023-07-11 COTW
Nova International	Re Letter to West Hants	2023-07-05	2023-07-11 COTW
NSEMO - Emergency Management Preparedness Office	Re Region 3 Resignation	2023-07-06	2023-07-11 COTW
Chris Shields	Re Construction on the 101 and Lake Pisiquid	2023-07-07	2023-07-11 COTW
Carrilee Eddy	Re Declining to meet with Nikki-Marie Lloyd	(WHRM copied) 2023-07-12	2023-07-25 Council
East Hants Letter	Re Bill 236 - Railways Act - Windsor Hantsport Rail	(WHRM copied) 2023-07-19	2023-07-25 Council
Matt Dunfield	Re Question Re Falmouth Family Park	2023-07-20	2023-07-25 Council

From: Carrilee E
To: LnuAffairs@novascotia.ca; johnlohrmla@gmail.com; MLA Office; PublicOnlyCouncilEmail
Cc: nmlloyd; ca@zachchurchill.com
Subject: Nikki-Marie Lloyd
Date: Wednesday, July 12, 2023 10:41:18 AM

Caution [External Email]
This email comes from an outside sender. Verify the sender and use caution with any requests, links or attachments.

Pusu'l,
I understand you have asked MLA Melissa Sheehy-Richard not to meet with Nikki-Marie Lloyd on the very important matter of fish passage on the Avon River as it relates to her Mi'kmaq Treaty Rights.
I am extremely disappointed that NS Minister of L'nu Affairs would discourage engagement in this way.
How do you imagine MLA Sheehy-Richard should "...walk the path of reconciliation..."* while refusing to meet with Ms. Lloyd as you are said to have advised?
I encourage you to facilitate a meeting between these two women, fostering the opportunity for MLA Sheehy-Richard "...to listen, learn and share..."* so as to "...help lift..."* the voice of this young Indigenous woman.
I ask you to put your "...new knowledge and understanding." into action in this matter.
We cannot heal and journey together until we listen.
We are all Treaty People.
Wela'lin,

Carrilee Eddy
Windsor, NS located in **Mi'kma'ki on ancestral and unceded territory of the Mi'kmaq people**

*taken from your statement on National Indigenous Peoples Day June 21, 2023

EAST HANTS

Municipality of East Hants
Box 230, Unit 170, 15 Commerce Court Elmsdale, NS B2S 3K5
Tel (902) 883-2299 Toll Free 1-866-758-2299

July 19, 2023

The Honourable Kim Masland
Nova Scotia Minister of Public Works
P.O Box 186
Halifax Nova Scotia
B3J 2N2

Sent electronically to: publicworksminister@novascotia.ca

Dear Minister Masland

RE: Bill 236 – The Railways Act -Windsor & Hansport Railway Company

Please accept the following letter on behalf of the Council of the Municipality of East Hants with respect to Bill 236 – The Railways Act and its' impact on the Windsor & Hantsport Railway Company.

As the Council for our region, the challenge we face is the status of the Windsor and Hansport Railway Company and its controlling interest in the former short rail line and associated lands. The company is defined as being active by the issuance of an Operating License but in reality, it is inactive.

The inactivity of the former short rail line has been well beyond a decade. It appears that all crossings have been paved over by the Province on Highway 1, East Uniacke Road and South Uniacke Road. There have been no signs of maintenance or vegetation management along the rail corridor. Residents have brought forward safety concerns with the stability of bridges and concerns with railway ties that are near or fallen into water courses, and the potential environmental impacts that they may cause. East Hants Council cannot understand how this Operating License is deemed active given its current state.

The rail corridor that travels through Mount Uniacke is adjacent to multiple municipal, provincial and community-owned recreational assets. These include a library, elementary and middle school, skateboard park and baseball diamonds. A repurpose of this corridor would provide safe travel paths and recreational opportunities for our community and connections to our neighbouring communities supporting Active Transportation routes.

In March 2020, an amendment to Bill 236 Railway Act was passed by the Nova Scotia Legislature, however this bill has yet to be proclaimed. Over three years have passed with no obvious movement on this legislation.

East Hants Council is requesting the assistance of your department and the Province of Nova Scotia in supporting our ongoing efforts to be able to rejuvenate and repurpose this vital recreational corridor in our community.

The Province owns former short rail lines that have been converted to “rails to trails” that benefits HRM and South Shore Communities. East Hants would like the same opportunities provided to our residents that the province has afforded to other Nova Scotians.

East Hants Council made the following motion to formally express our position.

“Council direct staff to write a letter to the Honourable Kim Masland, Minister of The Nova Scotia Department of Public Works, expressing Councils desire for an expeditious proclamation of Bill 236 or intervention by the Province declaring the Windsor and Hansport Railway no longer having controlling interests in the former short rail line”

We welcome a meeting to discuss this matter and look forward to hearing from you.

Respectfully,

Eleanor Roulston

Eleanor Roulston, Warden

CC: Municipality of the Region of West Hants
The Honourable Brad Johns, MLA Sackville-Uniacke, Attorney General & Minister of Justice
John A. MacDonald, MLA Hants East
Melissa Sheehy-Richard, MLA Hants West

From:	Jim Ivey
To:	Deanna Snair; WWH Council
Cc:	matt dunfield
Subject:	Re: Falmouth Family Park
Date:	Thursday, July 20, 2023 4:13:26 PM

From: matt dunfield
Sent: July 16, 2023 1:52 PM
To: Jim Ivey <jivey@westhants.ca>
Subject: Falmouth Family Park

Caution [External Email]
This email comes from an outside sender. Verify the sender and use caution with any requests, links or attachments.

Hi Jim,

I am writing to get your opinion on why or why not the Municipality should assume ownership of the Falmouth Family Park that is being constructed at 369 Town Rd in Falmouth? The Park will be a regional park, not just for Falmouth residents but for all West Hants residents and guests. It will offer a more centralized dog park and an accessible playground structure; for which the next closest one is in behind Brooklyn Elementary School. That one is on school property and offers a lesser variety of activity as what is planned for Falmouth.
The Falmouth Family Park has garnered attention and already helped attract new residents to establish their lives in Falmouth and therefore West Hants. Many folks have come to me thanking them for the positivity this idea is creating and is welcome refuge from the divisive atmosphere created by the Avon River saga.

This has been a long road, mainly navigated by myself and one other committee member, but was spurred on by the warm and positive reception at my first presentation to Council and the desire to see West Hants take over a completed multi-purpose accessible park. Even with projected maintenance, care and water usage being between $2000 and $3000 per year, this is a low cost high equity gain for West Hants. We will have taken care of the costly construction and purchasing.

Please think about how this Park generates draw for those looking at our community to start their lives, and anchor their forever. It isn't just for Falmouth, it's for West Hants to be the destination or "home".

Thank you for your consideration and please don't hesitate to write or call if you have any questions.

Matt Dunfield
Falmouth Family Park
Project Manager

Fort Edward Lands Correspondence

First Name	Last Name	Correspondenc	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
Carol	Bradley	6/23/2022	2022-06-28 Council
Ruth	Angevine	6/24/2022	2022-06-28 Council
Denise	Forand	6/28/2022	2022-06-26 Council
Marie	Claude-Roiux	6/28/2022	2022-07-12 COTW
Colleen	Rogers	7/24/2022	2022-09-13 COTW
Shirley	Pineo	8/9/2022	2022-09-13 COTW
Pamela	Spence	8/19/2022	2022-09-13 COTW
Councillor Gail	Tupper	8/22/2022	2022-09-13 COTW
Camilla	Noiles	9/3/2022	2022-09-13 COTW
Sandra Barss	Heritage Trust of NS	10/18/2022	2022-10-25 Council

Richard	Skelton	2/2/2023	2023-02-14 COTW
Jon	Hall	2/16/2023	2023-02-28 Council

Falmouth Park Correspondence

First Name	Last Name	Correspondence Date	Meeting / logged
Cecile	Rolfe	2023-07-16	2023-07-25 Council
Shilo	Pemberton	2023-07-16	2023-07-25 Council
Linda	Card	2023-07-17	2023-07-25 Council
Hilary	Bennett-Parker	2023-07-16	2023-07-25 Council
Heather	Pick	2023-07-17	2023-07-25 Council
Francis	Oliver	2023-07-17	2023-07-25 Council
Jeff and Donna	Dunfield	2023-07-17	2023-07-25 Council
Amanda	Cleveland	2023-07-17	2023-07-25 Council
Andrea	Armstrong	2023-07-17	2023-07-25 Council
Anne	Porter	2023-07-18	2023-07-25 Council
Melissa	Weir	2023-07-18	2023-07-25 Council
Laura	Campbell	2023-07-18	2023-07-25 Council
Wayne	Hines	2023-07-18	2023-07-25 Council
Barbara	Tait	2023-07-18	2023-07-25 Council
Kent	Campbell	2023-07-18	2023-07-25 Council

From: Abraham Zebian
To: cecile rolfe; Deanna Snair
Subject: Re: Falmouth family park
Date: Sunday, July 16, 2023 1:16:06 PM

Caution [External Email]
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Asking you and council approve taking over the park for maintenance purposes. Cleaning up (not dog park) but the rest of the park. This is an important part of and for the people of West Hants. It contains a great deal of fun for children of all ages. Please reconsider on behalf of the West Hants constituents.
thank you
Cecile Rolfe

Sent from Yahoo Mail on Android

From: Shiloh Pemberton
To: PublicOnlyCouncilEmail
Subject: FALMOUTH PARK
Date: Sunday, July 16, 2023 7:34:38 PM

Caution [External Email]
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Hello,

I am writing to express my feelings on the Falmouth Park. I would like to see the municipality take over the Falmouth park. I currently use the Hantsport dog park, but it is a challenge to go as often as I would like due to the proximity to home. Eldridge Rd is often used by pet owners that don't always clean up after their dogs. I believe these per owners will migrate to the Falmouth park once it is opened. Maintaining this park privately is too much for this community, as proven in the past.

Sincerely
Shiloh Pemberton

Get TypeApp for Android

From: Card, Linda F PublicOnlyCouncilEmail;
To: John Smith mattdunfield
Cc: Falmouth Family dog park/playground
Subject: Sunday, July 16, 2023 10:29:08 PM
Date:

Caution [External Email]
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Hi,

I just wanted to weigh in on the proposed municipal ownership of the Falmouth Family park that is being created on Town Road in Falmouth. This dog park/playground area was a vision by locals, and so much work and fundraising has already been poured into this project by local people and volunteers. It is truly a labour of love for this community. The playground is hoped to be accessible for all abilities, which would be truly unique to West Hants, and so incredibly valuable for children with various disabilities. I have no young children or grandchildren, but my nephew and his wife are hoping to move to the area in the next year or two, and have 2 small sons, they would get a lot of good use out of this park. I have a dog that could use some socialization, so the dog park portion will be wonderful for us. I have taken him to the dog park in Hantsport, but it is definitely out of our way and inconvenient, so we have only gone a couple times. We will be able to walk to this new dog park easily as it is just down the road from us. It would be great for me and my sons as well, as we would meet other members of our community at the dog park that we wouldn't have met otherwise. I feel that this park/playground area will be great for families and visitors to our area.

I may be wrong, but I believe the municipality owns/takes responsibility for the playgrounds on Stannus Street, Burgess Crescent, Panuke Road, Eldridge Road, as well as others. I am not sure what, if any, involvement the municipality has with the dog park in Hantsport. The difference between this park and those ones is the creation of this one has been inspired by people in the community, rather than the community requesting the municipality to create and pay for the entire thing. It is my hope that council will assume ownership of the park on Town Road in Falmouth as well. Ideally it would be great if volunteers would take care of it, but I'm sure you are aware that volunteers often eventually peter out, so I feel it would be wise for our municipality to assume care and control of it rather than depend on volunteers, so that the park will be well taken care of for all time, rather than eventually becoming run down or neglected like the ball field in that location had been.

Thank you,
Linda Card
Falmouth, NS

From: John Smith
To: Hilary Bennett
Cc: WWH Council
Subject: Re: Falmouth Family Park
Date: Sunday, July 16, 2023 3:11:54 PM

Caution [External Email]
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Hi Councillor,

I'm sending you this quick note to express my support for the Falmouth family park, as it has come to my attention there is some question as to whether approval will go through for Windsor - West Hants to assume ownership of the park. As a homeowner in Falmouth with a young family, I believe this new accessible park would add so much value to the neighbourhood for current residents, as well as entice young families like mine to move to, or stay in, the growing neighbourhood. We would absolutely love to see this project that so many have been working so hard on, and donating so much to, come to fruition with the support and help of the municipality.

Thank you for your time, and as always for the work you do for the Falmouth area.

Thank you,
Hilary Bennett Parker - Resident of Falmouth

From: Paul Morton
To: Eric & Heather; WWH Council
Subject: Re: Falmouth Family Park Monday,
Date: July 17, 2023 9:05:03 AM

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Hello Paul

I am hoping that when it comes to a vote that you will support the Municipality taking over the operating of the Falmouth Family Park. So much hard work has been done by the community to get this off the ground and I feel the Council should be behind it.

Heather Pick

From: Abraham Zebian
To: Frances Oliver; Deanna Snair Re:
Subject: Falmouth Family Park Monday,
Date: July 17, 2023 4:28:25 PM

Caution [External Email]
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Hello Mayor Zebian,

I read with great distress the following recent post in the Falmouth Family Park from the organizer:

I had hopes that with my presentation to council last year, that when asked if they would assume ownership of a completed multi-purpose park, they would gladly approve it.

The feeling and feedback I received in Council Chambers that night, was one of support and positivity.

With a meeting with Falmouth's Councillor John Smith last night, he relayed onto me, that following a report by staff on the park, the Councillors in attendance, were reluctant to see Windsor -West Hants assume ownership of the Falmouth Family Park. He feels that if it were to come to a vote next week (Tuesday) it will get defeated.
So here is the ask....Please contact your councillor and Mayor and express your support. The Park will give a closer dog park to residents, complimentary to Hantsport's. The Park will also feature an accessible playground, which are few and far between. Kids of all ability should have equal opportunity to create memories with friends through unstructured play.
Some of the points of concern is 1)if we take this one on, where do we draw the line of all other private parks? 2) The maintenance (garbage pick-up, mowing).

As a taxpayer in Falmouth having neither children, grand-children, nor dogs, I still believe that this park is a valuable asset to the area and would fully expect you to ensure this happens. It seems to me that the ongoing maintenance should be done consistently and therefore not rely solely on volunteers. I'm sure that the staff can figure out a way to maintain this park that does not require an additional full-time staff member. Please make this happen.

Regards,

Frances Oliver
Falmouth resident

From: Jeff & Donna Dunfield
To: PublicOnlyCouncilEmail
Subject: Falmouth Family Park
Date: Monday, July 17, 2023 7:29:33 PM

Caution [External Email]
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I am contacting you to ask for your support of the West Hants council to take over maintenance & upkeep of the property located on Town Rd , Falmouth.

A few key points here are

This playground will be an accessible park which West Hants does not have at this time and I would say could be very good PR for the area as a whole

This park is located in a key area of young families with many being able to walk or bike to it's location. In saying this it will also be a place for young riders to learn to ride their bikes & learn the safety rules..

The dog park portion will help alleviate the congestion at the Hantsport park .and will be very much appreciated and many dog owners in the area including the Three Mile Plains & Windsor Forks areas

In closing I must say to be handed a beautiful accessible park for only having to maintain in the years to come is sort of a no brainer.

Sincerely
Jeff & Donna Dunfield

From: Amanda Cleveland
To: PublicOnlyCouncilEmail
Subject: Falmouth Park
Date: Monday, July 17, 2023 6:32:19 PM

Caution [External Email]
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Good Evening,

I would like to express my thoughts on the Falmouth Park that has been in the works. This is an absolute wonderful thing to have within our community. I have a child with a disability who would love a nice clean area to play. I feel Elmcroft park needs a lot of updating as most of the equipment there has been there since I was a child.

I also work for a local veterinarian clinic and I'm a huge lover and advocate for animals of all sorts especially dogs. We need an area where dogs can run and play and just be dogs. I hear almost daily from clients they wish there was a closer dog park other than Hantsport. I think Windsor/West Hants should help support this wonderful group. We need more activities for our children fur babies included.

Yours truly,
Amanda Cleveland

From: Abraham Zebian
To: Deanna Snair
Subject: Fwd: Falmouth Park and #1 Hwy
Date: Monday, July 17, 2023 1:49:43 PM

Caution [External Email]
This email comes from an outside sender. Verify the sender and use caution with any requests, links or attachments.

Hello Mr Zebian

I am a resident of Town Road, I have lived in Falmouth since 1989. I'm proud of my community and love living here.

I am writing to you for two reasons:

1. I am looking for West Hants council's support of the Falmouth park on Town Road. Matt Dunfield has work so hard on making this dream a reality. As our community grows, it only makes sense to have a safe place for children of all abilities to safely play. If the community is working to raise funds to build the park, one would think the council would be thrilled to help.
2. I love to walk my dogs daily. I choose different routes depending on my energy or a last minute whim. I enjoy walking to town and back but since the #1 highway has been repaved, it is a dangerous walk as the white lines separating the road from the shoulder have faded away. The temporary markings are there but some are in the wrong spots making it far too narrow to safely walk. Last fall, I had to throw my 15 year old dog into the ditch (and jump in myself with my other dog) to save him from being hit. My husband and I walked that route this morning and cars cannot see the faded white line. I'm concerned for walkers, cyclists and runners who choose that route.

Thank you for your time and consideration
Andrea Armstrong

From: Anne P
To: PublicOnlyCouncilEmail
Subject: Falmouth Park
Date: Tuesday, July 18, 2023 5:36:31 AM

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I strongly support West Hants taking over the Falmouth Park maintenance. I don't understand why council would not want to take responsibility of a Park for residents of their communities. I feel that the hard work will have been done and regular maintenance would be the easy part.
Thank you,
Anne Porter

Sent from my Galaxy

From: Abraham Zebian
To: Melissa Weir; Deanna Snair
Cc: Bob Morton; Debbie Francis; Ed Sherman; Jeff Hartt; Jim Ivey; John Smith; Laurie Murley; Mark McLean; Paul Morton; Rupert Jannasch; Scott McLean
Subject: Re: Falmouth Park
Date: Tuesday, July 18, 2023 11:46:20 AM

Caution [External Email]
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Dear Elected Members of West Hants Council,

I am writing to you in hopes of earning your expressed support of the motion put forth to have the Municipality of West Hants assume ownership of the land at 369 Town Rd in Falmouth which will include the Falmouth Family Park. The transfer of ownership from the Falmouth Community Association (Falmouth Hall) would ideally happen once the Falmouth Family Park is built and completed.

The need and desire for a centralized dog park more local to the region's most densely populated areas was the initial motivating factor behind this endeavor. However, it appears as if there is also a dire need for an accessible playground for our municipality, as well as a safe spot for new bicyclists to learn without caregivers needing to worry about traffic and such.

The accessible playground will feature two to three levels of play which, via a ramp system, will allow more seamless play amongst friends, no matter what their physical abilities. Other ground features and a special swing will function to expand the boundaries of fun. Memories will be made, epic adventures played out.

The dog park will feature a dividing fence line that will separate the area into two different enclosures. This will allow dogs of differing social levels and physical size to play separately with similar types of friends. The enclosures will be accessed via a system called sallyports which involves a transition enclosure. Also included in the plan is an accessible washroom and an outside water spigot to allow users to fill water bottles and bowls or wash off muddy paws.
A hard packed trail will circumnavigate the park and connect all features, allowing accessibility to all park components while doubling as a bicycle safety trail and walking loop.

This park concept is something that is greatly needed in our region. A small group of volunteers saw that need and working together with numerous business and private supporters have undertaken the task to fill this void.

The remaining piece of the puzzle is to remove any uncertainty in ensuring the longevity of the park. As we are all aware and as many service clubs, fire departments, parks and programs can attest to - the act of volunteerism is something that may come in waves. Some facilities and programs survive these waves, and some do not. If the Municipality of West Hants were to assume the facility and thereby undertake to provide its' care and maintenance, the worry of riding the volunteerism wave is eliminated and residents of the region can continue to benefit from its' use for many, many years to come.

The community met the need to build this park; the community now needs its' municipal council to commit to take the torch when the project is completed. Many great things and initiatives were at the Park in the past, let's work together to not let this be just a memory.

Sincerely and Respectively Signed,

Invested Resident and Someone Who Cares of West Hants

--
Melissa Weir

From: Abraham Zebian
To: Laura Kent; Deanna Snair
Cc: Rupert Jannasch; Scott McLean; Mark McLean; Jeff Hartt; Debbie Francis; Bob Morton; Ed Sherman; Paul Morton; John Smith; Jim Ivey; Laurie Murley
Subject: Re: Voting
Date: Tuesday, July 18, 2023 1:12:20 PM

Caution [External Email]
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Dear Elected Members of West Hants Council,

I am writing to you in hopes of earning your expressed support of the motion put forth to have the Municipality of West Hants assume ownership of the land at 369 Town Rd in Falmouth which will include the Falmouth Family Park. The transfer of ownership from the Falmouth Community Association (Falmouth Hall) would ideally happen once the Falmouth Family Park is built and completed.

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Also included in the plan is an accessible washroom and an outside water spigot to allow users to fill water bottles and bowls or wash off muddy paws.
A hard packed trail will circumnavigate the park and connect all features, allowing accessibility to all park components while doubling as a bicycle safety trail and walking loop.

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The remaining piece of the puzzle is to remove any uncertainty in ensuring the longevity of the park. As we are all aware and as many service clubs, fire departments, parks and programs can attest to - the act of volunteerism is something that may come in waves. Some facilities and programs survive these waves, and some do not. If the Municipality of West Hants were to assume the facility and thereby undertake to provide its' care and maintenance, the worry of riding the volunteerism wave is eliminated and residents of the region can continue to benefit from its' use for many, many years to come.

The community met the need to build this park; the community now needs its' municipal council to commit to take the torch when the project is completed. Many great things and initiatives were at the Park in the past, let's work together to not let this be just a memory.

Sincerely and Respectively Signed,

Invested Resident and Someone Who Cares of West Hants

From: Wayne & Dianne Hines
To: PublicOnlyCouncilEmail
Subject: Falmouth Family Park
Date: Tuesday, July 18, 2023 3:46:04 PM

Caution [External Email]
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_____

Good afternoon:

I have been advised Council may soon be holding a vote to assume ownership of the recently-restored Falmouth Family Park.

I think it would be wonderful to have this asset as part of the Municipality's parks system and request a positive vote when it comes before Council.

Thanks,

Wayne

From: Abraham Zebian
To: Barbara Tait; Deanna Snair
Cc: Rupert Jannasch; Scott McLean; Mark McLean; Jeff Hartt; Debbie Francis; Bob Morton; Ed Sherman; Paul Morton; John Smith; Jim Ivey; Laurie Murley
Subject: Re: Falmouth Family Park
Date: Tuesday, July 18, 2023 11:45:44 AM

Caution [External Email]
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Dear Elected Members of West Hants Council,

I am writing to you in hopes of earning your expressed support of the motion put forth to have the Municipality of West Hants assume ownership of the land at 369 Town Rd in Falmouth which will include the Falmouth Family Park. The transfer of ownership from the Falmouth Community Association (Falmouth Hall) would ideally happen once the Falmouth Family Park is built and completed.

The need and desire for a centralized dog park more local to the region's most densely populated areas was the initial motivating factor behind this endeavor. However, it appears as if there is also a dire need for an accessible playground for our municipality, as well as a safe spot for new bicyclists to learn without caregivers needing to worry about traffic and such.

The accessible playground will feature two to three levels of play which, via a ramp system, will allow more seamless play amongst friends, no matter what their physical abilities. Other ground features and a special swing will function to expand the boundaries of fun. Memories will be made, epic adventures played out.
The dog park will feature a dividing fence line that will separate the area into two different enclosures. This will allow dogs of differing social levels and physical size to play separately with similar types of friends. The enclosures will be accessed via a system called sallyports which involves a transition enclosure. Also included in the plan is an accessible washroom and an outside water spigot to allow users to fill water bottles and bowls or wash off muddy paws.

A hard packed trail will circumnavigate the park and connect all features, allowing accessibility to all park components while doubling as a bicycle safety trail and walking loop.

This park concept is something that is greatly needed in our region. A small group of volunteers saw that need and working together with numerous business and private supporters have undertaken the task to fill this void.

The remaining piece of the puzzle is to remove any uncertainty in ensuring the longevity of the park. As we are all aware and as many service clubs, fire departments, parks and programs can attest to - the act of volunteerism is something that may come in waves. Some facilities and programs survive these waves, and some do not. If the Municipality of West Hants were to assume the facility and thereby undertake to provide its' care and maintenance, the worry of riding the volunteerism wave is eliminated and residents of the region can continue to benefit from its' use for many, many years to come.

The community met the need to build this park; the community now needs its' municipal council to commit to take the torch when the project is completed.

Many great things and initiatives were at the Park in the past, let's work together to not let this be just a memory.

Sincerely and Respectively Signed,
Barbara Tait
Invested Resident and Someone Who Cares of West Hants

Correspondence Sent

First Name	Last Name	Correspondence Date	Meeting / logged
Katherine MacLeod	MacLeod, Dept. Envir. and Climate Change	2021-10-27	2022-01-11 COTW
Robyn	Homans	2021-11-23	2021-12-07 COTW
Hon. Kim	Masland	2022-01-20	2022-01-25 Council
Hon. Kim	Masland re: clarity on correspondence sent 2022-02-20	2022-02-16	2022-02-08 COTW
Hon. Joyce	Murray	2022-02-02	2022-02-08 COTW
Hon. Greg	Morrow	2022-02-04	2022-02-08 COTW
VREN		2022-03-10	2022-03-22 Council
Station Food Hub		2022-04-28	2022-05-10 COTW
MLA Melissa	Sheehy-Richard re: Avon River Eco/Tourism	2022-05-02	2022-05-02 COTW
MLA Melissa	Sheehy-Richard re: exit 6	2022-05-02	2022-05-02 COTW
Hon. Joyce	Murray	2022-05-06	2022-05-10 COTW
KMK Assembly Mi'kmaw Chiefs		2022-05-06	2022-05-10 COTW
The Premier	The Hon. Tim Houston	2022-06-27, sent 2022-06-30	2022-07-09 COTW
The Premier	The Hon. Tim Houston	2022-06-30	2022-07-09 COTW
Hon. Kim	Masland	2022-08-23	2022-09-13 COTW
POSSE		2022-09-14	2022-09-27 Council
Minister Murray	re Pumpkin Regatta	2022-10-20	2022-10-25 Council
VREN	Re: IMSA and request for a presentation to Council	2022-12-20	2023-01-10 COTW
MLA Sheehy-Richard	Re: Invitation to meet with Council re: Highway 101 Twinning project	2022-12-21	2023-01-10 COTW
MP Kody Blois	Re: Invitation to meet with Council re: Highway 101 Twinning project	2022-12-21	2023-01-10 COTW
Deputy Minister of Environment and Climate Change	Re: Costs incurred for fencing at 417 Wentworth Road	2023-02-15	2023-02-24 Council
VREN	Re Continued Partnership and lntermunicipal Service Agreement (IMSA}	2023-03-03	2023-03-14 COTW
Minister Masland	Re Provincial Intersection Street Lighting	2023-03-10	2023-03-14 COTW
Hockey Hall of Fame	Re Letter of Support John Paris Jr	2023-03-14	2023-03-28 Council
Premier Tim Houston	Re Reimagine Lake Pisiquid, Windsor, Nova Scotia	2023-03-24	2023-03-28 Council
Hon. Joyce Murray	Re Reimagine Lake Pisiquid, Windsor, Nova Scotia	2023-03-24	2023-03-28 Council

Correspondence Sent

First Name	Last Name	Correspondence Date	Meeting / logged
Hon. Steve Craig	Re Reimagine Lake Pisiquid, Windsor, Nova Scotia	2023-03-24	2023-03-28 Council
Hon. Tim Halman	Re Reimagine Lake Pisiquid, Windsor, Nova Scotia	2023-03-24	2023-03-28 Council
Hon. Susan Corkum-Greek	Re Reimagine Lake Pisiquid, Windsor, Nova Scotia	2023-03-24	2023-03-28 Council
Hon. Kim Masland	Re Reimagine Lake Pisiquid, Windsor, Nova Scotia	2023-03-24	2023-03-28 Council
MP Blois	Re Reimagine Lake Pisiquid, Windsor, Nova Scotia	2023-03-24	2023-03-28 Council
MLA Sheehy-Richard	Re Reimagine Lake Pisiquid, Windsor, Nova Scotia	2023-03-24	2023-03-28 Council
MLA Sheehy-Richard, Premier, NS Public Works Minister(Kim Masland), District Area Manager (Robyn Homans)	Re Support to pave Cogmagun and Beaverpond Roads	2023-05-17	2023-05-23 Council
Hon. Tim Halman, Premier, MLA Sheehy-Richard	Re Coastal Protection Act Regulations	2023-05-23	2023-05-23 Council
Indigenous Services Canada	Re Response to the Proposed Addition to Reserve, Glooscap First Nation	2023-06-27 Sent 2023-06-30	2023-07-11 COTW
Premier Tim Houston, Hon. Joyce Murray, Hon. Steve Craig, Hon. Tim Halman, Hon. Susan Corkum-Greek, Hon. Kim Masland, MP Blois, MLA Sheehy-Richard	Re Follow up to correspondence sent on March 23, 2023 Re Reimagination Strategy Exercise	2023-06-29	2023-07-11 COTW
Hon. Kim Masland	Re The Railways Act- Bill 236	2023-07-05	2023-07-11 COTW
NS Minister of Agriculture, Premier of NS, Minister of Fisheries, Oceans and the Canadian Coast Guard, Minister of Fisheries and Aquaculture, Minister of Public Works, MP Blois, MLA Sheehy-Richard, Nic Juurlick, President of the Hants County Federation of Agriculture	Re Permanent Freshwater Resource for Agricultural Communities	2023-07-20	2023-07-25 Council

Correspondence Sent

Federal and NS Ministers of Environment and Climate Change, Premier of NS, Minister of Fisheries, Oceans and the Canadian Coast Guard, Minister of Public Works, MP Blois, MLA Sheehy-Richard, Municipality of Kings County	WHRM Letter of Support for the Residents of Avon Street, Hantsport Re Erosion	Sent 2023-07-21	2023-07-25 Council

West Hants
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July 20, 2023

The Honourable Greg Morrow
Nova Scotia Minister of Agriculture
Department of Agriculture
6th Floor (Suite 605) WTCC
1800 Argyle Street P.O. Box 2223
Halifax Nova Scotia
B3J 3C4

Sent electronically to: MINDFA@novascotia.ca

Dear Minister Morrow

RE: Permanent Freshwater Resource for Agricultural Communities

Please accept this letter on behalf of the West Hants Regional Municipal (WHRM) Council in relation to the uncertainties faced by our agricultural community along the Avon River in Falmouth, Nova Scotia as a result of their inability to secure a permanent freshwater resource. We feel the concerns voiced by the agricultural community warrant a deeper discussion.

As Council, we understand the importance for improved fish passage at the existing and future causeway and look forward to a resolution that complies with federal legislation but will also address the needs identified by the agricultural community in Falmouth, Nova Scotia.

In previous letters written, WHRM Council has voiced support for both Martock and the Pisiquid Canoe Club requesting considerations be explored to address their concerns due to impacts experienced by the ongoing Ministerial Order issued by the Federal Minister of Fisheries, Oceans and the Canadian Coast Guard (DFO). At this time, we would like to draw your attention to the agricultural community and the impacts they experience due to the same ministerial order which has resulted in the loss of a permanent freshwater resource for their sustainability.

To formally express the current position of Council who met on June 27, 2023, to discuss this matter further the following motion was ratified "that Council issue a letter to the appropriate ministers for the province of Nova Scotia and the government of Canada, the Premier of Nova Scotia and the Prime Minister of Canada stating our firm support for a permanent long term freshwater resource for the community as stated by the Hants County Federation of Agriculture".

As a municipal Council we look to you for your departments' expertise and direction. We trust that your attention to this matter will be diligent and the same duty of care that was issued to Ski Martock and the Pisiquid Canoe Club will also be extended the agricultural community to aid in their ability to secure a permanent freshwater resource.

We thank you for your attention to this matter and we look forward to hearing from you.

Respectfully,

Abraham Zebian, Mayor

ds/az

CC: Hon. Tim Houston, Premier of Nova Scotia
Hon. Joyce Murray, Minister of Fisheries, Oceans and the Canadian Coast Guard
Hon. Steve Craig, MLA, Minister of Fisheries and Aquaculture
Hon. Kim Masland, Minister of Public Works
Member of Parliament for Kings-Hants, Kody Blois
Melissa Sheehy-Richard, MLA Hants West
Nic Juurlick, President of the Hants County Federation of Agriculture
WHRM Council
Chief Administrative Officer, Mark Phillips

West Hants
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July 20, 2023

Sent electronically to: Minister.Environment@novascotia.ca

Dear Minister Halman

RE: Erosion experienced by property owners on the north side of Avon Street in Hantsport

Please accept the following letter on behalf of the West Hants Regional Municipality (WHRM) and its' Council regarding impacts of erosion being experienced by property owners on the north side of Avon Street in Hantsport, Nova Scotia which abut the banks of the Avon River.

During the March 28, 2023 meeting, Council received a presentation from a group of local residents wishing to bring awareness in hopes of addressing concerns arising from coastal erosion impacting their properties along Avon Street in Hantsport, Nova Scotia. In an attempt to better understand the urgency of their request Council were extended invitations on April 26th, 2023 to experience firsthand and witness the effects erosion was having on this area within our region.

It is no surprise that with Climate Change we continue to experience severe weather events resulting in increased frequency and stronger episodes of pounding surf that erodes riverbanks. As these riverbanks erode, vegetation is lost which results in losing the stabilizing action of plant roots along the bank, causing a domino effect that continuously erodes more of the land. These new severe weather events places 17 properties at risk of land loss, damage to septic systems, and structural instability.

It is our understanding that protective armour stone was placed along this riverbank in 1976 by the province. Recent pictures of the area provide supporting evidence that the armour stone is almost nonexistent resulting in an accelerated collapse of the bank (see attacched).

The West Hants Regional Council requests the assistance of your department and the Province of Nova Scotia in supporting the residents of Avon Street, Hantsport with solutions that would see the reestablishment of bank protection infrastructure to preserve the properties in Hantsport.

West Hants Regional Municipality
PO Box 3000, 76 Morison Drive, Windsor, NS, B0N 2T0
902-798-8391 • www.westhants.ca

To formally express the current position of the Council who met on June 27, 2023, to discuss this matter the following motion was ratified.

"COUNCIL DIRECT STAFF TO WRITE A LETTER OF SUPPORT FOR THE RESIDENTS WHO LIVE ALONG AVON STREET FOR THE IMMEDIATE ACTION BY THE FEDERAL AND PROVINCIAL GOVERNMENTS TO ADDRESS THE ISSUES THAT ARE BEING EXPERIENCED AS REPORTED BY THE AVON STREET GROUP. THE LETTER WILL BE SENT TO THE PROPER FEDERAL AND PROVINCIAL DEPARTMENTS, MP BLOIS. MLA SHEEHY-RICHARD, MLA IRVING AND THE MUNCIPALITY OF THE COUNTY OF KINGS".

West Hants Regional Municipality thanks you for your attention to this matter and we look forward to hearing from you.

Respectfully,



Abraham Zebian, Mayor

ds/az

CC: The Honurable Steven Guilbeault, Minister of Environment and Climate Change of Canada
The Honourable Joyce Murray, Minister of Fisheries, Oceans and the Canadian Coast Guard
The Honourable Tim Houston, Premier of Nova Scotia
The Honourable Kim Masland, Minister of Public Works
Member of Parliament for Kings-Hants, Kody Blois
Melissa Sheehy-Richard, MLA Hants West
Municipality of Kings County
WHRM Council
Chief Administrative Officer, Mark Phillips







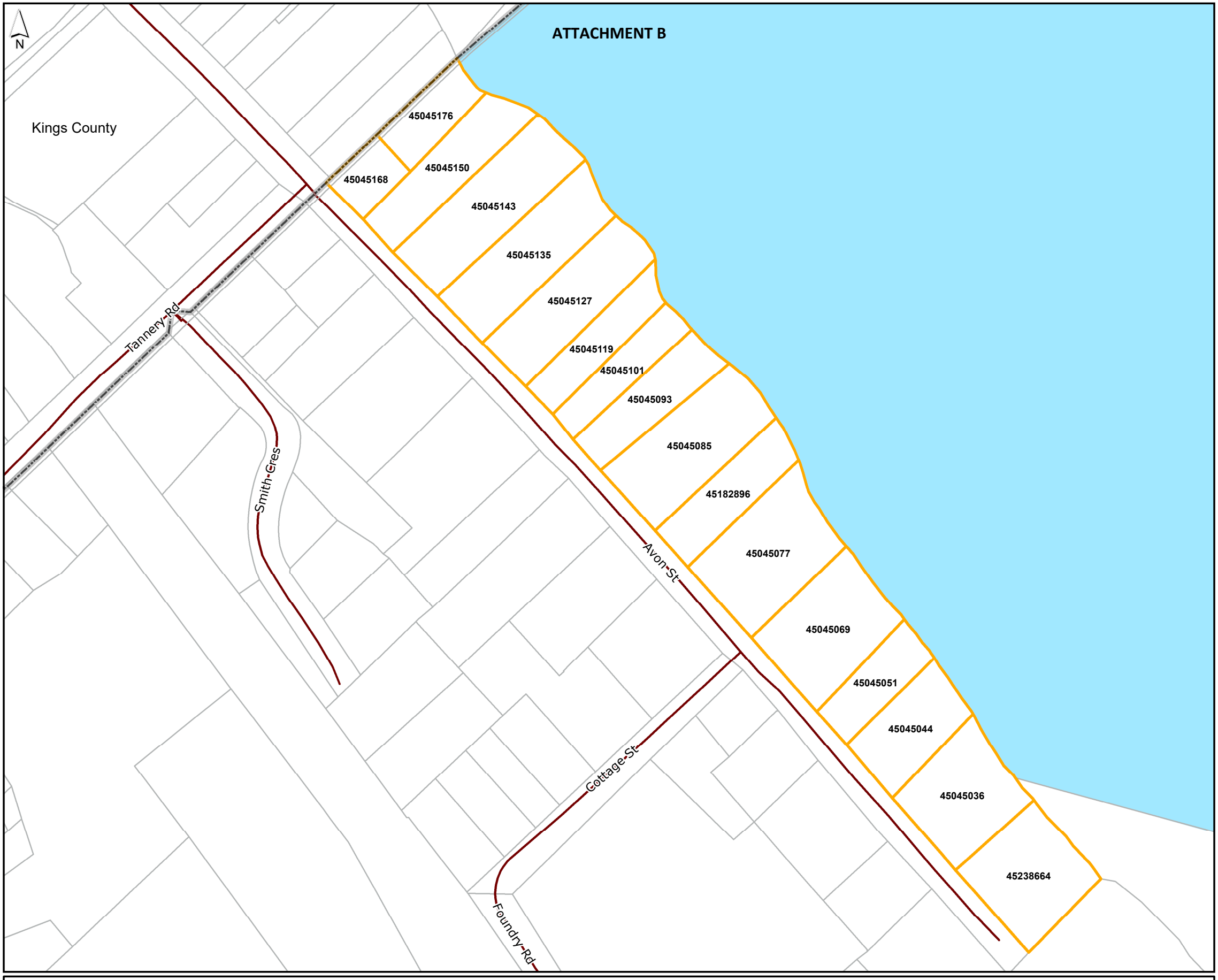


ATTACHMENT A

Within WHRM
PID
45238664
45045036
45045044
45045051
45045069
45045077
45182896
45045085
45045093
45045101
45045119
45045127
45045135
45045143
45045150
45045176
45045168

Within Kings County
PID
55224307
55490809
55224349
55224356
55224364
55224372
55224380
55332894
55224414
55224422
55224430
55224455
55224489
55374003
55373997
55224513
55224521
55292296
55224612
55224620
55369151
55224638
55339907
55339899
55224646

ATTACHMENT B



Base data derived from the Nova Scotia Property Records Database (NSPRD) and the Nova Scotia, Geomatics Centre (NSGC), Copyright Her Majesty The Queen in Right of the Province of Nova Scotia.

This map is a graphical representation only. It is not a land survey and is not intended for used for legal descriptions or to calculate exact dimensions or area.

Prepared by: West Hants Regional Planning and Development Department April 2023

West Hants Regional Municipality
Hantsport

0 50 100
Metres
Scale: 1:2,000

- Subject Properties
- Municipal Boundary
- Parcels
- Roads
- Water

West Hants
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WEST HANTS REGIONAL MUNICIPALITY REPORT

Information ☐	Recommendation ☑	Decision Request ☐	Councillor Activity ☐

To: Council

Submitted by: _____
Todd Richard, Director, Public Works

Date: July 25, 2023

Subject: Albert Street Services & Street Renewal Project Contingency

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LEGISLATIVE AUTHORITY

Nova Scotia Municipal Government Act, Section 65 authorizes Council to expend funds for municipal purposes.

RECOMMENDATION or DECISION REQUEST

It is recommended for Committee of the Whole to recommend to Council that:

Council approve an additional 15% contingency funding of $159,588 for removal of rock and unsuitable materials encountered on the Albert Street Windsor Services & Street Renewal Capital Project, allocated for Gary Parker Excavating Limited and Harbourside Engineering.

BACKGROUND

Property ☑	Public Opinion ☐	Environment ☐	Social ☑	Economic ☑	Councillor Activity ☐

In March, 2023 Council originally approved the award of tender WHRMPW22-06 for Albert Street Windsor Services & Street Renewal to the low compliant bidder, Gary Parker

Excavating Limited, for the tendered price of $1,063,920, plus a 15% construction project contingency of $159,588, plus applicable taxes.

DISCUSSION

Work on site was started with mobilization of equipment and signage installation on June 19, 2023. Excavation processes were started at the intersection of Albert Street and Wiley Avenue on June 22, 2023. As of June 23, 2023, contractor Gary Parker Excavating Limited started encountering rock (gypsum/limestone) within the road subgrade structure, along with unsuitable (wet/organic) materials that required excavation and removal down to solid base and replacement with new clean clear stone materials. Change orders have been submitted from our contractor for additional work performed to date as required, for the first two weeks June 23 to July 10. Sample daily inspection reports from July 7-10, 2023 from our independent geotechnical engineer (Harbourside Engineering) have been attached for additional reference by Council.

Public Works staff are currently discussing various options for more efficient removal of these materials, which will minimize the cost impact to the Municipality. As these materials were not anticipated to be this excessive, staff do not believe that the pre-approved project contingency will be sufficient to complete the project. With no Council meetings through August, Public Works is recommending additional project contingency approval of 15% ($159,588) by Council, to cover additional costs for excavation, rock breaking and additional geotechnical inspection that are anticipated over the extent of the project in August and September.

NEXT STEPS

Public Works will continue discussing various options for more efficient removal of these Karst related materials, which will minimize the overall cost impact to the Municipality.

FINANCIAL IMPLICATIONS

2023-24 Capital Budget – Albert Street Renewal

Tender Pricing	$1,063,920.00
Contingency (15%)	$159,588.00
Non-Recoverable Tax *(4.29%)*	$52,488.49
Total	**$1,275,996.49**
Additional Project Contingency (15%)	**$159,588.00**
Non-Recoverable Tax *(4.29%)*	**$6,846.33**
Total	**$1,442,430.82**
2022-23 Remaining Budgeted Value*	$1,291,038
Variance (over budget)	($151,392.82)

In the 2023-24 capital budget the Albert Street renewal project was scheduled to be funding through the capital reserve, long-term debt, and Canada Community Building Fund. It is recommended that the additional contingency be funded through the Windsor Infrastructure Reserve, to ensure no additional costs to residents.

Total Funding Breakdown:

Sewer Reserve	$83,109.24
Windsor Infrastructure Reserve	$416,434.33
Canada Community Building Fund	$133,566.34
Long-Term Debt	$809,320.91
	$1,442,430.82

This recommendation increases the draw from the Windsor Infrastructure Reserve and will leave a March 31, 2024 year-end balance of $84,566.

ALTERNATIVES

1. Council may choose not to proceed with this project. This is not the recommendation to Council.

ATTACHMENTS

- 20230707_ALBERT_ST_233101_PR Daily Field Report (Harbourside Engineering)
- 20230708_ALBERT_ST_233101_PR Daily Field Report (Harbourside Engineering)
- 20230710_ALBERT_ST_233101_PR Daily Field Report (Harbourside Engineering)

CHIEF ADMINISTRATIVE OFFICER REVIEW

I support the recommendation.

Report Prepared by: _____
Brad Carrigan, P.Eng., Capital Projects Engineer

Report Reviewed by: _____
Todd Richard, Director of Public Works

Report Approved by: _____
Mark Phillips, Chief Administrative Officer

HARBOURSIDE
Geotechnical Consultants

Daily Field Report

Project: Albert St. Windsor		Client: Windsor-West Hants		
Date: July 7, 2023	Shift: Day	Project No.: 233101		
HGC Rep: Peter Rosvall		HGC PM: Vince Goreham		
Arrival Time: 11:00		Departure Time: 17:30		
Weather Conditions Throughout Shift		Attachments		
Conditions: Start-10am:	Cloudy +18 C	Construction/Activity Details	Pages:	1
Conditions: 10am-12pm:	Sunny +26 C	QA/QC Activities	Pages:	1
Conditions: 12pm-3pm:	Sunny 30 C	Compaction Report	Pages:	1
Conditions: 3pm-end:	Sunny +31 C	Photos	Pages:	3
FLRA COMPLETED: YES				

DAILY SUMMARY

(General Summary of Daily Activities with any Issues/Concerns Noted)

- Excavation and removal of existing infrastructure between 0+042 and 0+054.
- Any material under proposed pipe sections deemed unsuitable and was removed.
- Clear stone was placed and compacted to replace the over excavated subgrade.
- Placement of PVC piping (450mm storm & 200mm santitary) from 0+042 to 0+054. 3 lengths of each and tee for one lateral.
- Backfill and compaction of material around pipe sections (Type 1)
- Backfill and compaction completed using a combination of common fill and surge rock. Placement of surface reinstatment gravels to be completed at a later date.

Tech Signature:

CONSTRUCTION/ACTIVITY DETAILS

Work Item	Detailed Description of Activity for Each Work Item (Include description of methods, equipment, observations and relevant details)	Issues or Concerns Identified (Y/N)
Installation of 450mm	- Excavation and removal of existing infrastucture completed by GPEL. The excavation flooded from stored water in existing storm/sewer and required dewatering.	N
Storm and 200mm		
Sanitary Lines		
from 0+042 to 0+054	- Material deemed unsuitable was overexcavated and replaced with clear stone. The clear stone was compacted using a diesel plate tamper.	N
	- A ledge of gypsum was encounter during excavation. Rock breaking was required.	N
	- 300mm lift of bedding material (Type 1) was placed and compacted to 95% Proctor using a diesel plate tamper under the 200mm sewer. Compaction was confirmed via testing with a nuclear densometer.	N
	- Susequent lifts of Type 1 material were placed and compacted surrounding and covering the pipe sections 300mm to 95% Proctor using a combination of gas & diesel plate tamper and a jumping jack Compaction was confirmed via testing with a nuclear densometer.	N
	- Common fill was placed on the Type 1 in 300mm lifts and compacted. Compaction was inspected visually. Surge rock was used to cap and temporary reinstate the road surface.	N

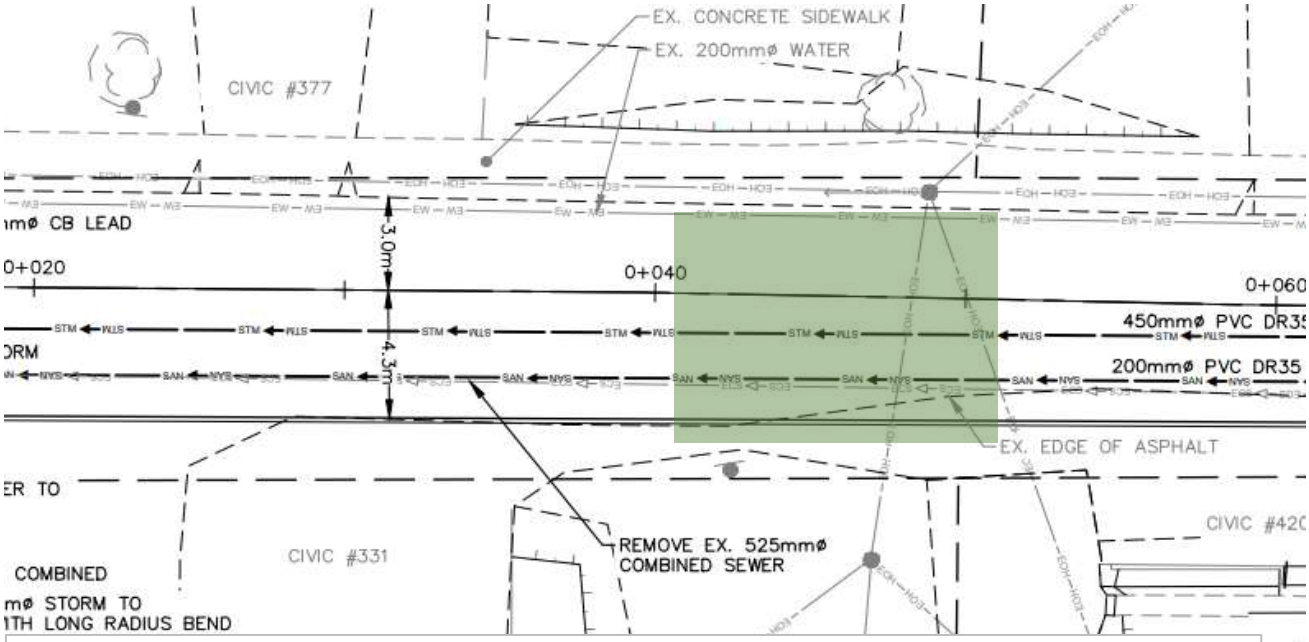
HARBOURSIDE
Geotechnical Consultants

Daily Field Report

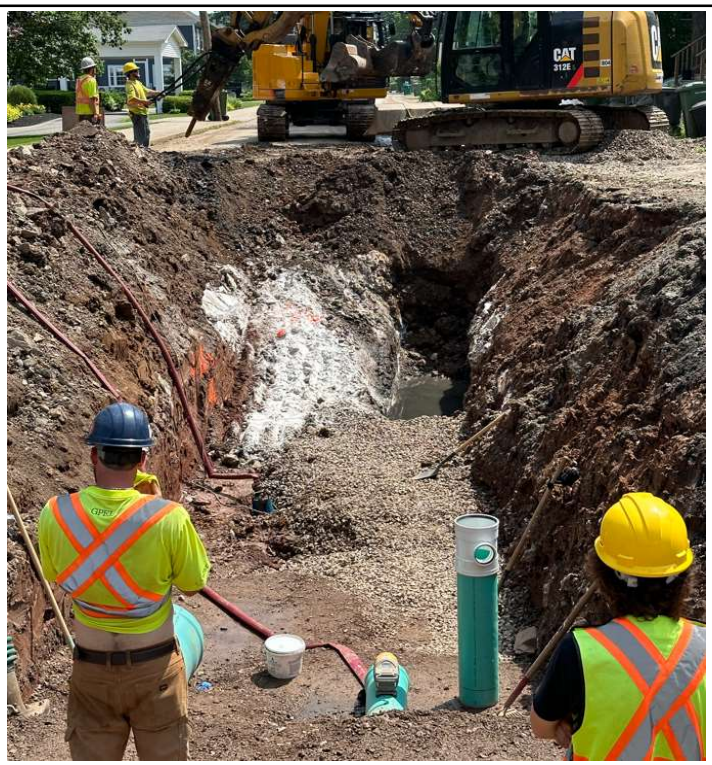
Compaction Report

Compaction Specification:	95 %	Material Type:	Type 1
Proctor Type:	Standard	Sampled From:	Spence Aggregates
Maximum Dry Density:	2115 kg/m³	Optimum Moisture:	9.0%

Date:	#	Location	EL	Density (kg/m³)	Moisture Content (%)	Percent Proctor (%)	Depth (mm)	Remarks
7-Jul-23	1	0+044 (200mm Sanitary)	BOP	2163	6.0	95+	200	
7-Jul-23	2	0+044 (450mm Storm)	SL	2069	7.0	95+	200	
7-Jul-23	3	0+044 (North)	TOP	2183	4.8	95+	200	
7-Jul-23	4	0+044 (South)	TOP	2174	5.4	95+	200	
7-Jul-23	5	0+044 (East)	TOP+300	2153	5.9	95+	200	
7-Jul-23	6	0+044 (West)	TOP+300	2095	5.7	95+	200	
7-Jul-23	7	0+048 (450 Storm)	BOP	2163	5.5	95+	200	
7-Jul-23	8	0+052 (450 Storm	BOP	2149	5.4	95+	200	
7-Jul-23	9	0+048 (200 Sewer)	BOP	2124	6.2	95+	200	
7-Jul-23	10	0+052 (200 Sewer)	BOP	2100	6.4	95+	200	
7-Jul-23	11	0+048 (450 Storm)	SL	2053	6.9	95+	200	
7-Jul-23	12	0+052 (450 Storm)	SL	2099	4.5	95+	200	
7-Jul-23	13	0+048	TOP	2152	4.5	95+	200	



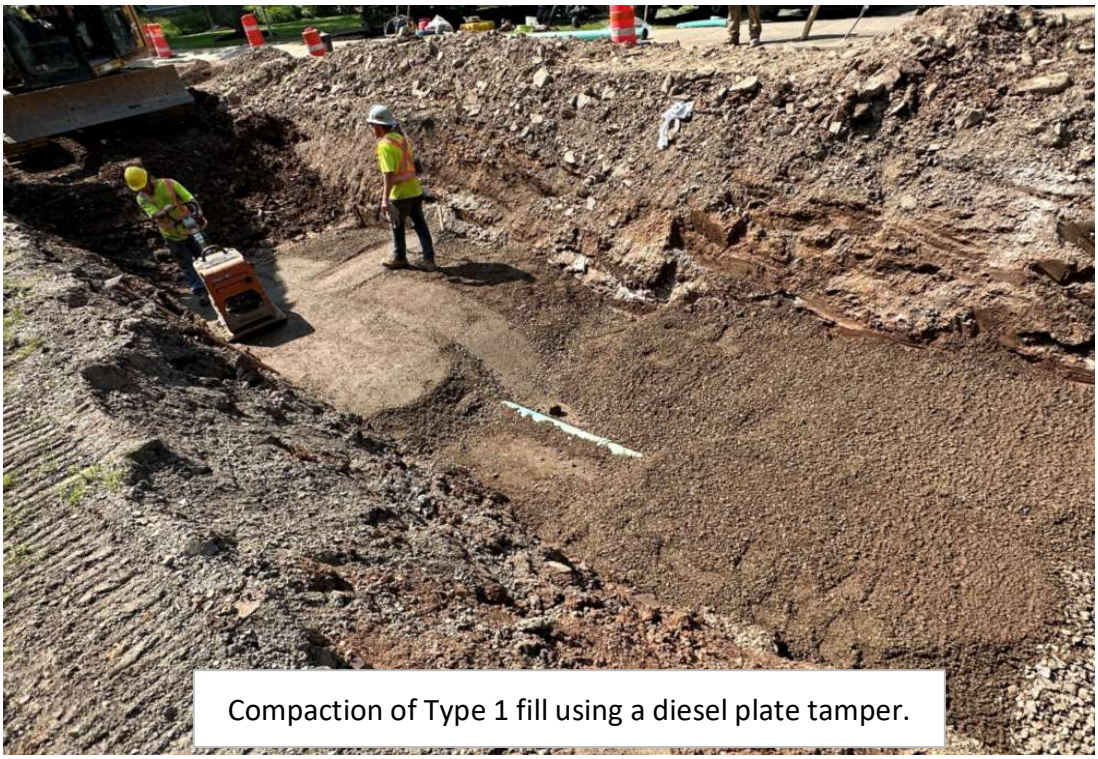
Area of work highlighted in green. (3 lengths each 450mm storm & 200mm sanitary) installed.



Rock breaking of gypsum along swer and storm alignment.



200mm sewer and 450mm storm installed with compacted type 1 gravel.



Compaction of Type 1 fill using a diesel plate tamper.



Compaction of common fill using roller.

HARBOURSIDE
Geotechnical Consultants

Daily Field Report

Project: Albert St. Windsor		Client: Windsor-West Hants		
Date: July 8, 2023	Shift: Day	Project No.: 233101		
HGC Rep: Peter Rosvall		HGC PM: Vince Goreham		
Arrival Time: 8:00		Departure Time: 2:30		
Weather Conditions Throughout Shift		Attachments		
Conditions: Start-10am:	Cloudy +20 C	Construction/Activity Details	Pages:	1
Conditions: 10am-12pm:	Sunny +24 C	QA/QC Activities	Pages:	1
Conditions: 12pm-3pm:	Sunny +26 C	Compaction Report	Pages:	1
Conditions: 3pm-end:	Sunny +26 C	Photos	Pages:	3
FLRA COMPLETED: YES				

DAILY SUMMARY

(General Summary of Daily Activities with any Issues/Concerns Noted)

- Excavation and removal of existing infrastructure between 0+052 and 0+060.
- Any material under proposed pipe sections deemed unsuitable and was removed.
- Clear stone was placed and compacted to replace the over excavated subgrade.
- Rock breaking was required in the work area to facilate the removal of a gypsum ledge.
- Placement of PVC piping (450mm storm & 200mm sanitary) from 0+052 to 0+060. 2 lengths of each installed.
- Backfill and compaction of material around pipe sections (Type 1)
- Backfill and compaction completed using a combination of common fill and surge rock. Placement of surface reinstatment gravels to be completed at a later date.

Tech Signature:

HARBOURSIDE Geotechnical Consultants

Daily Field Report

CONSTRUCTION/ACTIVITY DETAILS

Work Item	Detailed Description of Activity for Each Work Item (Include description of methods, equipment, observations and relevant details)	Issues or Concerns Identified (Y/N)
Installation of 450mm storm and 200mm sanitary lines from 0+052 to 0+060	- Excavation and removal of existing infrastucture completed by GPEL. The excavation required dewatering from existing storm/sewer main output into the excavation.	N
	- Material deemed unsuitable was overexcavated and replaced with clear stone. This was largely in the area of the existing sewer/storm main. The clear stone was compacted using a diesel plate tamper.	N
	- A large ledge of gypsum was encountered during excavation. Rock breaking was required.	N
	- 250mm lift of bedding material (Type 1) was placed and compacted to 95% Proctor using a diesel plate tamper under the 200mm sewer & 450 storm. Compaction was confirmed via testing with a nuclear densometer.	N
	- Susequent lifts of Type 1 material were placed and compacted surrounding and covering the pipe sections 300mm to 95% Proctor using a combination of gas & diesel plate tamper and a jumping jack. Compaction was confirmed via testing with a nuclear densometer.	N
	- Common fill was placed on the Type 1 in 300mm lifts and compacted. Compaction was inspected visually. Surge rock was used to cap and temporary reinstate the road surface.	N
	- Water line to Civic #420/422 was broke during excavation. Repair was made and water restored.	N
	- Unmarked Sewer/storm lateral was discovered and removed at Civic #399. Water was flowing from crushed rock at curb. Existing pipe ran from clear stone to tee into main. No further pipe observed continuing under existing sidewalk.	N

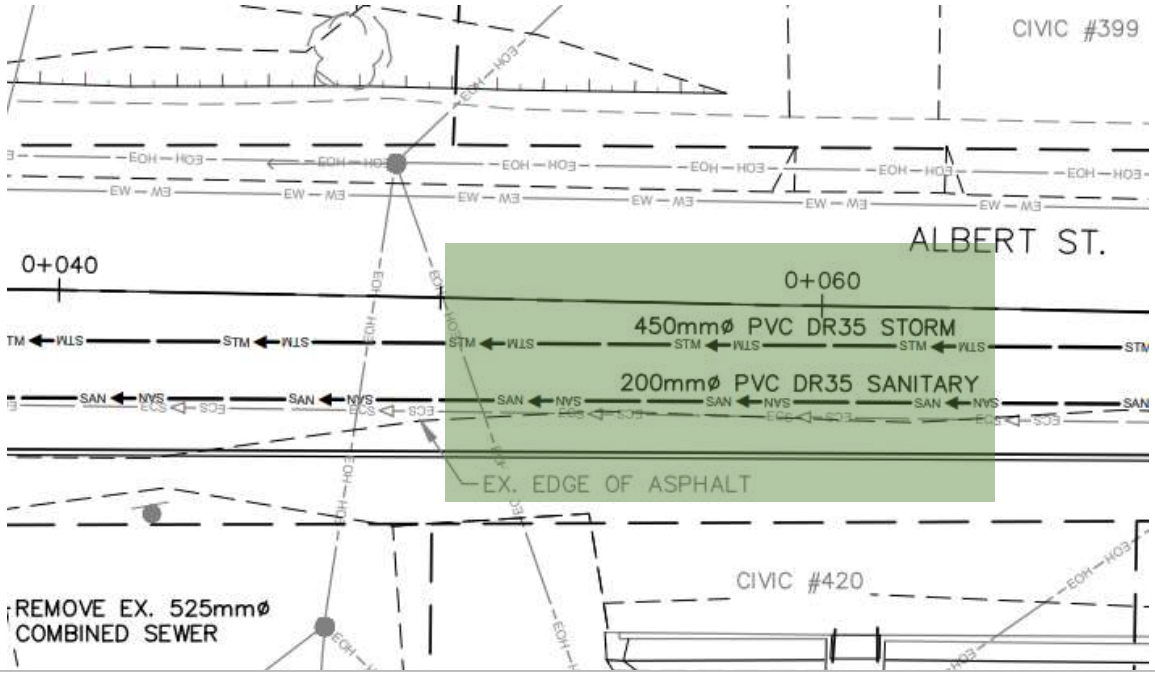
HARBOURSIDE
Geotechnical Consultants

Daily Field Report

Compaction Report

Compaction Specification:	95 %	Material Type:	Type 1
Proctor Type:	Standard	Sampled From:	Spence Aggregates
Maximum Dry Density:	2115 kg/m³	Optimum Moisture:	9.0%

Date:	#	Location	EL	Density (kg/m³)	Moisture Content (%)	Percent Proctor (%)	Depth (mm)	Remarks
8-Jul-23	1	0+056 (200mm Sanitary)	BOP	2137	5.6	95+	200	
8-Jul-23	2	0+056 (450mm Storm)	BOP	2119	5.8	95+	200	
8-Jul-23	3	0+056 (450mm Storm)	SL	2131	5.3	95+	200	
8-Jul-23	4	0+056 (450 Storm)	SL	2122	7.1	95+	200	
8-Jul-23	5	0+056	TOP	2225	5.3	95+	200	
8-Jul-23	6	0+044 (West)	TOP+300	2095	5.7	95+	200	
8-Jul-23	7	0+060 (450 Storm)	BOP	2151	6.3	95+	200	
8-Jul-23	8	0+060 (200 Sewer)	BOP	2155	5.9	95+	200	
8-Jul-23	9	0+044	TOP+300	2172	5.8	95+	200	
8-Jul-23	10	0+060 (450 Storm)	SL	2130	6.5	95+	200	
8-Jul-23	11	0+060 (North)	TOP	2115	5.9	95+	200	
8-Jul-23	12	0+060 (South)	TOP	2073	6.6	95+	200	
8-Jul-23	13	0+060	TOP+300	2120	5.3	95+	200	



Area of work highlighted in green. (2 lengths each 450mm storm & 200mm sanitary) installed.



Water flowing from clear storm at Civic #399. GPEL removed lateral.



Water main at Civic #420/422 broken and repaired.



Rock breaking of gypsum ledge.



Compaction of common fill using roller.

HARBOURSIDE
Geotechnical Consultants

Daily Field Report

Project: Albert St. Windsor		Client: Windsor-West Hants		
Date: July 10, 2023	Shift: Day	Project No.: 233101		
HGC Rep: Peter Rosvall		HGC PM: Vince Goreham		
Arrival Time: 9:30		Departure Time: 2:00		
Weather Conditions Throughout Shift		Attachments		
Conditions: Start-10am:	Cloudy +20 C	Construction/Activity Details	Pages:	1
Conditions: 10am-12pm:	Cloudy +22 C	QA/QC Activities	Pages:	1
Conditions: 12pm-3pm:	Cloudy/Showers +24 C	Compaction Report	Pages:	1
Conditions: 3pm-end:	Cloudy/Showers +22 C	Photos	Pages:	3
FLRA COMPLETED: YES				

DAILY SUMMARY

(General Summary of Daily Activities with any Issues/Concerns Noted)

- Excavation and removal of existing infrastructure between 0+060 and 0+072.
- Any material under proposed pipe sections deemed unsuitable and was removed.
- Clear stone was placed and compacted to replace the over excavated subgrade.
- Rock breaking was required in the work area to facilate the removal of a gypsum ledge.
- Placement of PVC piping (450mm storm & 200mm sanitary) from 0+060 to 0+072. 3 lengths of each installed.
- Backfill and compaction of material around pipe sections (Type 1)
- Backfill and compaction completed using a combination of common fill and surge rock. Placement of surface reinstatment gravels to be completed at a later date.
- Install 100mm sanitary lateral and reinstate watermain to Civic #420/422.

Tech Signature:

CONSTRUCTION/ACTIVITY DETAILS

Work Item	Detailed Description of Activity for Each Work Item (Include description of methods, equipment, observations and relevant details)	Issues or Concerns Identified (Y/N)
Installation of 450mm storm and 200mm sanitary lines from 0+060 to 0+072	- Excavation and removal of existing infrastucture completed by GPEL. The excavation required dewatering from existing storm/sewer main output into the excavation.	N
	- Material deemed unsuitable was overexcavated and replaced with clear stone. This was largely in the area of the existing sewer/storm main. The clear stone was compacted using a diesel plate tamper.	N
	- A large ledge of gypsum was encountered during excavation. Rock breaking was required.	N
	- 250mm lift of bedding material (Type 1) was placed and compacted to 95% Proctor using a diesel plate tamper under the 200mm sewer & 450 storm. Compaction was confirmed via testing with a nuclear densometer.	N
	- Susequent lifts of Type 1 material were placed and compacted surrounding and covering the pipe sections 300mm to 95% Proctor using a combination of gas & diesel plate tamper and a jumping jack. Compaction was confirmed via testing with a nuclear densometer.	N
	- 100mm sewer lateral installed to Civic #420/422	N
	- Water line to Civic #420/422 was reinstated in excavation	N

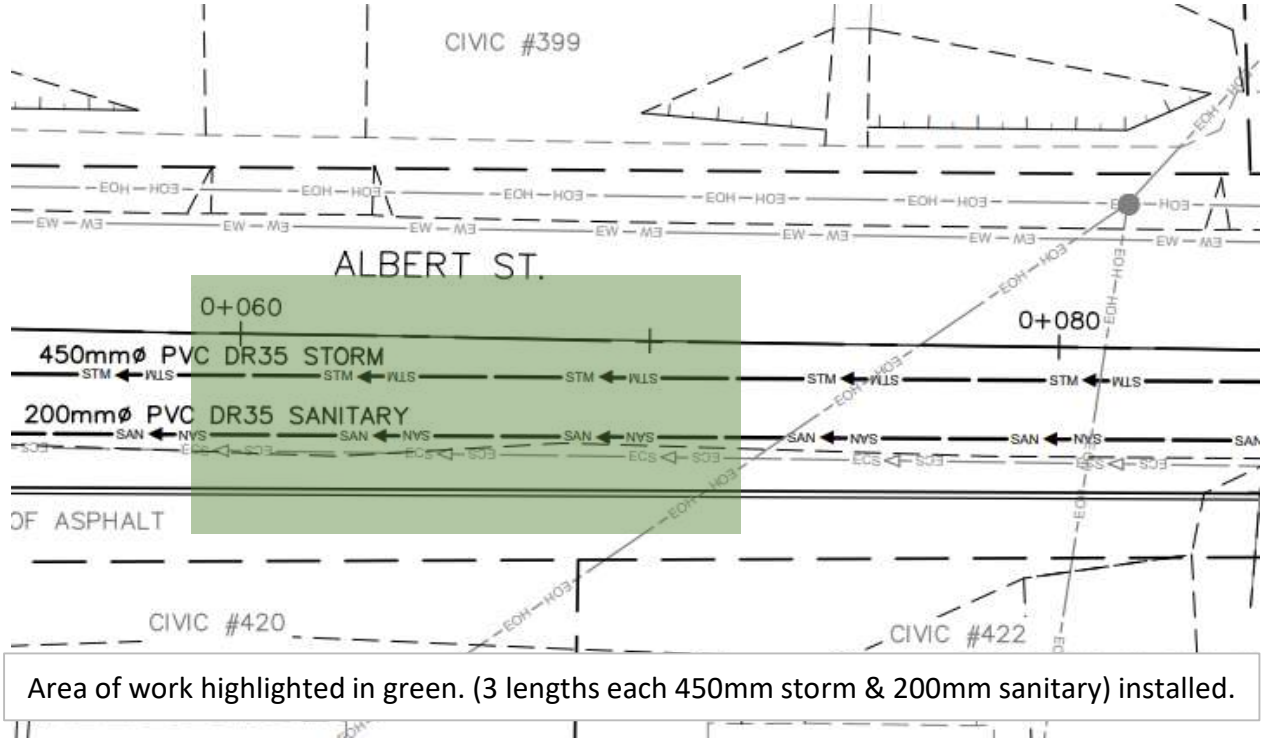
HARBOURSIDE
Geotechnical Consultants

Daily Field Report

Compaction Report

Compaction Specification:	95 %	Material Type:	Type 1
Proctor Type:	Standard	Sampled From:	Spence Aggregates
Maximum Dry Density:	2115 kg/m³	Optimum Moisture:	9.0%

Date:	#	Location	EL	Density (kg/m³)	Moisture Content (%)	Percent Proctor (%)	Depth (mm)	Remarks
10-Jul-23	1	0+062 (200mm Sanitary)	BOP	2174	5.5	95+	200	
10-Jul-23	2	0+062 (450mm Storm)	BOP	2063	5.3	95+	200	
10-Jul-23	3	0+062 (450mm Storm)	SL	2016	6.8	95+	200	
10-Jul-23	4	0+062 (450mm Storm)	SL	2087	6.1	95+	200	
10-Jul-23	5	0+062	TOP	2173	5.6	95+	200	
10-Jul-23	6	0+062	TOP	2133	5.9	95+	200	
10-Jul-23	7	0+062	TOP+300	2109	5.8	95+	200	
10-Jul-23	8	0+062	TOP+300	2110	5.1	95+	200	
10-Jul-23	9	0+066 (200mm Sanitary)	BOP	2162	5.1	95+	200	
10-Jul-23	10	0+066 (450mm Storm)	BOP	2094	6.4	95+	200	
10-Jul-23	11	0+066 (450 Storm)	SL	2138	6.8	95+	200	
10-Jul-23	11	0+066 (450 Storm)	SL	2088	7.4	95+	200	



Area of work highlighted in green. (3 lengths each 450mm storm & 200mm sanitary) installed.



Rock breaking completed along the alignment.



Undisturbed natural subgraded encountered at various along storm alignment.



Type 1 being placed at various elevations.



100mm sewer lateral installed to Civic # 420/422.

WEST HANTS REGIONAL MUNICIPALITY REPORT

Information X	Recommendation ☐	Decision Request ☐	Councillor Activity ☐

To: West Hants Regional Municipality, Committee of the Whole

Submitted by: Ryan Parker, By-Law Enforcement Officer

Date: July 25, 2023

Subject: Dangerous or Unsightly Premise Report

LEGISLATIVE AUTHORITY

MGA Section 345 (3)

RECOMMENDATION or DECISION REQUEST

Information report.

BACKGROUND

Property ☐	Public Opinion ☐	Environment ☐	Social ☐	Economic ☐	Councillor Activity X

DISCUSSION

This update will cover Dangerous or Unsightly Premises complaints from September 01, 2022, through March 31, 2023. During the reporting period 18 complaints were received in writing. Of the 18 complaints, 9 were remedied by the owner, 9 are in progress and have yet to require an order at this point.

The previous report had one order in progress. The property owner remedied the condition.

Number of orders issued for property clean up by the Administrator: 0

NEXT STEPS

The next report period will be April 01, 2023-August 31, 2023

FINANCIAL IMPLICATIONS

N/A

ALTERNATIVES

N/A

ATTACHMENTS

N/A

CHIEF ADMINISTRATIVE OFFICER REVIEW

No further comments.

Report Prepared by: _____
Ryan Parker, By-Law Enforcement Officer

Report Approved by: _____
Mark Phillips, Chief Administrative Officer

WEST HANTS REGIONAL MUNICIPALITY REPORT

Information ☐	Recommendation ☒	Decision Request ☐	Councillor Activity ☐

To: West Hants Municipal Council

Submitted by: Kathy Kehoe, Director Community Development

Date: July 14, 2023

Subject: Little River Trail Bridge Recommendation Report

LEGISLATIVE AUTHORITY

Nova Scotia Municipal Government Act, Section 65 authorizes Council to expend funds for municipal purposes.

RECOMMENDATION

It is recommended that:

Council approves the contract for engineering services to DesignPoint Engineering & Surveying Ltd to complete the Little River Trail Bridge Assessment and Replacement at a cost of $65,470 plus HST.

BACKGROUND

Property ☒	Public Opinion ☐	Environment ☒	Social ☒	Economic ☒	Councillor Activity ☐

On January 31, 2023, West Hants Regional Municipality acquired approximately 14.4 kms of rail corridor between Mantua and Stanley with the intent to develop the trail system for its residents and the public at large. Since the purchase, staff have been addressing immediate safety concerns and continue to work toward the development of the corridor. Included in this work is the necessary replacement of the Little River Bridge to ensure public safety.







DISCUSSION

Community Development intends to replace the existing Little River Bridge structure that is located along the Mantua to Stanley Rail Trail Corridor.

Drawing from the pre-approved standing offers for prequalified engineering and design services staff contacted Design Point to supply a quote for the work.

Recognizing the existing Little River Bridge needs replacement to meet safety standards, staff have reached out to Design Point Engineering, Surveying, Solutions to obtain a quote to complete the bridge assessment and replacement engineering work.

The project includes the following deliverables:

Project Work Plan

- ***Start Up Meeting***
  Meeting notes summarizing the discussion and action items and updated project schedules.
- ***Project Management and Communication***

  Meeting notes summarizing the discussion and action items and project updates as required.

- ***Detailed Replacement Design***

  Topographical Survey

  - A complete topographical survey to be used as the basis for the design, along with control points for construction and inspection.

  Hydrologic/Hydraulic Analysis

  - Hydrologic/Hydraulic report, with input to structural team for flood elevations and scour protection requirements (i.e. armour stone and/or rip rap sizing)

  Geotechnical Investigation

  - Geotechnical report detailing the subsurface findings, a borehole location plan, laboratory testing results and geotechnical recommendations to assist with design of new abutments and approach fills (if applicable)

  Structural Design Options Study

  - Design Drawings stamped by a professional engineer licensed to practice in Nova Scotia, including Class A cost estimate and a complete tender package including the Tender Form, Form of Agreement and Supplementary Specifications.

Where the replacement bridge will be designed to have a 75-year life span, the effects of climate change will also be considered.

NEXT STEPS

Pending approval of Council; staff will award the engineering services contract and issue Purchase Order to DesignPoint Engineering & Surveying Ltd.

FINANCIAL IMPLICATIONS

2023-24 Capital Budget – Recreation Property – Active Transportation & Community Trail Opportunities (Bridge, Culvert, & Trail Upgrades 2023)

Tender Pricing	$65,470.00
Non-Recoverable Tax *(4.29%)*	$2,808.66
Total	**$68,278.66**
2023-24 Budgeted Value	$200,000.00
Budget Remaining for Additional Phases of Project	$131,721.34

In the 2023-24 Capital Budget for Recreation Property - Active Transportation & Community Trail Opportunities – bridge, culvert, and trail upgrades were budgeted for $200,000 to be funded through the Canada Community Building Fund. This part of the project comes in well under budget and leaves just over $130,000 for the remainder of the project.

ALTERNATIVES

1. Council may choose not to proceed with the bridge assessment and replacement.

ATTACHMENTS

n/a

CHIEF ADMINISTRATIVE OFFICER REVIEW

The report and recommendation are in alignment with the approved budget and project goals. The department has also been engaged with OHV groups and other trail users to explore additional funding sources that will assist with the cost of the overall development of the trail in future stages. The excitement towards the development of the trail remains high.

I support the recommendation.

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 REPORT

Information ☐	Recommendation √	Decision Request ☐	Councillor Activity ☐

To: WHRM Council

Submitted by: Diana Gibson

Diana Gibson, Acting Director, Financial Services

Date: July 25, 2023

Subject: Temporary Borrowing Resolutions

LEGISLATIVE AUTHORITY

- *Municipal Government Act* Part IV Finance, Section 65 and 66.

RECOMMENDATION or DECISION REQUEST

Committee of the Whole recommends that …

> … Council approves the renewal of a temporary borrowing resolution in the amount of $680,579.65 for the Highland and Churchill Road Rehabilitation Project.
>
> … Council approves a temporary borrowing resolution in the amount of $53,621.91, for the purchase of BFD Station 1 Extrication Tools.
>
> … Council approves a temporary borrowing resolution in the amount $7,750.12, for the purchase of BFD Station 1 & 2 Radios.

BACKGROUND

Property ☐	Public Opinion ☐	Environment ☐	Social ☐	Economic √	Councillor Activity ☐

A Temporary Borrowing Resolution (TBR) is a required step in the process to secure the necessary borrowing to support the purchase of items of significant cost required by the Municipality. A TBR requires Council approval to move forward.

West Hants Regional Council approved the following capital projects:

- During the 2020-21 Budget Deliberations:
    - Windsor Road Rehabilitation – Churchill and Highland Avenue in the amount of $1,548,653.

- During the 2022-23 Budget Deliberations:
    - BFD Station 1 – Extrication Tools in the amount of $52,314. With an increase in value approved during the procurement process, bringing the total approved to $64,804.40.
    - BFD Station 1 &2 – Radios in the amount of $20,858.

Announced July 17th, the Fall Debenture call has been scheduled for September 29, 2023. And these three finished capital projects will require approved temporary borrowing resolutions in advance of the call date.

DISCUSSION

Windsor Road Rehabilitation – Churchill and Highland Avenue

The total cost required for the road rehab project was $1,193,994.19. From this amount, $402,231.54 was approved to come from our capital reserves, an additional $57,360 came from provincial funding, through the PCAP program. Bringing the total to $734,402.65

Council approved $19,370 and $34,453 for debt servicing in the 2021-22 and 2022-23 Operating Budgets. The total cost is then reduced by the budgeted debt servicing, bringing the total borrowing request to $680,579.65.

BFD Station 1 – Extrication Tools

The total cost required for the Extrication Tools was $64,801.91.

Council approved $11,180 for debt servicing in the 2022-23 Operating Budget. The total cost is then reduced by the budgeted debt servicing, bringing the total borrowing request to $53,621.91.

BFD Station 1 & 2 – Radios

The total cost required for the Radios was $12,207.12.

Council approved $4,457 for debt servicing in the 2022-23 Operating Budget. The total cost is then reduced by the budgeted debt servicing, bringing the total borrowing request to $7,750.12.

NEXT STEPS

1. Minister approval of the temporary borrowing resolutions.
2. Recommendation report to West Hants Regional Council to apply for the Fall 2023 Debenture call, scheduled for September 29.

FINANCIAL IMPLICATIONS

The full financing charges for all the above projects are included in the 2023-24 operating budget, so they will have no impact on the current fiscal year.

ALTERNATIVES

- Council could reject the proposed TBRs, but in doing so would have to direct staff as to how the items will be funded.

ATTACHMENTS

- TBR – Churchill and Highland Avenue
- TBR – BFD 1 – Extrication Tools
- TBR – BFD 1 & 2 - Radios

CHIEF ADMINISTRATIVE OFFICER REVIEW

The report and recommendation are in alignment with past Council approval.

I support the recommendation.

Report Prepared by: Diana Gibson

Diana Gibson, Acting Director, Financial Services

Report Approved by:

Mark Phillips, Chief Administrative Officer

MUNICIPAL COUNCIL OF THE

West Hants Regional Municipality

TEMPORARY BORROWING RESOLUTION

Amount: $ 680,580 Purpose: Highland & Churchill Road Rehab

WHEREAS Section 66 of the Municipal Government Act provides that the Council of the West Hants Regional Municipality, subject to the approval of the Minister of Municipal Affairs and Housing, may borrow to expend funds for a capital purpose as authorized by statute;

WHEREAS the Council of the West Hants Regional Municipality has adopted a capital budget for this fiscal year as required by Section 65 of the Municipal Government Act and are so authorized to expend funds for a capital purpose as identified in their capital budget; and

WHERAS the Council of the West Hants Regional Municipality has determined to borrow for the purposes of Highland & Churchill Road Rehab;

BE IT THEREFORE RESOLVED

THAT under the authority of Section 66 of the Municipal Government Act, the Council of the West Hants Regional Municipality borrow a sum or sums not exceeding six-hundred eighty thousand, five-hundred eighty Dollars ($ 680,580) for the purpose set out above, subject to the approval of the Minister of Municipal Affairs and Housing;

THAT the sum be borrowed by the issue and sale of debentures of the Council of the West Hants Regional Municipality to such an amount as the Council deems necessary;

THAT the issue of debentures be postponed pursuant to Section 92 of the Municipal Government Act and that the Council borrow from time to time a sum or sums not exceeding six-hundred eighty thousand, five-hundred eighty Dollars ($ 680,580) in total from any chartered bank or trust company doing business in Nova Scotia;

THAT the sum be borrowed for a period not exceeding Twelve (12) Months from the date of the approval of the Minister of Municipal Affairs and Housing of this resolution;

THAT the interest payable on the borrowing be paid at a rate to be agreed upon; and

THAT the amount borrowed be repaid from the proceeds of the debentures when sold.

THIS IS TO CERTIFY that the foregoing is a true copy of a resolution read and duly passed at a meeting of the Council of the West Hants Regional Municipality held on the _____ day of _____, 2023.

GIVEN under the hands of the Clerk and under the seal of the West Hants Regional Municipality this _____ day of _____, 2023.

_____

Clerk

MUNICIPAL COUNCIL OF THE

West Hants Regional Municipality

TEMPORARY BORROWING RESOLUTION

Amount: $ 53,622 Purpose: BFD 1 - Extrication Tools

WHEREAS Section 66 of the Municipal Government Act provides that the Council of the West Hants Regional Municipality, subject to the approval of the Minister of Municipal Affairs and Housing, may borrow to expend funds for a capital purpose as authorized by statute;

WHEREAS the Council of the West Hants Regional Municipality has adopted a capital budget for this fiscal year as required by Section 65 of the Municipal Government Act and are so authorized to expend funds for a capital purpose as identified in their capital budget; and

WHERAS the Council of the West Hants Regional Municipality has determined to borrow for the purposes of BFD 1 - Extrication Tools;

BE IT THEREFORE RESOLVED

THAT under the authority of Section 66 of the Municipal Government Act, the Council of the West Hants Regional Municipality borrow a sum or sums not exceeding fifty-three thousand, six hundred twenty-two Dollars ($ 53,622) for the purpose set out above, subject to the approval of the Minister of Municipal Affairs and Housing;

THAT the sum be borrowed by the issue and sale of debentures of the Council of the West Hants Regional Municipality to such an amount as the Council deems necessary;

THAT the issue of debentures be postponed pursuant to Section 92 of the Municipal Government Act and that the Council borrow from time to time a sum or sums not exceeding fifty-three thousand, six hundred twenty-two Dollars ($ 53,622) in total from any chartered bank or trust company doing business in Nova Scotia;

THAT the sum be borrowed for a period not exceeding Twelve (12) Months from the date of the approval of the Minister of Municipal Affairs and Housing of this resolution;

THAT the interest payable on the borrowing be paid at a rate to be agreed upon; and

THAT the amount borrowed be repaid from the proceeds of the debentures when sold.

THIS IS TO CERTIFY that the foregoing is a true copy of a resolution read and duly passed at a meeting of the Council of the West Hants Regional Municipality held on the _____ day of _____, 2023.

GIVEN under the hands of the Clerk and under the seal of the West Hants Regional Municipality this _____ day of _____, 2023.

_____

Clerk

MUNICIPAL COUNCIL OF THE

West Hants Regional Municipality

TEMPORARY BORROWING RESOLUTION

Amount: $ 7,750 Purpose: BFD 1 & 2 - Radios

WHEREAS Section 66 of the Municipal Government Act provides that the Council of the West Hants Regional Municipality, subject to the approval of the Minister of Municipal Affairs and Housing, may borrow to expend funds for a capital purpose as authorized by statute;

WHEREAS the Council of the West Hants Regional Municipality has adopted a capital budget for this fiscal year as required by Section 65 of the Municipal Government Act and are so authorized to expend funds for a capital purpose as identified in their capital budget; and

WHERAS the Council of the West Hants Regional Municipality has determined to borrow for the purposes of BFD 1 & 2 - Radios;

BE IT THEREFORE RESOLVED

THAT under the authority of Section 66 of the Municipal Government Act, the Council of the West Hants Regional Municipality borrow a sum or sums not exceeding seven-thousand, seven-hundred fifty Dollars ($ 7,750) for the purpose set out above, subject to the approval of the Minister of Municipal Affairs and Housing;

THAT the sum be borrowed by the issue and sale of debentures of the Council of the West Hants Regional Municipality to such an amount as the Council deems necessary;

THAT the issue of debentures be postponed pursuant to Section 92 of the Municipal Government Act and that the Council borrow from time to time a sum or sums not exceeding seven-thousand, seven-hundred fifty Dollars ($ 7,750) in total from any chartered bank or trust company doing business in Nova Scotia;

THAT the sum be borrowed for a period not exceeding Twelve (12) Months from the date of the approval of the Minister of Municipal Affairs and Housing of this resolution;

THAT the interest payable on the borrowing be paid at a rate to be agreed upon; and

THAT the amount borrowed be repaid from the proceeds of the debentures when sold.

THIS IS TO CERTIFY that the foregoing is a true copy of a resolution read and duly passed at a meeting of the Council of the West Hants Regional Municipality held on the _____ day of _____, 2023.

GIVEN under the hands of the Clerk and under the seal of the West Hants Regional Municipality this _____ day of _____, 2023.

_____

Clerk

WEST HANTS REGIONAL MUNICIPALITY REPORT

Information ☐	Recommendation☒	Decision Request ☐	Councillor Activity ☐

To: West Hants Regional Municipality Council

Submitted by: Kathy Kehoe, Director Community Development

Date: July 20, 2023

Subject: **Old Parish Cemetery Wall Contingency Request**

LEGISLATIVE AUTHORITY

Municipal Government Act Section 65

RECOMMENDATION

…it is recommended that:

Council approves an additional 10% in contingency funds for the Upgrade to the Existing Cemetery Stone Retaining Wall, Old Parish Cemetery in the amount of $21,500 plus applicable taxes to be funded through the Canada Community Building Fund.

BACKGROUND

Property ☒	Public Opinion ☐	Environment ☐	Social ☐	Economic ☒	Councillor Activity ☐

The Old Parish Burying Ground is one of the oldest protestant cemeteries in Canada and was the main burial ground for the former Town of Windsor until 1887.

In August 2022 Council approved the following motion:

Council approves the award of tender WWCD22-04 for the Upgrade to the Existing Cemetery Stone Retaining Wall, Old Parish Cemetery to Ridgemark Construction & Design Limited Proposal 2 at a cost of $215,000 plus 10% contingency, plus applicable taxes to be funded through the Canadian Community Building Fund.

DISCUSSION

With older cemeteries often their marked boundaries are rarely accurate. One of the acts Communities, Culture, Tourism & Heritage (CCTH) is responsible for stewarding is the Cemeteries & Monuments Protection Act, which provides legislation for the protection of all cemeteries in Nova Scotia.

The Special Places Protection Act

Nova Scotia supports the preservation, regulation and study of archaeological, historical, and palaeontological sites and remains deemed to be important parts of our natural or cultural heritage.

The *Special Places Protection Act* enables the government to designate outstanding heritage sites as protected sites. It also ensures that quality research is carried out through the Heritage Research Permit system.

All palaeontology and archaeology sites are protected under the *Special Places Protection Act*.

Staff have recently been made aware that the work being completed at the Old Parish Cemetery is governed by the Special Places Protection Act and as such requires archaeological oversite where the possibility exists for encountering human remains while replacing the retaining wall. We are now aware that an archaeological resource impact assessment (ARIA) is required to be conducted by a qualified archaeologist involving site monitoring while ground disturbance activities are being conducted.

Staff were provided a list of Professional Archaeologists Available for Contract Work in Nova Scotia. Staff have received a cost estimate from CRM Group (Cultural Resource Management Group LTD) in the amount of $27,796 plus applicable taxes to complete the work. The scope of the project includes a Heritage Research Permit Application, Mi'kmaw Engagement, Background Research, Archaeological Monitoring as well as Analysis and Reporting. Any artifacts recovered during monitoring will be processed in accordance with standards established by Special Places.

The results of the background research, engagement and archaeological monitoring and documentation will be summarized in a report and prepared in accordance with the Guidelines established by Special Places.

Staff are working with the contractor who was scheduled to commence the cemetery wall upgrades immediately and in the essence of time have secured CRM Group to proceed with the archaeological oversite of the project which exceeds the current 10% contingency approved by Council.

NEXT STEPS

Staff are seeking additional contingency funds to be approved by Council that would include the cost of the archaeological oversite and allow for additional contingency funds should it be required to complete the project.

FINANCIAL IMPLICATIONS

2023-24 Capital Budget – Old Parish Cemetery – North and South end Stone wall restoration

Wall Tender Pricing	$215,000
10% Contingency	$21,500
Non-Recoverable Tax *(4.29%)*	$9,242.85
Total	$246,646.85
Additional 10% Contingency	**$21,500.00**
Non-Recoverable Tax	**$922.35**
New Projected Project Total	**$269,069.20**
2023-24 Budget Value	**$246,646.00**
Variance (Over Budget)	**($22,422.35)**

The total cost with an additional 10% contingency and non-refundable tax portion is $269,069.20. The Canada Community Building Fund has a projected March 31, 2024, year-end balance of $1.99 million and would be able to sustain the additional 10% contingency.

ALTERNATIVES

n/a

ATTACHMENTS

None

CHIEF ADMINISTRATIVE OFFICER REVIEW

The presence of an archeologist is now known to be a requirement for the project and was not factored into the project cost when approved by Council as noted above.

Timing is critical to appoint an archeologist to get the project started.

I support the recommendation.

Report Prepared by: _____

Kathy Kehoe, Director Community Development

Report Reviewed by: _____

Diana Gibson, Manager of Accounting and Financial Reporting

Report Approved by: _____

Mark Phillips, Chief Administrative Officer