

WEST HANTS REGIONAL MUNICIPALITY

Council Meeting Agenda **AMENDED**

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

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

Virtual via Zoom (also YouTube Livestream)



West Hants
something inspiring awaits

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

12. Committee(s) of Council Excerpts/Recommendations

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

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

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

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

14. Correspondence

- a) Information
 - i. Avon Causeway Activity Log (as of January 24, 2025) – None

 - ii. General Correspondence Received Activity Log (as of January 24, 2025)
 - a) Denise Forand Re Add exceptions to the new proposed land map use documents
 - b) Letter from Minister Masland Re Moving towards Consistent and Impactful Emergency Response
 - c) Response from Prime Minister Re Request for Financial Assistance to Support a Property Buyout Program
 - d) Garth Hazel Re Fire Director or Administrator

 - iii. Windfarm Correspondence Received (as of January 24, 2025)
 - a) Sana Amin Re Local Economic Impact of Nova Scotia Wind Projects
 - b) Seamus Marriott Re MPS-Visual Intrusiveness
 - c) Department of Municipal Affairs Re WHRM Planning Strategy and Land Use By-law amendments

- b) Requests (as of January 24, 2025)
 - i. St Croix Community Club Re Funding Request
 - ii. Petition against proposed cell phone tower location

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

15. New Business

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

17. In-Camera

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

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



1. Call to Order – Mayor Zebian called the meeting to order at 6:11 p.m.
2. Attendance

Council:

Abraham Zebian, Mayor

Scott McLean, Councillor, District 2

Chrystal Remme, Councillor, District 3

Paul Wheadon, Councillor, District 4

Bob Morton, Councillor, District 6

Debbie Francis, Deputy Mayor, Dist. 5

Kayla Leary-Pinch, Councillor, District 7

Paul Morton, Councillor, District 8

John Smith, Councillor, District 9

Bonnie Smith, Councillor, District 10

Jim Ivey, Councillor, District 11

Regrets:

Rupert Jannasch, Councillor, District 1

Staff:

Mark Phillips, Chief Administrative Officer

Kathy Kehoe, Director Community Development

Kevin Bennett, Manager Parks & Facilities

Todd Richard, Director Public Works

Carlee Rochon, Dir. Finance

Deanna Snair, Municipal Clerk

Alex Dunphy, Senior Planner

Jenny LaPierre, Waste Coordinator

Regrets:

Shelleena Thornton, Municipal Ops Supervisor

Kari Fougere, Acting Director/Manager of Planning

Presenter and Gallery:

Ten (10) in the Gallery.

3. Public Hearings (6:11 p.m.)

b) West Hants Regional Municipal Sewer By-Law

Director Richard gave a presentation to review the proposed regional sewer by-law which included the amendments as discussed by Council at the last meeting. The former Town of Windsor and Municipality of the District of West Hants both have sewer by-laws that are still in effect. Following consolidation of the former Town of Windsor and the former Municipality of the District of West Hants, it was noted the existing by-laws do not uniformly address the needs of the new Regional Municipality and were contradictory. The proposed by-law was

written to replace the former by-law and update a new by-law that would encompass the Municipality as a whole and to match sewer rates and current procedures.

This By-Law will help ensure a process was in place to enforce sewer discharges into our system. Assisting the sanitary and stormwater sewers to function properly by limiting and preventing residents and businesses from pouring or flushing harmful and dangerous materials (chemicals, fats, oils, grease, debris, wipes, etc..) down the drains, toilets and storm sewers. The by-law would act as a regulatory tool to help prevent damage from backups and clogging of pipes, reduce maintenance costs, prevent issues at the wastewater treatment facilities, along with educating the public to be good stewards of the environment.

Director Richard reviewed the changes. Some changes were made to make the former by-laws the same. Other changes were made to update the rules and procedures to align with regulatory requirements and best management procedures. Terminology was updated to be more concise with definitions updated for clarity. All codes were updated to include our Municipal Services Specifications Manual. Connection Fees now aligned with the process for Work Within Right of Way Permits with installation cost detailing. A section on preventing Dental Waste entering our sewer system & eliminating Garburator use was added i.e., garburators are prohibited as it adds unnecessary material to the sewer system that creates issues. The biggest change (based on Council direction) was that WHRM was NOW responsible to the Property line. However, If the Municipality finds that the repair was required because of objects or debris originating from the customer's fixtures, the cost of the work shall be billed to the owner.

First Reading occurred during the September 24, 2024. Due to the October meeting being cancelled and the election Public Hearing and Seconding reading was occurring now. The Public Hearing was advertised in the local newspaper on January 10th and 17th, 2025. It was noted all former sewer by-laws currently in place would be repealed with the approval of this by-law.

Mayor Zebian asked if the Councillors had any questions on the file.

The prohibition of having sump pumps or gutters or heat pumps going into the sewer system was not a new change; this was included in the new Municipal Specifications. This was added for clarity to ensure everyone were aware and understood that they could still have/use sump pumps, but they could not be discharged into the sewer system. The previous by-laws had vague wording around this and were confusing. The new by-law reaffirmed sump pumps, gutters or heat pumps discharges were not to be connected to the sewer system, these discharges were to be connected outside and managed on the property.

It was felt the educational piece regarding the new by-law would occur for many years. If an issue was discovered, education would be the first step taken to address the concern and then follow up would occur within a few months and then enforcement if required.

Education and promotion of the new by-law would occur before any enforcement was done. Director Richard advised information from other municipalities was used to help update and create the proposed by-law. East Hants was referenced as having a very current sewer by-law

and had some good wording and definitions which were incorporated into the proposed by-law. No artificial intelligence applications were used when creating the by-law.

Mayor Zebian opened the floor to questions and comments from the public.

Guido G. Furlani, a resident of Windsor inquired if the by-law would support the sewage and stormwater issues occurring with Stannus Street. Director Richard noted the by-law was not directly related or had any correlation to Stannus Street. The by-law was created as a holistic approach for a region wide sewer by-law for all of the serviced areas within West Hants.

Mr. Furlani expressed appreciation that garburators were addressed in the by-law and questioned the timeline for not using garburators. Director Richard advised he was unsure of the timeline, but education was a key component. There would be a lot of education, social media posts and possibly news releases/radio ads if the by-law was approved. A soft approach would be taken, a staff person would do site visits for some of the higher users to share the new by-law, review it with them and answer questions. Awareness was critical and a lot of work would be done to make people aware of the change. It was likely it would be a year or two before enforcement came into play.

Amanda Dunfield, a resident of Windsor inquired about the education piece and wanted to know if people would also be educated on how to become compliant (if they were not compliant) and how to not negatively impact neighbouring properties in an attempt to become compliant. Director Richard each case was different, and exceptions/discretions were written in the by-law in cases where compliance was not able to be met.

With no further questions or comments, the meeting moved out of Public Hearing at 6:29 p.m.

Mayor Abraham Zebian, Chair

Deanna Snair, Executive Assistant/Clerk