1. Call to Order
The Warden called the meeting to order at 7:00 p.m.

2. Call of Roll
Present: A. Zebian Warden
        R. Jannasch Councillor District 1
        K. Monroe Councillor District 2
        D. Keith Councillor District 3
        T. Leopold Councillor District 4
        D. Francis Councillor District 5
        R. Hussey Councillor District 6
        J. Daniels Councillor District 7
        P. Morton Deputy Warden
        R. Zwicker Councillor District 10
        C. Osborne Chief Administrative Officer
        M. LeMay Director of Planning
        J. Bourque Planner
        K. Kehoe Director of Parks & Recreation
        J. Bourque Planner
        C. Remme Acting Municipal Clerk
        J. Woodman Administrative Assistant

There were 16 members of the public in attendance

3. Announcements
Warden Zebian welcomed everyone. He reviewed the fire evacuation procedures.

Warden Zebian offered congratulations to Councillor Daniels on successfully completing her Dalhousie Certificate in Community Economic Development. He also gave congratulations to Councillor Monroe on the launch of her website for Nova Scotia’s wine industry.

Warden Zebian expressed condolences for the loss of a valuable member to the community Mr. Frank Porter, who served as a member of the Brooklyn Fire Department for 55 years. He offered that Mr. Porter was a true example of commitment and dedication, and wished Mr. Porter’s family all the best on behalf of Council.

Councillor Jannasch announced the Hants Shore Community Health Center is hosting a Wellness Fair on April 22 from 10:30 am-1:30 pm at the Dr. Arthur Hines school in Summerville.
Warden Zebian announced the Municipality will have a booth at the Saltscapes Expo from April 21-23 noting staff is looking for donations of items from the area for a gift basket giveaway. Councillors were directed to contact Chrystal Remme.

4. Approval of Agenda, including additions or deletions

MOVED and SECONDED that the agenda be approved with the following additions:
- Move 11 (f) under 11(b)
- 11 (a) – Excerpts April 11, 2017
- 11(h) – Fire (Councillor Monroe)
Motion Carried.

5. Public Hearings
   a. Cemetery By-law
MOVED and SECONDED that the meeting move to a Public Hearing.
Motion Carried.

The meeting moved to a public hearing at 7:05 p.m.
The meeting reconvened at 7:30 p.m.

MOVED and SECONDED that Council approves the second reading of By-law C-001 Respecting the Management of the Riverbank Cemetery as amended and presented during the public hearing.
Motion Carried.


MOVED and SECONDED that the Council Minutes of March 14 and three sets of Public Hearing Minutes of March 14, 2017 (Municipal Planning Strategy Amendments – Transportation Map & Alternative Resource Energy Authority - Application to Amend Development Agreement to Enable an Expansion to the Wind Energy Facility, Ellershouse, PID 45007903 & COPW-001.00 Closure of a Portion of Prince Street, PID 45228186, and Special Council Minutes of March 28, 2017 be approved as circulated.
Motion Carried.
7. Business Arising from Minutes and any Related Correspondence

There was no business arising from the minutes or any related correspondence.

8. Presentation(s)

There were no presentations.

   a. Warden’s Report – April 2017

Warden Zebian reviewed his report.

10. Reconsideration or Rescission of Resolutions of Which Notice has Been Given on a Previous Day

There were no reconsiderations or rescissions of resolutions.

11. Report(s) of the Committee(s) and Officer(s)
   b. Committee of the Whole
      i. Excerpts March 28, 2017

**Strategic Planning Sub-Committee**

MOVED and SECONDED that the Strategic Planning Sub-Committee be dissolved. Motion Carried.

**Community Milestone Recognition Policy**

MOVED and SECONDED that Council approve the Community Recognition Policy COGE-005.00 as presented. Motion Carried.

**Connect to Innovate Application**

MOVED and SECONDED that Council:
1. agree, in principle, to support the project considered by the application to be submitted under the Connect to Innovate Grant.
2. authorize staff to work with i-Valley, community partners, and private entities to:
   a) Submit a comprehensive Connect to Innovate funding application to achieve the April 21st deadline;
   b) Prepare and include a non-binding letter of intent, to support extending open access fibre optic cable to those areas in rural West Hants meeting the grant criteria.
3. bring forward additional information to Council on the financial impact, households and areas reached; risks, challenges and benefits of implementing the project.

Motion Carried.
Hockey Heritage Center
MOVED and SECONDED that council support the Hockey Heritage Center project with a $1,000,000.00 contribution.
Motion Carried.

2017-2018 Budget Resolutions
MOVED and SECONDED that Council approve the 2017-18 Operating budget as presented outlining total general rate budgeted expenses of $15,107,855 and total area rate budgeted expenses for the community of Hantsport of $696,772.
Motion Carried.

MOVED and SECONDED that Council approve the 2017-18 Capital budget as presented.
Motion Carried.

MOVED and SECONDED that Council approve the 2017-18 Reserves budget as presented.
Motion Carried.

MOVED and SECONDED Council approve the 2017-18 Three Mile Plains Water Utility budget as presented.
Motion Carried.

MOVED and SECONDED Council approve the 2017-18 Falmouth Water Utility budget as presented.
Motion Carried.

Taxing Resolution 2017-2018
MOVED and SECONDED
BE IT RESOLVED that the sums that are required for the lawful purposes of the Municipality of the District of West Hants for the year 2017-2018 after crediting the probable revenue from all sources other than the general rates for the year and making the allowance for the abatement and losses that may occur in the collection of taxes and taxes for the current year that may not be collected or collectable is $15,107,855 and this Council hereby authorizes the levying and collection of a general tax rate of one dollar and eight zero cents ($1.80) per one hundred dollars ($100) of the assessment of the assessed value of commercial property and the assessed value of residential property and general resource property that will equal one dollar and zero one six three cents ($1.0163) per one hundred dollars ($100) of the assessment on residential and general resource property.

BE IT FURTHER RESOLVED that the sums that are required for the lawful purposes of the Community of Hantsport for the year 2017-2018 after crediting the probable revenue from all sources other than the area rates for the year and making the allowance for the abatement and losses that may occur in the collection of taxes and taxes for the current year that may not be collected or collectable is $696,772 and this Council hereby
authorizes the levying and collection of an area rate tax of two dollars and zero two cents ($2.02) per one hundred dollars ($100) of the assessment of the assessed value of commercial property and the assessed value of residential property and general resource property that will equal six four three seven cents ($0.6437) per one hundred dollars ($100) of the assessment on residential and general resource property.

BE IT FURTHER RESOLVED that the taxpayers in the said Municipality are required to pay the whole of their taxes on or before the 1st day of September, A.D., 2017 provided that if the total amount of taxes owing not be paid in full on or before the 1st day of September, A.D., 2017 the balance of current and prior years’ taxes then owing will bear interest at a rate of 15% per annum, such rate to be calculated monthly at the end of each month at a rate of 1.25% until the sums are paid.

Tax Due Date – September 1, 2017
Motion Carried.

**Falmouth Sewer Rates 2017-2018**

MOVED and SECONDED
WHEREAS Section 10(1) of the Sewer By-law of the Municipality of the District of West Hants provides for an annual usage fee for the use of the public sewer; AND WHEREAS Council is desirous of determining the said annual sewage rate; BE IT RESOLVED as a Resolution that the annual sewage rates for Falmouth are as follows:

- **Apartments:** Single family dwelling rate times the number of apartments
- **Industrial Applications:** Three times the single-family dwelling rate
- **Long-term Care Facilities:** One-half the single-family dwelling rate times the number of resident rooms
- **Mobile Home Parks:** Single family dwelling rate times the number of occupied mobile spaces
- **Motels:** Within a motel complex, where the motel has winterized motel units, the rate shall be one-half the single-family dwelling rate times the number of winterized motel units. In addition, where the same motel complex has seasonal units, the rate shall be in addition one-quarter of the single-family dwelling rate times the number of seasonal motel units.
- **Offices:** One-half the single-family dwelling rate times the number of occupied offices.
- **Restaurants:** Twice the single-family dwelling rate
Schools: One-half the single-family dwelling rate times the number of occupied classrooms

Service Stations / Car Wash: Twice the single-family dwelling rate

Single Family Dwelling Rate
- Operating per annum - $600.00
- Capital Rate per annum – Phase I Upgrade $103.34
- Phase II Upgrade $71.92

All Other Commercial Outlets: One-half the single-family dwelling rate

Vacant Property: One-half the single-family dwelling rate

Unless specifically provided above, where there is more than one use in a building, the higher rate shall apply.

Motion Carried.

Three Mile Plans Sewer Rates 2017-2018

MOVED and SECONDED
WHEREAS Section 10(1) of the Sewer By-law of the Municipality of the District of West Hants provides for an annual usage fee for the use of the public sewer;
AND WHEREAS Council is desirous of determining the said annual sewage rate;

BE IT RESOLVED as a Resolution that the annual sewage rates for Three Mile Plains are as follows:

Apartments: Single family dwelling rate times the number of apartments

Industrial Applications: Three times the single-family dwelling rate

Long-term Care Facilities: One-half the single-family dwelling rate times the number of resident rooms

Mobile Home Parks: Single family dwelling rate times the number of occupied mobile spaces

Motels: Within a motel complex, where the motel has winterized motel units, the rate shall be one-half the single-family dwelling rate times the number of winterized motel units. In addition, where the same motel complex has seasonal units, the rate shall be in addition one-quarter of the single-family dwelling rate times the number of seasonal motel units.

Offices: One-half the single-family dwelling rate times the number of occupied offices.

Restaurants: Twice the single-family dwelling rate

Schools: One-half the single-family dwelling rate times the number of occupied classrooms
Service Stations / Car Wash: Twice the single-family dwelling rate
Single Family Dwelling Rate: Per annum - $260.00
All Other Commercial Outlets: One-half the single-family dwelling rate
Vacant Property: One-half the single-family dwelling rate

Unless specifically provided above, where there is more than one use in a building, the higher rate shall apply.

Motion Carried.

Hantsport Sewer Rates 2017-2018

MOVED and SECONDED

WHEREAS Section 5 of the Sewer By-law #3001 of the former Town of Hantsport provides for an annual usage fee for the use of the public sewer;

AND WHEREAS Council is desirous of determining the said annual sewage rate;

BE IT RESOLVED as a Resolution that the annual sewage rates for Hantsport are as follows:

Water consumption equal to or less than 170 m³ per fiscal quarter - $1.42202/ m³

Water consumption greater than 170 m³ but less than or equal to 966 m³ per fiscal quarter - $0.75843/ m³

Water consumption greater than 966 m³ per fiscal quarter - $0.39645/ m³

Motion Carried.

Chalet Hamlet Property Owner’s Association Uniform Charge 2017-2018

MOVED and SECONDED

BE IT RESOLVED that pursuant to Section 81 of the Municipal Government Act, the Council of the Municipality of the District of West Hants:

Authorizes the levying and collection, for purposes of private road maintenance, a uniform charge of $268.00 plus HST per member for the year ending March 31, 2018 and such amount collected less 10% plus HST administration fees shall be forwarded to the Chalet Hamlet Property Owner’s Association.

Motion Carried.
**Chateau Village Property Owners’ Association Uniform Charge 2017-2018**

MOVED and SECONDED

BE IT RESOLVED that pursuant to Section 81 of the Municipal Government Act, the Council of the Municipality of the District of West Hants:

Authorizes the levying and collection, for purposes of private road maintenance, a uniform charge of $397.35 plus HST per member for the year ending March 31, 2018 and such amount collected less 10% plus HST administration fees shall be forwarded to the Chateau Village Property Owners’ Association. Motion Carried.

**Falls Lake West Owner’s Association Uniform Charge 2017-2018**

MOVED and SECONDED

BE IT RESOLVED that pursuant to Section 81 of the Municipal Government Act, the Council of the Municipality of the District of West Hants:

Authorizes the levying and collection, for purposes of private road maintenance, a uniform charge of $210 plus HST per member for the year ending March 31, 2018 and such amount collected less 10% plus HST administration fees shall be forwarded to the Falls Lake West Owner’s Association.

Motion Carried.

**Blomidon View Resident’s Association Uniform Charge 2017-2018**

MOVED and SECONDED

BE IT RESOLVED that pursuant to Section 81 of the Municipal Government Act, the Council of the Municipality of the District of West Hants:

Authorizes the levying and collection, for the purpose of private road maintenance, a uniform charge of $105.00 per share based on an undeveloped lot (1 share) and $420.00 based on a developed lot (4 shares) for the year ending March 31, 2018 and such amounts collected, less 10% plus HST administration fees, be forwarded to the Blomidon View Resident’s Association.

Motion Carried.

**North Canoe Lake Cottage Owners Association Uniform Charge 2017-2018**

MOVED and SECONDED

BE IT RESOLVED that pursuant to Section 81 of the Municipal Government Act, the Council of the Municipality of the District of West Hants:

Authorizes the levying and collection, for the purpose of private road maintenance, a uniform charge of $55 for properties before the bridge on Canoe Lake Cove Road and $220 for properties beyond the bridge on the same road for the year ending March 31, 2018 and such amounts collected, less 10% plus HST administration fees, be forwarded to the North Canoe Lake Cottage Owners Association.

Motion Carried.
Hantsport Memorial Community Center Area Rate Charge 2017-2018
MOVED and SECONDED that Council support the area rate for the Hantsport Memorial Community Center in the following amounts: Residential - $0.0501 per $100 of Taxable Assessment & Commercial - $0.1572 per $100 of Taxable Assessment for a combined total of $54,230, for fiscal year April 1, 2017 to March 31, 2018.
Motion Carried.

CAO Osborne thanked Council for their hard working during budget deliberations, and noted that staff welcomed any suggestions for improvement for the process next year.

   c. Planning Advisory Committee

      i. Application to Amend the Hantsport Municipal Planning Strategy (HMPS) to Enable Council to Consider Rezoning Single Unit Residential (R-1) to Two Unit Residential (R-2) (Recommendation Report)

MOVED and SECONDED that Council give First Reading and hold a Public Hearing to consider amending the Hantsport Municipal Planning Strategy to enable Council to rezone properties within the single unit residential (R-1) zone to the Two Unit Residential (R-2) Zone, as outlined in the Planning Staff Report to the Hantsport Area Advisory Committee dated December 14, 2016. Motion Carried.

      ii. Municipal Climate Change Action Plan (MCCAP) Budget

Municipal Planner, J. Bourque advised the Committee is requesting to carry over a budget amount that had been allocated to the Municipal Climate Change Action Plan Committee in 2014 for its ongoing work. The Director of Finance clarified this was discussed during budget deliberations and has no affect on the tax rate.

MOVED and SECONDED that the remaining 2016-17 Municipal Change Action Plan Committee funds, as of March 31, 2017, be carried over to the 2017/18 budget.

Councillor Daniels reported that the MCCAP committee reviewed several projects that have not moved forward due to a shortage of staff resources, such as the Avondale Landing demonstration project. She added this would be a multi-partner endeavor that would assess how climate change is impacting the Avondale Landing area, and what adaptations can be done to reduce long term costs of dealing with ongoing flooding issues. She noted to deal with the staff resource issue, the MCCAP committee is investigating the creation of a term Sustainability Coordinator position that would help in accessing federal and provincial funds that are being made available through the national infrastructure programs.

Councillor Daniels reported the Sustainable Coordinator from the Town of Bridgewater will be at the next MCCAP meeting on April 19th and she encouraged all councillors to attend.
J. Bourque suggested that the committee is finding there are a lot of issues that need to be dealt with but are finding there are not enough staff resources. She suggested a lot of issues of sustainability relate to water. Councillor Daniels added the coordinator would also be able to assist the Planning Department with sustainability on future development.

CAO Osborne commented that she would take the points into consideration, but clarified there has been no decision to hire another person now or fund it in this current budget. **Motion Carried.**

d. Report of the Chief Administrative Officer  
i. Inter-Municipal Agreement (Recommendation Report)

CAO Osborne reported that Council had agreed to a million-dollar funding contribution to support the Hockey Heritage Center project. She indicated that Council agreed to enter a 50/50 joint ownership for the Hockey Heritage Center with the Town of Windsor and staff were directed to meet with the provincial and federal partners to finalize the governance model requirements and to execute the financial due diligence required.

CAO Osborne commented that the draft of the revised version of the Inter-Municipal Agreement is being presented in order for Council to agree to the wording or not. She clarified that both units would have equal authority in approving any budget to the facility as well as appointments to the management board.

Councillor Monroe offered that she felt there are changes required to the agreement, and suggested that Council postpone signing the agreement. Councillor Daniels disagreed and expressed with the information presented Council they should be comfortable to move forward with the agreement now so the project can proceed. She reminded Council that they would still have the opportunity to ask questions or make changes after the agreement is signed.

Councillor Jannasch agreed that the signing should be deferred due to the news on the project that has come out recently. He asked for clarification if the Long Pond Arena Society still exists as they are being offered a board position. He questioned if the Society does not exist who would be responsible for the fundraising aspect. He also expressed concern on what would occur if the two municipal units do not agree on issues. CAO Osborne confirmed she spoke to Mr. Kelly who offered he was late registering the Society but indicated it has been completed and they are now waiting on the final documentation. She advised that Mr. Kelly agreed it is the society’s commitment to continue fundraising on behalf of this project.

CAO Osborne indicated the 50/50 split for both municipal agreements is intended so that any issues can be worked through and reach agreement or stop anything they don’t want to occur.
Councillor Francis expressed concern regarding the make up of the board stating 8 positions could result in a tie vote. She went on to say that it would be important that the Hockey Heritage Society have representation and treated the same as Kings Edgehill. CAO Osborne suggested the difference between the two is that Kings Edgehill is a private entity that will contribute funds towards a public facility.

The CAO advised that the Hockey Heritage Society has started working on a display plan for the museum. She clarified that there has been no request from the Society to become a member of the board. She suggested whether the society rents would be decided by the management board. CAO Osborne advised that it would be beneficial for Council to raise any concerns through the representative.

CAO Osborne confirmed the Town has approved the agreement in principle and is waiting for Council to approve.

**MOVED and SECONDED that Council adopt the Inter-Municipal Service Agreement (attached) to create a municipal body corporate to be known as the Hockey Heritage Municipal Corporation and direct the Warden and Municipal Clerk to execute the document.**

Councillor Keith expressed concern that the scope of the project has changed since it was originally presented to Council noting that the price remained the same. He suggested that the Hockey Heritage Society played a significant role in this project and felt they deserved to be treated fairly and given a significant spot in the facility.

CAO Osborne clarified there has been no intention to limit space for the Hockey Heritage Society and its attributes into the whole building. She clarified the final proposal is for a single NHL sized rink with an attached building and built around a museum display to honour hockey. She indicated the original plan was for a two-pad rink at a cost of approximately $18 million, and the price has dropped to a $12 million-dollar project. She advised the $6 million for the heritage component would be used to build the museum around the facility. The CAO added that with any good business plan you start at the top and work it down to where the funding partners can afford to pay for it.

CAO Osborne confirmed the Province, acting on behalf of the federal government, had been reviewing the plan submitted and will decide on the project. She added there are letters of commitment from the Hockey Heritage Society to work with the Corporation to develop and design within the building. She advised unsolicited tenders have been done to determine the cost of the facility and compared the costs of similar properties.

Councillor Monroe clarified she supported the project but suggested that the wording of the agreement needed to be clear before Council should sign. Councillor Francis agreed that it should not be rushed and reminded that federal funding has not been announced and suggested there is time to do it properly. Councillor Jannasch suggested that residents are not ready to be owners of a museum and cautioned rushing the process.
MOVED and SECONDED to table the motion for two weeks, and allow the opportunity for Council to provide comments on the wording of the agreement.
Motion Carried.

e. REMO Advisory Committee
   There was no report of the REMO Advisory Committee.

f. Police Advisory Committee
   There was no report of the Police Advisory Committee.

g. Other Committee Reports or Recommendations
   i. Fire Restructuring Committee
      There was no meeting of the Fire Restructuring Committee.

Councillor Hussey advised that a public meeting was held at the Three Mile Plains hall regarding the new fire station. He went on to say that citizens voiced concerns with regards to noise at night adding that Chief McDade assured them that would not be an issue.

h. Fire – Councillor Monroe

Councillor Monroe suggested that the Municipality reach out to the Town of Windsor to discuss whether there is an opportunity to sell fire services back to them and delay the construction for a few weeks. CAO Osborne reminded Council that an RFP had been issued and ground has been broken in Three Mile Plains for the new fire station.

12. Correspondence
   a. March 23, 2017 – Office of the Minister of Municipal Affairs re: 12 Month Notice Under the Municipal Government Act
      CAO Osborne advised Council that there is a requirement in the Memorandum of Understanding between the UNSM and the provincial government that should there be any planned changes of legislation or financing they are required to give 12 months notice to the municipal units before they can execute the change.

   b. March 27, 2017 – Federation of Canadian Municipalities (FCM) re: Voluntary Invoice FCM Legal Defense Fund
      CAO Osborne explained that the correspondence indicates the FCM have exhausted their legal defense fund used to represent the interests of municipalities. She advised they are asking Council to voluntarily contribute to their fund adding that an amount has not be specified nor was it included in the budget. She stated that staff is seeking direction on the matter. No action was taken.

Warden Zebian stated that he would like Council to consider supporting this initiative.

MOVED and SECONDED that Council support the National Campaign in favour of plain and standardized packaging of tobacco products. Motion Carried.

13. Miscellaneous / New Business

There was no new business.

14. Date of Next Meeting – May 9, 2017

15. Adjournment

MOVED and SECONDED that the meeting adjourn. Motion Carried.

The meeting adjourned at 8:50 p.m.

Abraham Zebian, Warden  Rhonda Brown, Municipal Clerk