MUNICIPALITY OF THE DISTRICT OF WEST HANTS
Council Minutes
November 14, 2017 7:00 p.m.
Sanford Council Chambers

1. Call to Order
Warden Zebian 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
M. Laycock Acting CAO, Director of Finance
K. Kehoe Director of Parks and Recreation
M. LeMay Director of Planning and Development
B. Carrigan Director of Public Works
S. Campbell Municipal Planner
R. Brown Municipal Clerk
C. Remme Executive Assistant/Communications Coordinator

There were 12 members of the public in attendance.

3. Announcements
Warden Zebian reviewed the fire evacuation procedures.

Councillor Zwicker encouraged Councillors to attend the unveiling of the new location of the Hantsport and Area Historical Society taking place on Saturday, November 18, 2017 at 2 p.m.

4. Approval of Agenda, including additions or deletions
MOVED and SECONDED that the agenda be approved as circulated with the following additions:
13.a Christmas Angels (Councillor Daniels)
13.b. Cheverie Crossway (Councillor Jannasch)
13.c. Water for Brooklyn (Councillor Keith)
Motion Carried.

5. Presentation(s)
There were no presentations.

6. Public Hearings
   a. Second Reading Land Use By-law Amendment to Add Museums to the Uses Permitted in the Commercial (C) Zone, Hantsport
MOVED and SECONDED that the meeting move into Public Hearing.
Motion Carried.

The meeting moved to a public hearing at 7:02 p.m.
The meeting reconvened at 7:08 p.m.

MOVED and SECONDED that Council gives Second Reading to and approves the amendment to the Hantsport Land Use By-law which will add “museums” to the list of permitted uses in the Commercial (C) Zone, attached as Appendix A to the Second Reading report dated November 14, 2017.
Motion Carried.

b. Text Amendment to Allow Aquaponic Industries in the Hamlet Industrial (M-2) Zone; and Map Amendment to Amend 1989 Wentworth Road, Hamlet of Newport Station (PID45403946) from Rural Residential (R4) Zone to Hamlet Industrial (M-2) Zone

MOVED and SECONDED that the meeting move into Public Hearing.
Motion Carried.

The meeting moved to a public hearing at 7:09 p.m.
The meeting reconvened at 7:17 p.m.

MOVED and SECONDED that Council gives Second Reading to and approves the amendment to the West Hants Land Use By-law to add aquaponics industries as a permitted use in the Hamlet Industrial (M-2) Zone, and to amend the zoning of the lot located at 1989 Wentworth Road, Hamlet of Newport Station; PID # 45403946 from the Rural Residential (R4) Zone to the Hamlet Industrial (M-2) Zone on the Zoning Map of the West Hants Land Use By-law, attached as Appendix A to the Second Reading report dated November 14, 2017.
Motion Carried.

7. Approval of the Council Minutes of October 10, 2017, Public Hearing Minutes of October 10th (Second Reading Application to Rezone 7 Jubilee Lane) and (Second Reading Text Amendments to the Hantsport Land Use By-law to limit the height of buildings and limit the number of units within a multi-unit dwelling in the R3 Zone), and Special Council Minutes of November 1st, 2017

MOVED and SECONDED that the Council Minutes of October 10, 2017, Public Hearing Minutes of October 10th (Second Reading Application to Rezone 7 Jubilee Lane) and (Second Reading Text Amendments to the Hantsport Land Use By-law to limit the height of buildings and limit the number of units within a multi-unit dwelling in the R3 Zone), and Special Council Minutes of November 1st, 2017 be approved as circulated.
Motion Carried.

8. Business Arising from Minutes and any Related Correspondence
There was no business arising or any related correspondence.

Warden Zebian read his report.

Councillor Daniels stated she would have liked to have had attended the Remembrance Day Banquet and Dinner held at the Windsor Legion to be given the opportunity to talk to and thank the veterans. Warden Zebian noted that he would ensure the invitation is circulated to all Councillors in the future.

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)
a. Committee of the Whole
   i. Excerpts October 24, 2017

Anti-Littering Committee

MOVED and SECONDED that Council develop a Committee of Council in collaboration with the Town of Windsor with the potential committee structure members as outlined in the Committee of the Whole Anti-Littering Initiative Report dated October 10, 2017.
Motion Carried.

Inter-Municipal Membership Agreement Region 6

MOVED and SECONDED that staff be instructed to look at the requirements of the Municipality to be part of Region 6 and to investigate ways to make the meetings more efficient.
Motion Carried.

UNSM Spring Conference – Citizens on Patrol Groups

MOVED and SECONDED that the Municipality pursue waiver of vehicle registration for Citizens on Patrol groups at the UNSM Spring Conference.
Motion Carried.

b. Planning Advisory Committee
   i. Items Not Brought to Council from May 18th, 2017 PAC/HAC Meeting:
      1. Alteration Guidelines for Municipally Registered Heritage Properties; and
      2. Heritage Grant for 376 Falmouth Dyke Road

MOVED and SECONDED that Council approve the list of alterations to municipally registered heritage properties which will be considered non-substantial for all municipally registered properties, which is attached as Appendix A to the Staff Report dated May 18, 2017.
Motion Carried.

MOVED and SECONDED that Council provide a maximum grant of $5,000 to Mrs. Maureen Perry, owner of 376 Falmouth Dyke Road, in order to facilitate the alternations to the main building located at 376 Falmouth Dyke Road listed in Appendix A of the report dated May 18, 2017, and that on a without prejudice basis, the funding be approved retroactively to June 13, 2017, and provided from account #0126110-21130 only in accordance with the provisions of the Municipal Heritage Property Conservation Work Grant Guidelines.
Motion Carried.

c. Report of the Chief Administrative Officer
   i. Brooklyn Highspeed Internet Additional Funds (Recommendation Report)

The Director of Finance and Acting CAO reviewed the report.

The Director spoke of the Make Ready applications which are a requirement of both Nova Scotia Power (NSPI) and Bell Aliant to ensure the poles are used correctly and adhere to safety and regulatory requirements. He went on to say that the applications were received back from NSPI and Bell Aliant with a combined total cost of $61,081.22 including net HST with an additional cost of $20,000 to cover a water crossing permit.

The Director advised Council that he intended to speak to NSPI to get a better understanding of the cost noting that 84% of the Make Ready cost would be used to remove tree branches that encroach the poles and fibre line. He continued by saying that it is important that Council understand that the Make Ready applications costs are at the complete discretion of NSPI and Bell Aliant. He added that there is currently no formal way to appeal their decisions on cost and required work nor a clear timeline on when the work will be completed which has implications on the proposed extension.

The Director of Finance advised Council that with combined costs the project is expected to cost $276,000 which is approximately 5% of the Gas Tax fund.

Councillor Zwicker spoke of his experiences with Nova Scotia Power asking if it is reasonable for the Municipality to cover the cost for tree trimming for the utility suggesting that it should be cost shared. The Director responded he had heard from another municipal unit while at the UNSM conference that there is a possibility that the cost could be negotiated. He went on to say that the Municipality had made the Province aware of the issues and will be following up with a letter to the Municipal Advisor.

Councillor Monroe voiced that Nova Scotia Power has a requirement to trim trees every five years and suggested that an inquiry be made for a copy of when they were last trimmed to ensure that the costs are not being uploaded to municipalities. She suggested that Council write a letter to the UARB or a letter of complaint to the utility.
MOVED and SECONDED that Council approve an additional $76,000 to be used from the Gas Tax Fund, for a total Municipal Gas Tax contribution of $201,000 towards the Brooklyn High Speed Internet project.
Motion Carried.

MOVED and SECONDED that Council instruct the Warden and the Municipal Clerk to sign the amending agreement with the Province for the Municipal and Community Rural High-Speed Internet Funding project extending the completion date to January 31, 2018.

Councillor Hussey asked if the timeline was realistic. The Director of Finance responded that the deadline is for reporting to the Province noting it is tight, but he believed it would be able to be met. 
Motion Carried.

Councillor Daniels asked if there were similar grants for expansion of internet service noting that there are many residents and small business owners on the Chester Road and in the Vaughan area that have complained about internet service. She went on to say that it is a necessity as Council is looking to encourage commercial growth. The Director of Finance spoke of the Connect to Innovate program which is intended to have a tower put at the Southwest Hants Fire Station that would broaden the range which would potentially address the issues. He noted that the Municipality should soon hear back from the program.

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

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

   f. MCCAP Committee
There was no report of the MCCAP Committee.

   g. Other Committee Reports or Recommendations
      i. Davidson Lake Watershed Committee
Warden Zebian reviewed the Davidson Lake Watershed Committee report.

      ii. Falmouth Watershed Committee
Warden Zebian reviewed the Falmouth Watershed Committee Report.

12. Correspondence
   a. Hants County Exhibition re: Thank You
   b. October 4, 2017 – Municipal Affairs, Office of the Minister re: Thank you
   f. October 25, 2017 - Windsor Hockey Heritage Society re: Response to Expenditure of West Hants Council Financial Contribution

13. Miscellaneous / New Business
   a. Christmas Angels (Councillor Daniels)
Councillor Daniels spoke of the history of the Christmas Angels program which began in 1977 noting the program addresses food and other insecurities for families in both West Hants and Windsor. She went on to say that she was speaking with one of the founders of the program, Lloyd Smith, about the decrease in participation of schools in the area and the difficulty they were experiencing in finding performers.

The Councillor went on to say that she would like to see participation from the schools increase not only to fill the vacant spots in the program but because it increases their understanding of the social aspects the program fulfills. She went on to say that she felt as though the decrease was a residual affect from “work to rule” which came into affect after the teachers strike. Councillor Daniels suggested that a letter be written on behalf of the
Municipality to the teacher’s union and copied to the Premier, Department of Education, Annapolis Valley Regional School Board and the MLA about the impact that the “work to rule” has had on Christmas Angels. Warden Zebian voiced that he recognized the importance of the issue expressing he felt as though there should be a strong voice behind the topic.

Councillor Hussey stated that he supported writing the letter but questioned if it would have any impact. Councillor Daniels expressed that Council’s role is to advocate for residents noting the effect that a united Council has. Councillor Monroe suggested the school board members be invited to Committee of the Whole to have a discussion on the issue.

Councillor Leopold asked for clarification on how schools not participating is affecting the outcome of the program. Councillor Daniels stated that the local schools often made up a large portion of the program so the organizers have been left having to search for entertainment to ensure the programs success. She went on to say that, by participating, it helps children to understand the social cause and recognize the impact they can make which may continue to adulthood. Councillor Hussey added that there are many people who no longer watch the program because their children are not involved.

Councillor Leopold cautioned that Council should consider contacting the schools to see what programs they run outside of Christmas Angels to support families in need adding that she would not like to see Council offend any of the teaching staff.

Councillor Francis voiced that she believed the issue was far broader than participation in Christmas Angels noting that she felt as though “work to rule” is still affecting students. She went on to say that she supported Councillor Leopold’s statement that Council should be cautious as to not offend any teachers as well as affect any of the programs they have in place to support the communities.

Councillor Daniels reiterated that it is Council’s responsibility to advocate for the important social programs in West Hants communities.

There was discussion surrounding the wording of the motion.

MOVED and SECONDED that Council write a letter to Teacher’s Union, the Minister of Education, MLA Chuck Porter, the Premier, the Annapolis Valley Regional School Board and Christmas Angels addressing Council’s concern with lack of participation in important social programs such as Christmas Angels.

Motion Carried.

Councillor Leopold, Councillor Francis and Councillor Jannasch voted nay.

b. Cheverie Crossway (Councillor Jannasch)

Councillor Jannasch spoke of an initiative undertaken by residents for improvements to the Cheverie Crossway which, as part of the Highway 215, is a vital transportation link from Cheverie to Walton and one of the few sites which allow easy access to the Fundy shoreline. He went on to say that residents were concerned about the integrity of the roadway because of erosion caused by rising sea levels and storm surges.

The Councillor informed Council that the residents were looking to ensure long term viability of the road and creation of a modest destination and stopping place for visitors and tourists. He went on to say that the group are in search of an innovation solution; maintaining the integrity of the area would be one that highlights climate change adaptation and add to the natural beauty the location holds.

Councillor Jannasch advised Council that both the Federal government, through ACOA, and the Provincial government, through the Department of Transportation and Infrastructure Renewal, have participated in meetings with the community members and have indicated their support. The Councillor went on to say that they are looking for leadership from the Municipality to initiate the necessary studies to determine how the Cheverie Crossway can be maintained as a transportation link and be developed as a tourist destination.
The Councillor requested that discussions be held at the next MCCAP meeting on how to move the project ahead. Councillor Daniels stated that the next meeting of MCCAP would be taking place on December 5th, adding the topic would be on the agenda.

c. Brooklyn Water (Councillor Keith)
Councillor Keith spoke of the staff report that was presented to the Committee of the Whole on October 24th on water services to Brooklyn stating he would like to follow up on its suggestion of determining interest of the residents and to understand what a quarterly bill may cost them.

MOVED and SECONDED that Council direct the CAO to use the information provided in the October Committee of the Whole report and further build on it by creating an estimate of what a quarterly water bill for an average water user in Brooklyn may cost. Motion Carried.

14. Date of Next Meeting – December 12, 2017

Warden Zebian announced that the Rink Feasibility Study had been released to him and he would circulate it to Council after the meeting. He noted that the report would be made public on November 15.

The next Regular Council meeting will be held December 12, 2017.

15. Adjournment

MOVED and SECONDED that the meeting adjourn. Motion Carried.

The meeting adjourned at 8:09 p.m.

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Abraham Zebian, Warden        Rhonda Brown, Municipal Clerk