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

2. **Call of Roll**

<table>
<thead>
<tr>
<th>Present</th>
<th>Title</th>
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<tbody>
<tr>
<td>A. Zebian</td>
<td>Warden</td>
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<tr>
<td>R. Jannasch</td>
<td>Councillor District 1</td>
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<tr>
<td>K. Monroe</td>
<td>Councillor District 2</td>
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<tr>
<td>D. Keith</td>
<td>Councillor District 3</td>
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<td>T. Leopold</td>
<td>Councillor District 4</td>
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<tr>
<td>D. Francis</td>
<td>Councillor District 5</td>
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<tr>
<td>R. Hussey</td>
<td>Councillor District 6</td>
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<tr>
<td>J. Daniels</td>
<td>Councillor District 7</td>
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<tr>
<td>P. Morton</td>
<td>Deputy Warden</td>
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<tr>
<td>R. Zwicker</td>
<td>Councillor District 10</td>
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<tr>
<td>C. Osborne</td>
<td>Chief Administrative Officer</td>
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<td>M. Laycock</td>
<td>Director of Finance</td>
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<td>K. Kehoe</td>
<td>Director of Parks and Recreation</td>
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<td>M. LeMay</td>
<td>Director of Planning and Development</td>
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<td>B. Carrigan</td>
<td>Director of Public Works</td>
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<tr>
<td>S. Shah</td>
<td>Municipal Planner</td>
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<tr>
<td>C. McClare</td>
<td>Waste Reduction Coordinator</td>
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<td>R. Brown</td>
<td>Municipal Clerk</td>
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<tr>
<td>C. Remme</td>
<td>Executive Assistant/Communications Coordinator</td>
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There were 6 members of the public in attendance.

3. **Announcements**
Warden Zebian reviewed the fire evacuation procedures. He extended holiday wishes to everyone.

Councillor Leopold spoke of the food drive taking place at the Municipal office and encouraged Councillors to take part. It was noted that the deadline for submissions was December 13th at 1:00 to allow time for the food to be delivered to local foodbanks.

4. **Approval of Agenda, including additions or deletions**

**MOVED and SECONDED that the agenda be approved as circulated with the following additions:**

13.a. Inter-municipal Agreement Hockey heritage center (Councillor Francis)

11.a. ii. Special Committee of the Whole Excerpts December 12, 2017 (Deputy Warden Morton)

Councillor Hussey suggested that agenda items 11.c.i. Supply of Organics Carts and 11.c.iv. Provision of Organic Waste Collection Service be deferred to January. CAO Osborne expressed that hearing the presentations from staff on the items could be helpful to Council, adding that any decisions or motion can be deferred until January.

**Motion Carried.**

5. **Presentation(s)**
There were no presentations.

6. **Public Hearings**
There were no Public Hearings.

7. **Approval of the Council Minutes of November 14, 2017, Public Hearing Minutes of November 14, 2017 (Second Reading Land Use By-law Amendment to Add Museums**
to the Uses Permitted in the Commercial (C) Zone, Hantsport and (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 Council Minutes of November 14, 2017, Public Hearing Minutes of November 14, 2017 (Second Reading Land Use By-law Amendment to Add Museums to the Uses Permitted in the Commercial (C) Zone, Hantsport) and (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) 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. He thanked everyone involved in the Christmas Angels telethon noting that this year was their most successful event raising $45,495. The Warden advised Council that the Town of Windsor had the Municipality’s request for a discussion in open council on the Feasibility Study to assist in the site selection for a hockey heritage museum on their agenda. He added that he had been speaking with representatives from the Province and was hopeful that there would be a positive outcome.

The Warden spoke of the break in the aboiteau in Hantsport noting that staff have been in contact with other governmental departments who are all keeping an eye on the situation as the structure protects a lot of important infrastructure. He noted that, as the aboiteau is privately owned, the repairs would be the responsibility of the property owner.

Warden Zebian concluded his report stating that he has been working on bringing businesses into the area and spoke of a new business coming to West Hants in the new year.

MOVED and SECONDED that the report be received and placed on file.
Motion Carried.

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 November 28, 2017

Live Streaming
MOVED and SECONDED that Council amend the Council Procedural Policy COGE-003.00 by adding section 6.1(h) to allow for live-streaming of meetings and add (h) as an exception in section 6.1 (f) as outlined in the Live Streaming Recommendation Report presented at the Committee of the Whole November 28, 2017.
Motion Carried.

Award of RFP WH17-01-Supply of one (1) new AWD SUV Vehicle
MOVED and SECONDED that Council award RFP WH17-01 to Dartmouth Chrysler Jeep Dodge and accept the proposal in the total amount of $29,478.61, including net HST.

Deputy Warden Morton noted that there were no local bids.
Motion Carried.

HMCC 2016-2017 Audited Statements
MOVED and SECONDED that Council accepts the audited financial statements provided from HMCC and that any 2016-17 hold backs and eligible 2017-18 area rate payments be made to HMCC for the purposes of providing the services defined in the 2017-18 budget.
Motion Carried.

Rotary Club Sign – New Fire Station
MOVED and SECONDED that Council direct staff to investigate additional information on the request for the Rotary Club Sign for the West Hants Fire Service Brooklyn Station 2. Motion Carried.

Hockey Heritage Center – Sub Committee
MOVED and SECONDED that Council hold a special Joint Council meeting to discuss moving the Hockey Heritage Center forward.
Motion Carried.
Councillor Zwicker voted nay.

Naming of Avon View High School Bursary – Jeanne Bourque Carpe Diem Memorial Bursary
(Oct. 24 Committee of the Whole -omitted in error)
MOVED and SECONDED that Council name the current $500 bursary designated to an Avon View High School graduate going into a Trades program to the Jeanne Bourque Carpe Diem Memorial Bursary, to be given to a graduating student entering an NSCC program who has been an active volunteer in his/her school and/or home community; with first consideration given to students entering an Energy Futures Program OR Engineering and Applied Sciences OR Natural Resources and Environment Programs. Motion Carried.

ii. Excerpts December 13, 2017

Strategic Plan
MOVED and SECONDED that Council adopt the Strategic Plan as presented at Committee of the Whole on November 28, 2017.
Motion Carried.

b. Planning Advisory Committee
i. First Reading - Ted Harvey Application for a Development Agreement to permit a Distillery and Distillery Retail Store at 329 Falmouth Dyke Road, Falmouth, West Hants (PID 45370780) (Recommendation Report)

MOVED and SECONDED that Council approve First Reading and proceed to Public Hearing and Second Reading to consider entering into a development agreement to allow a distillery and retail operations at 329 Falmouth Dyke Road, (PID45370780) which is attached as Appendix A in the Planning Advisory Committee Staff Report dated November 16, 2017 and as amended by direction of PAC to reduce the hours of operation and require the applicant to hire a fire protection engineer. Motion Carried.

ii. First Reading – Mr. Mitch Brison, West Hants Land Use By-law: Map Amendment & Text Amendment (Recommendation Report)

MOVED and SECONDED that Council approves First Reading and proceed to Public Hearing and Second Reading to consider amending:

1) The map of the West Hants Land Use By-law to amend the zoning of lands within the Underwood Road area from the Two Unit Residential (R-2) Zone to the Multiple Residential (R-3) Zone as attached as Figure 3 to the Planning Staff Report to Council dated December 12, 2017; and

2) The text of the West Hants Land Use By-law to limit development in the Underwood Road area; decrease the minimum lot frontage and front and side yards in the Two Unit Residential (R-2) zone and the Residential Multiple (R-3) zone; and add a definition for Community Use/Local Commercial Building as attached as Appendix A to the Planning Staff Report to Council dated December 12, 2017.

Motion Carried.

iii. Request for Heritage Permit (Dimock House, 744 Highway 236, Scotch Village) (Recommendation Report)

MOVED and SECONDED that Council considers that the removal of the Selkirk chimney, the replacement of the existing rain gutters and down spouts with either vinyl or aluminum versions, including adding gutters and downspouts where needed, and the
removal of one window on the east side of the ell are non-substantial alterations and advise the applicant that no Heritage Permit is required. Motion Carried.


MOVED and SECONDED that Council provide a maximum grant of $5,000.00 to Dawson Shupe and Hailee Kehoe, owners of 744 Highway 236, Scotch Village, in order to facilitate the alterations to the main building located at 744 Highway 236, Scotch Village listed in Appendix A of the report dated November 16, 2017, and that the funding be 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. Supply of Organics Carts (Recommendation Report)

CAO Osborne reviewed the Supply of Organics Carts Recommendation Report. She noted that the recommendation is one piece of the implementation of organics pick up for West Hants and called on the Director of Public Works to speak on the report.

The Director of Public Works advised Council that it was not necessary to decide on the award of the tender immediately but warned that delay in the decision could affect the price of the units as well as an efficient roll out to ensure the product is received by each home prior to the implementation of organics pick up slated for April 2018. He noted that the tenders each had a price guarantee that would expire on January 16, 2018, 60 days after the opening.


   ii. Committee Community Representative Appointments (Recommendation Report)

The Municipal Clerk reviewed the report.

Councillor Monroe spoke of a resident in her riding who was looking to join the Police Advisory Committee and asked where the advertisements were placed for the positions. The Municipal Clerk responded that the ads were on the Municipal Website and Facebook page as well as posted in the Valley Journal Advertiser. She noted that positions for Provincial Representatives are posted by the Province adding that she was unsure when the nominations took place.

MOVED and SECONDED that Council appoints Richard Neily and David Porter to the Falmouth Watershed Committee until November 2019. Motion Carried.

MOVED and SECONDED that Council appoints a representative for Timberland Holdings 2010 to the Davidson Lake Watershed Committee until November 2019. Motion Carried.

MOVED and SECONDED that Council appoints Raymond Meehan and George Pineo to the Police Advisory Board until November 2019. Motion Carried.

   iii. Gas Tax Funding – South West Hants Fire Society (Recommendation Report)

The Director of Finance reviewed the report.

MOVED and SECONDED that Council approve the use of $5,000 of Gas Tax monies to fund upgrades to the South West Hants Fire Society building heating system. Motion Carried.

CAO Osborne advised Council that staff worked to put all options for Council on the provision of organic waste collection services in a simplified form that covered all the variables. She went on to say that it was not necessary for Council to make a decision at the meeting.

The CAO explained that staff first looked at the total costs for the collection including the annual operating costs then looked at options for funding and how each funding option would affect the rate payers. She went on to say that all the information used in the recommendations are included in the appendix of the report.

The Director of Public Works spoke of the inventory costs noting that staff had negotiated a price for taking over the green carts from Waste Management for the community of Hantsport. He went on to say that there is normally a need to buy a cart for 80% of the households in each community, as some are shared in locations such as apartment buildings. He stated that the inventory costs would be $408,890.

The Director went on to speak of the operating costs. He spoke of the collection costs noting that Council had the option of removing the special collections such as Christmas tree pick up which would be a savings in the cost. The Director spoke of the tipping fee noting that the cost had decreased since the first report to Council, from $110/tonne to $95/tonne plus net HST. He noted that depreciation is now included in the operating costs. The Director of Finance pointed out that Hantsport Operational costs are included in the recommendation report as the cost is moving from an area rate to the general tax rate.

The Director of Finance reviewed the four options Council could choose from to fund the collection. He advised that the cost could be covered through the general tax rate or by assessment account number with the idea that the total cost would be divided by the assessment account number. He went on to say that there is the option to fund the service through residential and commercial tax codes or by dwelling units.

The Director reviewed the costs to purchase the inventory to residents for each of the options noting that the figures presented were if the Municipality chose to place the entire cost on the residents. He then reviewed funding options to alleviate some of the costs to the residents. He recommended that Council consider drawing $200,000 from the Diversion Credit Reserve and the remaining from the Operating Reserve to decrease the cost to residents. He added that there is also the option of borrowing to cover the cost over a ten-year period with a paying back $49,165 per year.

Councillor Hussey asked how the costs would be determined in areas such as the Crossing where land is leased. The Director of Finance replied that there would be areas where it would have to be determined how to finance the carts adding there would be exceptions to any option.

Councillor Zwicker asked if the figures presented reflected the reduction in tipping fees to which the Director of Finance responded yes. The Councillor asked what was currently being charged to Hantsport residents as an area rate for their organic pick up. The Director responded that the residents are currently paying $54,000. The Councillor voiced he felt as though the cost for the service should be included in the area rate.

The Director of Finance advised Council that the direct impacts on tax payers would be seen through either an increase in the general tax rate, the addition of an annual flat fee or Council could absorb the increase and cut other municipal services.

The Director spoke of the three options for annual collection services funding. He stated the first option would be to use tax savings from changes to the waste collection services of approximately $124,542 to lower the impact on the general rate. He went on to say that the second option would be to charge per user and use the tax savings to potentially lower or maintain the general tax rate. The Director advised that the third and recommended option
would be to add green cart service to the general rate and apply savings from the new garbage contract to offset the overall increase.

The Director of Finance noted that the third option would allow for greater flexibility to absorb the cost of the new service over time and would lower the impact on the taxpayer. He added that option three reflected how other services are done in the Municipality outside of area rates.

Councillor Monroe asked if there was a protocol in place for those residents who do not want to use the green carts. CAO Osborne spoke of the practices in other municipal units where when a green cart is issued to a household they are then responsible for it. Warden Zebian added that the green bin generally goes with the property.

Councillor Monroe spoke of the option of tying the cost to the assessment number noting that there are many properties, such as wood lots, that would not require a green bin. She went on to say that she felt that the bins should cost the same for all residents. The Councillor went on to say that basing the cost on assessment was placing the cost on those that have higher assessments and subsidizing those with a lower assessment.

Councillor Jannasch spoke of the different types of properties throughout West Hants noting that many farms in the area have many parcels of land. He asked how the costs would be determined in cases such as that. The Director of Finance stated that the situation would be the reality of choosing to fund the service on a per unit basis noting that the general rate would be the most proportionate way to cover the cost. CAO Osborne noted that staff are recommending the method that would affect the most people the least. She added that the average household in West Hants is assessed at $140,000 and would see an increase of $42.36/year on their tax bill.

Warden Zebian noted that the cost of the service presented to Council at the time the motion went forward was $55/year noting that the figure had increased since the vote.

Councillor Jannasch spoke of the impact of using the reserves noting Council struggles to ensure that there is money in the accounts at budget time. He went on to state that he did not feel comfortable using it for a service that half of the residents of West Hants did not want.

Councillor Daniels asked if there would be compost pick up offered in the private developments. The Director of Public Works stated that general practice is to have a few carts placed in the area where waste is currently picked up in those areas. She asked if consideration was given to areas where wildlife, such as bears, regularly get into the garbage. The Director noted that the recommended cart has a bear proof lid.

Councillor Daniels went on to say that she supported funding the service through the general tax rate and spoke of economies of scale. She voiced that services such as green bins attract people to the area and spoke of the economic development portion of the strategic plan. The Councillor asked if businesses would have to pay an additional cost for the service noting that many of them are currently paying for organic pick up. The Director responded that as long as the business fell in line with the residential collection guidelines there would be no additional cost.

Councillor Monroe stated that her biggest concern is that the service is being offered on the backs of those who have a property assessment above the average of $140,000 voicing that she did not feel as though it was an equitable way to share the cost.

Councillor Leopold expressed that she was in support of offering the service and that the general tax rate was the most appropriate way for it to be funding.

Councillor Leopold spoke of the Supply of Organics Carts recommendation report stating that she was under the understanding that there would be discussions at Council asking why the request for proposal was sent out prior to the discussions. The CAO noted that all vendors who replied to the service tender stated that the supply of carts would be a
negotiated item. She went on to say that the tender was put out by staff to ensure carts would be available at the time that the service was ready to be rolled out to residents.

Councillor Leopold asked if REgroup who had been awarded the contract for waste collection had been asked if they were interested in supplying the carts and if the tender was put out to ensure that the Municipality received the lowest cost. The CAO responded that staff approached vendors to get information for the reports then again in the form of the request for tender.

Councillor Leopold asked what the additional product benefits were which had staff recommending the cart that is not the lowest bid. The Director of Public Works advised that the recommended carts had a round bottom which enables them to be dumped and cleaned easier and where they did not have holes in the bottom they were less likely to attract rodents. He went on to say that the carts are also proven to be more stable which addresses the concern that many residents had regarding pulling the carts to the end of their driveway. Councillor Leopold asked if the producer of the cart was local to which the Director responded the carts are made in New Brunswick. The Councillor asked for the life expectancy of the carts to which the Director of Finance responded twenty years adding that the depreciation is based on 5% of the cost of the carts. The Director of Public Works noted that there is a ten-year warranty on the carts.

Councillor Leopold spoke of the provision fund asking if the $20,000 being recommended for the fund falls in line with the operating reserve policy. The Director of Finance advised that the contingency fund could be defined as an unexpected event and was important to include. The Councillor asked where the figure came from to which the Director responded that the figure was an estimated figure that he felt was reasonable. The Director went on to say that Council had the option to not include it. He advised that the cost would only be in year one of providing the service.

Councillor Leopold stated that she determined the inventory cost, based on the information in the report, to be $73 per cart asking if the price included distribution. The Director of Public Works responded yes. She asked why the figure of 7,500 units, which was presented to residents when they voted on having the carts, had changed to 5,600. The Director of Public Works stated that the earlier figures were based on information that was at hand.

The Councillor spoke of the delivery location asking why the choice was made to deliver the organics to the Aylesford location when East Hants had not yet confirmed. The CAO advised that the report was based on information that had been received adding that the vendor stated they would haul the organics to either location at no additional cost.

Councillor Leopold voiced that she understood that there were a number of residents who did not wish to use the green carts expressing that there are many services that are currently covered through the general rate that are not used to the same degree by all residents. She went on to say that the green bins will be delivered to use at the resident’s convenience and it would be up to them to use them or not to use them. The Councillor went on to say that she would like to see community education on the use of the bins voicing she is committed to offering the service to residents.

Councillor Francis asked for clarification surrounding REgroup being approached to supply the carts asking if they were simply not interested in the idea. The Director of Public Works noted that there was no submission from REgroup on the request for tender. The CAO added that all the responses received for the master collection of organics stated they would be willing to negotiate the purchase of the carts; noting when approached REgroup was not interested. Waste Coordinator, Christine McClare informed Council that, when approached, REgroup was of the belief that they would not be able to be competitive with the pricing they could offer.

Councillor Hussey questioned why cart supply was not included in the original tender that was seeking those interested in providing the service noting that the cost could have lowered for the carts if that had been done. He went on to say that the residents and Council
were told that the cost would be $55 per year which included the cost of the carts noting that the price has now doubled.

Councillor Francis voiced that the topic should be revisited to ensure that the residents are getting the best value.

Warden Zebian expressed that he appreciated all the work done by staff then agreed that the cost had increased since it went out to residents.

Council made the decision to defer further discussion to January.

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
   There were no other committee reports or recommendations.

12. Correspondence
   a. October 24, 2017 – Natural Resources, Office of the Minister re: Concerns Proposed Harvest Plan
   b. November 16, 2017 – Municipality of the District of St. Mary’s to UNSM re: Rebranding UNSM

   MOVED and SECONDED that Council write a letter to the president of the UNSM and echo what the Municipality of St. Mary’s state and that they should revisit the rebranding of the name of the organization.
   Motion Carried.
   c. December 1, 2017 – UNSM Board Report

13. Miscellaneous / New Business
   a. Inter-municipal Agreement Hockey Heritage Center (Councillor Francis)
      Councillor Francis voiced that she felt as though the project was not moving forward and would like to meet with the Town of Windsor to review the findings of the Feasibility Study done by the Province. The Councillor went on to say that she would like to see both Kings Edgehill School and the Long Pond Hockey Society removed from the Inter-municipal agreement until it was determined what direction the project was going in.

   MOVED and SECONDED that Council approach the Town of Windsor to amend the intermunicipal agreement to remove Kings Edgehill School and the Long Pond Hockey Society until a decision is made as to which direction we are moving.

   Councillor Monroe agreed noting that she did not want to see Council in a position that something has to be signed without consideration.

   Councillor Hussey suggested that a request be put forth to hold a special joint council meeting to have the discussion.

   Councillor Leopold pointed out the Agreement also identified Long Pond as the location and suggested that that portion be amended as well.

   MOVED and SECONDED to amend the motion to remove Long Pond as the location and Long Pond Hockey Society and Kings Edgehill School as a board member.
   Amendment Carried.
   Councillors Hussey, Daniels, Zwicker, and Monroe voted nay.

   The final wording of the main motion was as follows:
MOVED and SECONDED that Council approach the Town of Windsor to amend the Inter-Municipal Agreement removing Long Pond as the site of the Hockey Heritage Centre and Long Pond Arena Society and Kings Edgehill School as Board members.
Motion Carried.
Councillors Hussey, Daniels, Zwicker and Monroe nay.

14. Date of Next Meeting – January 9, 2018

The next Regular Council meeting will be held January 9, 2018 at 7:00 p.m.

15. Adjournment

MOVED and SECONDED that the meeting be adjourned.
Motion Carried.

The meeting adjourned at 8:58 p.m.

_________________________   _________________________
Abraham Zebian, Warden       Rhonda Brown, Municipal Clerk