

WEST HANTS REGIONAL MUNICIPALITY
Council Meeting Agenda **AMENDED**
February 28, 2023 - 5:00 p.m.
Virtual via Zoom (also FB Livestream)



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) 2023-01-24 Council Meeting Minutes
 - b) 2023-01-24 PH Minutes, 394 Greenhill Road, Greenhill PID 45118502, Development Agreement
 - c) 2023-01-24 PH Minutes, Coastal Protection Plan - Hantsport, West Hants and Windsor
 - d) 2023-01-24 PH Minutes, Cole Drive, Windsor and West Hants MPS and LUB Amendments, PID 45366432
 - e) 2023-01-24 PH Minutes, WH Land Use By-Law Housekeeping Amendments
7. Public Hearings
 - i. West Hants, Bog Road, Hantsport/Hants Border PIDs 45366473, 45366481, 45366499, 45366507, and 45366515, Rezoning – Planner Dunphy (2 reports with 2 recommendations)
 - ii. Burgess Crescent, Windsor PID 45338688, Development Agreement – Planner Dunphy (1 report with 2 recommendations)
 - iii. Hwy 215, Cheverie PID 45178944, Development Agreement – Planner Dunphy (1 report with 2 recommendations)
 - iv. 4190 Hwy 1, Garlands Crossing PID 45003357, Development Agreement – Director Poirier (1 report with 2 recommendations)
 - v. Hantsport, West Hants and Windsor: Linking the Public Participation Program Policy to the Municipal Planning Strategy - Director Poirier (3 reports with 3 recommendations)
8. Second Readings
 - i. West Hants, Bog Road, Hantsport/Hants Border PIDs 45366473, 45366481, 45366499, 45366507, and 45366515, Rezoning – Planner Dunphy) (2 reports and 2 recommendations)

- ii. Burgess Crescent, Windsor PID 45338688, Development Agreement – Planner Dunphy (1 report with 2 recommendations)
 - iii. Hwy 215, Cheverie PID 45178944, Development Agreement – Planner Dunphy (1 report with 2 recommendations)
 - iv. 4190 Hwy 1, Garlands Crossing PID 45003357, Development Agreement – Director Poirier (1 report with 2 recommendations)
 - v. Hantsport, West Hants and Windsor: Linking the Public Participation Program Policy to the Municipal Planning Strategy - Director Poirier (3 reports with 3 recommendations)
9. Unfinished Business/Postponed Motions - None
10. Mayor’s Report
11. Committee(s) of Council Excerpts/Recommendations
- a) Committee of the Whole Excerpts (February 14, 2023)
 - i. Audit Committee Citizen Member Appointments
 - ii. College Road Tender WHRMPW22-09
 - iii. Meander River Renaming
 - iv. Noise and Community Standards By-law (Presentation including new recommendation)
 - v. Tax Write Off
 - vi. Temporary Borrowing Resolution (6 recommendations)
 - vii. Tregothic Marsh Body
 - viii. Valley Regional Enterprise Network (VREN)
12. Councillor Municipal Business/Activity Reports
- a) Councillor Ivey, District 11 Activity Report
13. Correspondence
- a) Information
 - 1. Avon Causeway Activity Log as of February 24th, 2023 - None
 - 2. Correspondence Received Activity Log as of February 24th, 2023
 - i. 2023-02-23 Hants County Federation of Agricultural and the Great Falmouth Marsh Body re Remaining ACOA funds
 - 3. Fort Edward Activity Log as of February 24th, 2023
 - i. 2023-02-16 Jon Hall Re Funding History at West Hants Historical Society
 - 4. Storm Wastewater Activity Log as of February 24, 2023 - None
 - b) Requests – None
 - c) Outgoing Correspondence Log as of February 24th, 2023

- i. 2023-02-15 Deputy Minister of Environment and Climate Change re costs incurred for fencing at 417 Wentworth Road
- 14. New Business - None
 - a) Provincial Intersection Street Lighting Request for Decision – Councillor M. McLean
- 15. In-Camera - None
- 16. Next Meeting Date / Adjournment – March 14, 2023 Committee of the Whole 6 p.m.

WEST HANTS REGIONAL MUNICIPALITY
Council Meeting Minutes
February 28, 2023 - 5:00 p.m.
Sanford Council Chambers, 76 Morison Dr, Windsor, NS
And virtually via Zoom (also Facebook Livestreamed)



1. Call to Order - Mayor Zebian called the meeting to order at 5:00 p.m.
2. Attendance

Council:

Abraham Zebian, Mayor	Paul Morton, Deputy Mayor, District 8
Rupert Jannasch, Councillor, District 1	Bob Morton, Councillor, District 6
Scott McLean, Councillor, District 2	John A. Smith, Councillor, District 9
Mark McLean, Councillor, District 3	Laurie Murley, Councillor, District 10
Jeff Hartt, Councillor, District 4	Jim Ivey, Councillor, District 11
Debbie Francis, Councillor, District 5	

Regrets:

Ed Sherman, Councillor, District 7

Staff:

Mark Phillips, Chief Administrative Officer	Deanna Snair, Municipal Clerk
Shelleena Thornton, Mun. Admin Supervisor	Sara Poirier, Dir. Planning & Development
Diana Gibson, Acting Dir. Financial Services	Alex Dunphy, Planner
Todd Richard, Dir. Public Works	

Regrets:

Kathy Kehoe, Dir. Community Development

Presenters/Public

Three (3) in the Gallery
Monica Sweetapple, Architect, Garlands Crossing Development
Paul Dec, UPLAND

3. Announcements (5:00 p.m.)
 - Mayor Zebian acknowledged that we are in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq People and that this land is governed by the treaties of Peace and Friendship signed in 1726. West Hants Regional Municipality also recognizes that we are all treaty people and have responsibilities to this land and each other.
4. Approval of the Agenda, including additions or deletions (5:02 p.m.)
Additions to the Agenda:

- Item 13 (2)(I) Correspondence 2023-02-23 Hants County Federation of Agricultural and the Great Falmouth Marsh Body re: Remaining ACOA funds
- Item 14 (i) Provincial Street Lighting Report
- Correspondence from Mr. Scott Brison would be read aloud during the Public Hearing.
- Correspondence from the Zwicker Lake property owners will be added for the next meeting.

MOVED BY COUNCILLORS M. MCLEAN AND IVEY THAT COUNCIL ADD THE PROVINCIAL STREET LIGHTING REPORT TO THE AGENDA . MOTION CARRIED Nays: Jannasch, Francis and Deputy Mayor P. Morton

Voting occurred by a show of hands.

5. Declaration of Conflict of Interest (5:03 pm)
 Mayor Zebian and Councillor Francis - item 11(vii) Tregothic Marsh Body due to both owning land.
 Councillor B. Morton - item 7(iv.) and 8(iv.) 4190 Hwy 1, Garlands Crossing PID 45003357, Development Agreement due to owning abutting lands and item 11 (ii) College Road Tender Release Recommendation Report due to affiliation with the development.

6. Approval of Previous Meeting Minutes (5:07 p.m.)

MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR FRANCIS THAT THE:

- A) 2023-01-24 COUNCIL MEETING MINUTES**
- B) 2023-01-24 PH MINUTES, 394 GREENHILL ROAD, GREENHILL PID 45118502, DEVELOPMENT AGREEMENT**
- C) 2023-01-24 PH MINUTES, COASTAL PROTECTION PLAN - HANTSPORT, WEST HANTS AND WINDSOR**
- D) 2023-01-24 PH MINUTES, COLE DRIVE, WINDSOR AND WEST HANTS MPS AND LUB AMENDMENTS, PID 45366432**
- E) 2023-01-24 PH MINUTES, WH LAND USE BY-LAW HOUSEKEEPING AMENDMENTS BE APPROVED. MOTION CARRIED**

7. Public Hearings (5:08 p.m.)

MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR FRANCIS TO MOVE INTO PUBLIC HEARING AT 5:08 P.M. MOTION CARRIED

The meeting moved into Public Hearing at 5:08 pm. Second Reading followed. Further information on the Public Hearing is available in the 2023-02-28 Public Hearing Minutes.

- i. West Hants, Bog Road, Hantsport/Hants Border PIDs 45366473, 45366481, 45366499, 45366507, and 45366515, Rezoning
- ii. Burgess Crescent, Windsor PID 45338688, Development Agreement
- iii. Hwy 215, Cheverie PID 45178944, Development Agreement
- iv. 4190 Hwy 1, Garlands Crossing PID 45003357, Development Agreement
- v. Hantsport, West Hants and Windsor: Linking the Public Participation Program Policy to the Municipal Planning Strategy

Mayor Zebian declared the public Hearing concluded at 6:50 p.m.

8. Second Readings (related to Item # 8 Public Hearings)

- i. West Hants, Bog Road, Hantsport/Hants Border PIDs 45366473, 45366481, 45366499, 45366507, and 45366515, Rezoning (6:51 p.m.)

MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR HARTT THAT COUNCIL PAUSE THE VOTE ON THE LOTS IN QUESTION UNTIL MORE INFORMATION IS PROVIDED RELATED TO WHEN THE LOTS IN QUESTION WERE REZONED FROM AGRICULTURAL TO RESIDENTIAL AND CONFIRMATION RELATED TO THE BOUNDARY LINE. MOTION CARRIED

Discussion Points:

- Department of Municipal Affairs and Housing confirmed the current mapping being used and zoning boundary was accurate according to their records on file.
 - A preliminary investigation by the Ombudsman's office occurred. Their role was to ensure correct processes were followed.
 - Zoning remained unchanged since the dissolution of Hantsport.
 - There were no Hantsport files to support rezoning from Open Space to Residential, although it would have been a public process. Taxation and zoning were different.
 - The initial agrologist report did not include the required PID.
 - A second agrologist report including the PID was submitted after the agrologists status was confirmed.
 - Farmland conservation was an important conversation that needs to occur.
- ii. Burgess Crescent, Windsor PID 45338688, Development Agreement (7:10 p.m.)

MOVED BY COUNCILLORS MURLEY AND DEPUTY MAYOR P. MORTON THAT COUNCIL GIVES SECOND READING TO AND APPROVES ENTERING INTO A DEVELOPMENT AGREEMENT TO PERMIT AN 8-UNIT TOWNHOUSE AND ATTACHED 20-UNIT APARTMENT BUILDING ON BURGESS CRESCENT, WINDSOR (PIO 45338688) WHICH IS SUBSTANTIVELY THE SAME AS THE AGREEMENT SET OUT IN APPENDIX B OF THE REPORT FILE #22-20B DATED FEBRUARY 28, 2023 . MOTION CARRIED

MOVED BY COUNCILLORS MURLEY AND DEPUTY MAYOR P. MORTON THAT COUNCIL REQUIRES THAT THE DEVELOPMENT AGREEMENT WITH FLORAN LAMBIE FOR BURGESS CRESCENT, WINDSOR (PIO 45338688) BE SIGNED WITHIN 120 DAYS FROM THE DATE OF FINAL APPROVAL BY COUNCIL OR THE DATE THAT ANY APPEALS HAVE BEEN DISPOSED OF; OTHERWISE THIS APPROVAL WILL BE VOID AND OBLIGATIONS ARISING HEREUNDER SHALL BE AT AN END. MOTION CARRIED

Discussion Points:

- The Development Agreement will be void if the 120-day time period lapses.

iii. Hwy 215, Cheverie PID 45178944, Development Agreement (7:14 p.m.)

Discussion Points:

- Concerned with the buffer zone, specifically with respects to a fence.

MOVED BY COUNCILLOR JANNASCH AND DEPUTY MAYOR P. MORTON THAT COUNCIL POSTPONE THE DECISION FOR 30 DAYS PENDING THE CLARIFICATION ON THE INCLUSION OF A FENCE IN THE BUFFER ZONE.

Discussion Points:

- The inclusion of a fence, signage and quiet hours included in the DA and could be added to the motion.
- The proposed Noise and Community Standards By-law would override a DA.
- Fencing properties/compositions are outlined with a DA.
- DA'S are complaint driven and would be enforced through By-law. Outside municipal office hours, RCMP would enforce noise infractions.
- Owners are proposing self-enforced quiet hours from 10 pm – 7am.

MOVED BY COUNCILLOR MURLEY AND JANNASCH TO AMEND THE MOTION TO INCLUDE SIGNAGE INDICATING PRIVATE PROPERTY AND QUIET HOURS FROM 10 PM -7 AM.

Discussion Points:

- Additional time was not required if Council was satisfied with adding the items in the motion. Planning's recommendation would remain the same with the added additions of the requested items. If the requested items (fence to be erected to prohibit unauthorized access to neighbouring properties, signage erected alerting people to not access private property and an addition of quiet hours from 10 p.m. -7 a.m.) were added to the DA, the 30-day delay could be removed.

The MOVER and SECONDER agreed to withdraw the amended motion at 7:38 p.m.

The MOVER and SECONDER agreed to withdraw the original motion at 7:41 p.m.

MOVED BY COUNCILLORS IVEY AND MURLEY THAT COUNCIL GIVES SECOND READING AND APPROVES ENTERING INTO A DEVELOPMENT AGREEMENT TO ALLOW A CAMPGROUND AT HIGHWAY 215, CHEVERIE (PID 45178944) REQUESTING THAT STAFF INCLUDE THE FOLLOWING ITEMS; A FENCE ALONG THE PROPERTY BOUNDARY, THE INCLUSION OF SIGNAGE ADVISING OF PRIVATE PROPERTY/NO TRESSPASSING AND QUIET HOURS BE FROM 10 PM - 7 AM WHICH IS SUBSTANTIVELY THE SAME AS THE DRAFT SET OUT IN ATTACHMENT B OF THE REPORT FILE #22-22 TO THE PLANNING AND HERITAGE ADVISORY COMMITTEE DATED DECEMBER 8, 2022 . Nays: Jannasch

MOVED BY COUNCILLOR MURLEY AND DEPUTY MAYOR P. MORTON THAT COUNCIL REQUIRES THAT THE DEVELOPMENT AGREEMENT WITH KRISTEN, JEFFERY, AND CODY ROSS FOR HIGHWAY 215, CHEVERIE (PID 45178944) BE SIGNED WITHIN 120 DAYS FROM THE DATE OF FINAL APPROVAL BY COUNCIL OR THE DATE THAT ANY APPEALS HAVE BEEN DISPOSED OF; OTHERWISE THIS APPROVAL WILL BE VOID AND OBLIGATIONS ARISING HEREUNDER SHALL BE AT AN END. MOTION CARRIED

Councillor B. Morton declared conflict at 7:45 p.m.

- iv. 4190 Hwy 1, Garlands Crossing PID 45003357, Development Agreement (7:45 p.m.)

MOVED BY COUNCILLOR SMITH AND DEPUTY MAYOR P. MORTON THAT COUNCIL GIVES SECOND READING TO AND APPROVES ENTERING INTO A DEVELOPMENT AGREEMENT TO PERMIT A FOUR (4) STOREY APARTMENT BUILDING CONTAINING 21 APARTMENT UNITS, ROOF TOP RECREATION SPACE AND UP TO 3,000 SQ. FT. OF COMMERCIAL SPACE ON PID 45003357 IN GARLANDS CROSSING IN A MANNER SUBSTANTIVELY THE SAME AS THE DRAFT SET OUT IN APPENDIX A OF THE REPORT FILE #22-30 B TO COUNCIL DATED JANUARY 24, 2023. MOTION CARRIED

MOVED BY COUNCILLORS SMITH AND MURLEY THAT COUNCIL REQUIRES THAT THE DEVELOPMENT AGREEMENT WITH JEAN ALPHONSE OF JOVANA CONSTRUCTION LIMITED FOR PID 45003357 IN GARLANDS CROSSING BE SIGNED WITHIN 120 DAYS FROM THE DATE OF FINAL APPROVAL BY COUNCIL OR THE DATE THAT ANY APPEALS HAVE BEEN DISPOSED OF; OTHERWISE THIS APPROVAL WILL BE VOID AND OBLIGATIONS ARISING HEREUNDER SHALL BE AT AN END. MOTION CARRIED

Councillor B. Morton returned at 7:47 p.m.

- v. Hantsport, West Hants and Windsor: Linking the Public Participation Program Policy to the Municipal Planning Strategy (7:47 p.m.)

MOVED BY COUNCILLOR SMITH AND DEPUTY MAYOR P. MORTON THAT COUNCIL APPROVES AMENDING THE TEXT OF THE HANTSPORT MUNICIPAL PLANNING STRATEGY BY ADDING BACKGROUND AND A POLICY REFERRING TO THE PUBLIC PARTICIPATION PROGRAM POLICY, AS SHOWN IN APPENDIX D OF THE JANUARY 12, 2023 REPORT FILE #22-31, MINIMUM PLANNING REQUIREMENTS REGULATIONS: HANTSPORT. MOTION CARRIED

MOVED BY COUNCILLOR SMITH AND DEPUTY MAYOR P. MORTON THAT COUNCIL APPROVES AMENDING THE TEXT OF THE WEST HANTS MUNICIPAL PLANNING STRATEGY BY ADDING BACKGROUND AND A POLICY REFERRING TO THE PUBLIC PARTICIPATION PROGRAM POLICY, AS SHOWN IN APPENDIX D OF THE JANUARY 12, 2023 REPORT FILE #22-32, MINIMUM PLANNING REQUIREMENTS REGULATIONS: WEST HANTS. MOTION CARRIED

MOVED BY COUNCILLOR SMITH AND DEPUTY MAYOR P. MORTON THAT COUNCIL APPROVES AMENDING THE TEXT OF THE WINDSOR MUNICIPAL PLANNING STRATEGY BY ADDING BACKGROUND AND A POLICY REFERRING TO THE PUBLIC PARTICIPATION PROGRAM POLICY, AS SHOWN IN APPENDIX D OF THE JANUARY 12, 2023 REPORT FILE #22-33, MINIMUM PLANNING REQUIREMENTS REGULATIONS: WINDSOR. MOTION CARRIED

9. Unfinished Business/Postponed Motions - None

10. Mayor's Report (7:51 p.m.)

Mayor Zebian provided a verbal report.

Summary points:

- Met with the Honourable Zach Churchill to discuss concerns related to municipalities (Fire department funding, J Class Roads, RCMP costs).
- Winter Carnival was a great success.
- Attended WH Ground Search and Rescue (GSAR) training, Literacy week events, and Heritage plaque presentation for 294 Falmouth Back Road.
- The VREN Liaison Oversight Committee will meet next week to discuss the IMSA (Intermunicipal Service Agreement) .
- Continued discussions with residents related to assessments, tax sale, roads, DAR land acquisition, speeding related concerns.
- Benjamin Mills Wind Project was approved, work will begin in the winter of 2023.

11. Committees of Council Recommendations

a) Committee of the Whole Excerpts ((February 14, 2023)

i. Audit Committee Citizen Member Appointments (7:55 p.m.)

MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR MURLEY THAT COUNCIL APPROVES THE RE-APPOINTMENT OF KATHRYN DUFFY TO THE AUDIT COMMITTEE FOR THE PERIOD OF JANUARY 1, 2023 - DECEMBER 31, 2024. MOTION CARRIED

MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR M. MCLEAN THAT COUNCIL APPROVES AND APPOINTS MEAGAN HALVERSON TO THE

AUDIT COMMITTEE FOR THE PERIOD OF MARCH 1, 2023 – FEBRUARY 28, 2024. MOTION CARRIED

ii. College Road Tender WHRMPW22-09 (8:05 p.m.)

Discussion Points:

- Explore ditching or retrenching for Kingsview Drive.
- \$1,736,088 in post consolidation funding was received for this project. Balance of the funding source to be confirmed.

MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR MURLEY THAT COUNCIL APPROVE PROCEEDING WITH THE RELEASE OF A PUBLIC CONSTRUCTION TENDER FOR THE COLLEGE ROAD WINDSOR - SERVICES & STREET RENEWAL PROJECT IDENTIFIED IN THE 2023/24 CAPITAL BUDGET, WITH A TOTAL (CLASS B) ESTIMATED COST OF \$4,309,060.00, PLUS APPLICABLE TAXES. MOTION CARRIED Nays: Jannasch, S. McLean and Hartt

A break occurred at 8:05 p.m. The regular meeting resumed at 8:27 p.m.

iii. Meander River Renaming (8:27 p.m.)

MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR M. MCLEAN THAT COUNCIL ENDORSE THE RENAMING OF THE MEANDER RIVER TO THE HERBERT RIVER, BETWEEN THE ST. CROIX RIVER, AND THE HERBERT RIVER AND MEANDER RIVER JUNCTURE. MOTION CARRIED Nays: Zebian

Discussion Points:

- Majority of comments received were in support of the name change.

iv. Noise and Community Standards By-law (Presentation with new recommendation)(8:28 p.m.)

MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR SMTH THAT COUNCIL GIVE FIRST READING TO THE NOISE AND COMMUNITY STANDARDS BY-LAW RN-001 AS PRESENTED IN THE JANUARY 10, 2023 REPORT TO COMMITTEE OF THE WHOLE, AND PROCEED TO PUBLIC HEARING AND SECOND READING AT THE MARCH 28, 2023 COUNCIL MEETING.

Supervisor Thornton reviewed the presentation.

Discussion Points:

- Proposed quiet hours did not align with the current Noise By-Laws for Windsor and Hantsport.
- Golf courses were not included in the exemptions.

- By-laws were the higher form or regulation and would trump Development Agreements. Outside of regular business hours, RCMP can enforce By-Laws.
- By-Law would return with the following changes quiet hours be from 10 p.m.- 7 a.m. weekdays, the addition of an exempt clause (apply to be exempt if not on the list (e.g. golf course)) and no 6.8 clause.

MOVED BY COUNCILLORS IVEY AND MURLEY TO AMEND THE MOTION TO INCLUDE THE QUIET HOURS BE MONDAY – FRIDAY FROM 11 P.M. - 6 A.M TO 10 P.M. – 7 A.M. AND DEPUTY MAYOR P. MORTON THAT COUNCIL GIVE FIRST READING TO THE NOISE AND COMMUNITY STANDARDS BY-LAW RN-001 AS PRESENTED IN THE JANUARY 10, 2023 REPORT TO COMMITTEE OF THE WHOLE, AND PROCEED TO PUBLIC HEARING AND SECOND READING AT THE MARCH 28, 2023 COUNCIL MEETING.

The MOVER and SECONDER withdrew the amended motion at 8:57 p.m.
Point of Order was called by Councillor Francis at 9:01 p.m., a motion was still on the floor.
The MOVER and SECONDER withdrew the original motion at 9:01 p.m.

- v. Tax Write Off (9:02 p.m.)

MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR FRANCIS THAT COUNCIL APPROVES THE OUTSTANDING TAXES OF THE PROPERTY LOCATED AT LOT A PANUKE ROAD, THREE MILE PLAINS (AAN 05063507) BE WRITTEN OFF.

FURTHER,

THAT COUNCIL APPROVES THE OUTSTANDING TAXES OF THE PROPERTY LOCATED AT 59 WINDSOR BACK ROAD, MARTOCK (AAN 04682467) BE WRITTEN OFF. MOTION CARRIED

- vi. Temporary Borrowing Resolutions (9:03 p.m.)

MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR FRANCIS THAT COUNCIL APPROVES A TEMPORARY BORROWING RESOLUTION IN THE AMOUNT OF \$95,589.65, FOR THE PURCHASE OF TRAIL LAND. MOTION CARRIED

MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR FRANCIS THAT COUNCIL APPROVES A TEMPORARY BORROWING RESOLUTION IN THE AMOUNT \$175,349.35, FOR BACK PARKING LOT PAVING AT THE WEST HANTS SPORTS COMPLEX. MOTION CARRIED Nays: Jannasch

MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR FRANCIS THAT COUNCIL APPROVES A TEMPORARY BORROWING RESOLUTION IN THE AMOUNT OF \$26,655.68, FOR THE 2023 FORD TRANSIT VAN USED BY THE WATER UTILITY. MOTION CARRIED

MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR IVEY THAT COUNCIL APPROVES THE RENEWAL OF A TEMPORARY BORROWING RESOLUTION IN THE AMOUNT OF \$2,498,894.70 FOR THE HANTSPORT FIRE DEPARTMENT'S NEW STATION.

Discussion Points:

- This was the final costs less the debt servicing that was previously budgeted.
- Kings County agreement was a onetime payment and may not have been captured within the motion as written. Staff to verify and the recommendation would return at a special council meeting if needed.

The MOVER and SECONDER withdrew the motion at 9:06 p.m.

Discussion Points:

- Deadline was mid-April resulting in the need for TBR's to be submitted a month prior to the deadline.
- Director Gibson recalculated the figure, if it turned out that the amount was incorrect the resolution would not be signed.

MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR HARTT THAT COUNCIL APPROVES THE RENEWAL OF A TEMPORARY BORROWING RESOLUTION IN THE AMOUNT OF \$1,443,284.70 FOR THE HANTSPORT FIRE DEPARTMENT'S NEW STATION. MOTION CARRIED Nays: S. McLean and Zebian

MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR FRANCIS THAT COUNCIL APPROVES THE RENEWAL OF A TEMPORARY BORROWING RESOLUTION IN THE AMOUNT OF \$828,034.44 FOR THE BROOKLYN FIRE DEPARTMENT'S NEW PUMPER TANKER. MOTION CARRIED

MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR IVEY THAT COUNCIL APPROVES THE RENEWAL OF A TEMPORARY BORROWING RESOLUTION IN THE AMOUNT OF \$1,225,350.92 FOR THE WINDSOR FIRE DEPARTMENT'S NEW SINGLE AXEL QUINT. MOTION CARRIED

Mayor Zebian and Councillor Francis declared conflict at 9:12 p.m.

vii. Tregothic Marsh Body (9:12 p.m.)

MOVED BY COUNCILLORS IVEY AND MURLEY THAT COUNCIL DIRECT THE CHIEF ADMINISTRATIVE OFFICER OR DESIGNATE TO REQUEST AN AMENDMENT TO THE TREGOTHIC MARSH BODY LAND USE REGULATIONS MADE UNDER THE AGRICULTURAL MARSHLAND CONSERVATION ACT BY

THE PROVINCE OF NOVA SCOTIA TO REMOVE ITEMS (B) RESIDENTIAL OR COMMERCIAL STRUCTURES AND (D) NEW PONDS FOR NON-AGRICULTURAL USES FROM THE LIST OF NON-PERMITTED USES FOUND IN ARTICLE 3 OF THE REGULATIONS

FURTHER

THAT THE CHIEF ADMINISTRATIVE OFFICER OR DESIGNATE REPRESENT THE MUNICIPALITY AT FUTURE TREGOTHIC MARSH BODY MEETINGS.

MOTION DEFEATED Nays: Jannasch, S. McLean M. McLean, Hartt and Ivey

Discussion:

- Financial implications were specific to recommendations. Impacts were on the ability to collect taxes on properties that were undeveloped.
- 40% of the Tregothic Marsh area was already exempt from the Provincial regulations.
- Existing Windsor Land Use Regulations discourages building on agricultural or dyke land and are consistent with the provincial Marsh Body Conservation Act. Martock Marsh body has the same clause in their regulations.
- ~~Under the new regulations the Marsh Body has taken the decision making from the Province restricting variance applications and future development.~~
- Marsh land serves as a great sponge when flooding activity occurs.

Mayor Zebian and Councillor Francis returned to the meeting at 9:20 p.m. Mayor Zebian assumed the chair.

viii. Valley Regional Enterprise Network (VREN) (9:20 p.m.)

MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR B. MORTON THAT THE WEST HANTS REGIONAL MUNICIPALITY PROVIDE WRITTEN NOTICE TO THE VALLEY REGIONAL ENTERPRISE NETWORK (VREN) THAT IT WITHDRAW THE MARCH 8, 2022 NOTICE OF WITHDRAW AND TERMINATION AND REMAIN A PARTNER WITHIN THE VALLEY REGIONAL ENTERPRISE NETWORK (VREN). MOTION CARRIED Nays: Jannasch and Francis

MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR MURLEY THAT THE WEST HANTS REGIONAL MUNICIPALITY CONTINUE TO ACCEPT AND APPROVE ALL PROPOSED CHANGES SUBSTANTIVELY THE SAME AS PROPOSED BY THE INTERMUNICIPAL SERVICE AGREEMENT WORKING GROUP TO THE VALLEY REGIONAL ENTERPRISE NETWORK AND PROPOSED THE CHANGE TO ARTICLE 38 IN THE DRAFT BE A MINIMUM OF TWO (2) YEARS NOTICE TO THE VALLEY REN AND OTHER PARTNERS SHOULD A PARTICIPANT PARTY WISH TO WITHDRAW. MOTION CARRIED Nays: Jannasch, S. McLean and Francis

12. Councillor Municipal Activity Reports (9:28 p.m.)

Councillor Ivey provided a verbal report.

Summary Highlights:

- RCMP flag raising to acknowledge African Heritage month.
- VCFN Operation meeting.
- VREN LOC meeting.
- Planning and Heritage Advisory meeting.
- Was in attendance when the AVHS Girls claimed the Division 1 Championship.
- VREN Land and Asset Data base presentation.
- Council Code of Conduct virtual session (there was value in reviewing the document).
- Continue to receive comments/ related to the highway twinning.

Councillor Francis provided a verbal report (9:31 p.m.)

Summary Highlights:

- RCMP flag raising to acknowledge African Heritage month.
- Council Code of Conduct virtual session.

13. Correspondence (9:31 p.m.)

a) Information

1. Avon River Causeway/Hwy 101 Twinning Project Correspondence Log (as of February 24, 2023) - None
2. All correspondence received (as of February 24, 2023)
 - i. 2023-02-23 Hants County Federation of Agricultural and the Great Falmouth Marsh Body re Remaining ACOA funds

Discussion Points:

- With the awareness that other groups are looking to the future (new aboiteau and operating scenarios), there was value in exploring a reimagination of the downtown waterfront area through the lens of small watercraft utilizing that area and potential funding opportunities.
- Outstanding invoices were anticipated from Martock as the project was not complete. Approximate balance was \$300,000. Correspondence reflects a desire from the Agricultural community to access any leftover funding for a project. First step would be to have a conversation.

3. Fort Edward Lands Correspondence Log (as of February 24, 2023)

- i. 2023-02-16 Jon Hall Re Funding History at West Hants Historical Society

Discussion Points:

- Outside advertising (unless governance related) was not done in the municipal newsletter.

3. Storm Wastewater Correspondence Log (as of February 24, 2023) - None

b) Requests – None

c) Out-going (as it relates to motions of Council to other Provincial agencies/depts) as of February 24, 2023)

- i. 2023-02-15 Deputy Minister of Environment and Climate Change re costs incurred for fencing at 417 Wentworth Road

Mayor Zebian stepped down from the chair at 9:40 p.m. Deputy Mayor P. Morton assumed the chair.

MOVED BY MAYOR ZEBIAN AND COUNCILLOR MURLEY THAT COUNCIL SEND A LETTER TO THE PREMIER OF NOVA SCOTIA, THE NOVA SCOTIA MINISTER OF PUBLIC WORKS KIM MASLAND, NOVA SCOTIA MINISTER OF ENVIRONMENT TIM HALMAN, NOVA SCOTIA MINISTER OF FISHERIES STEVE CRAIG, FEDERAL MINISTER OF FISHERIES OCEANS AND CANADIAN COAST GUARD JOYCE MURRAY, MINISTER OF ECONOMIC DEVELOPMENT SUSAN CORKUM GREEK, MP BLOIS, MLA SHEEHY-RICHARD EXPRESSING COUNCIL'S INTEREST IN A REIMAGINATION OF THE WINDSOR WATERFRONT AND SURROUNDING AREA TO ALIGN WITH THE NEW OPERATING SCENARIO OF THE WINDSOR ABOITEAU. MOTION CARRIED

Mayor Zebian assumed the chair at 9:42 p.m.

14. New Business – None
15. In-Camera - None
16. Next Meeting Date / Adjournment – March 14, 2023, Committee of the Whole Meeting.

MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR IVEY THAT AT 9:49 P.M. THE MEETING ADJOURN. MOTION CARRIED.

Mayor Abraham Zebian (Chair)

Deanna Snair, Municipal Clerk