

WEST HANTS REGIONAL MUNICIPALITY

Committee of the Whole - Meeting Agenda Amended October 15, 2025

October 14, 2025 - 6:00 p.m.

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

Virtual via Zoom (also YouTube Livestream)

Agenda is subject to change due to additions that may not be able to be reflected until after the meeting.



West Hants
something inspiring awaits

1. Call to Order
2. Attendance
3. Approval of the Agenda, including additions or deletions
 - a) Dashboard Action Items – Information Log
4. Declaration(s) of Conflict of Interest
5. Announcements
 - a) Introduction of Staff Sergeant Ed Nugent to Council and the community
6. Approval of Previous Meeting Minutes
 - a) 2025-09-09 Committee of the Whole Minutes
7. Presentations
 - a) West Hants Historical Society Update
 - b) Windsor Township Business Association Quarterly Update
8. Unfinished Business/Postponed Motions
 - a) Accessibility Advisory Committee Work Plan – Chair Bourgeois and Committee Member Jordan Stevens (**Moved up on the agenda**)
 - b) Municipal Complex - Select 100 King Street Over 76 Morison Drive Recommendation Report – CAO Phillips
 - c) Windsor Stormwater Management Plan – Presentation by CBCL
9. Reports
 - a) **CAO Activity Update - Information Report**
 - b) Dangerous or Unsightly Report for April 01, 2025-August 31, 2025
10. Correspondence
 - a) Information
Correspondence Received Ledger as of October 3rd, 2025
 - i. 2025-10-01 Todd James Re Residential waste collection 68 Cozy Crescent, Falls Lake, Vaughan, NS
 - ii. 2025-10-02 Letter from Jan Simpson, CUPW National President

- iii. 2025-10-07 DMA Letter Re Amendments through the Municipal Modernization (2025) Act.
- b) Correspondence Sent - None
- 11. New Business
 - a) Exploring Municipal Support for Residents with Dry/Failed Wells – Councillor Remme
 - b) Review of Utility Assistance Rebate Policy – Councillor Remme
 - c) Advisory Committee Member Appointments Recommendation Report – Clerk Snair
 - d) Design Exceedance - Windsor & Falmouth Interconnection Recommendation Report – Project Engineer Bouter
 - e) RFP Award - Integrated Resource Plan – Project Engineer Bouter
- 12. Public Comment Period
- 13. In-Camera - None
- 14. Next Meeting Date / Adjournment – October 28, 2025 Council Meeting at 6 p.m.

WEST HANTS REGIONAL MUNICIPALITY
Committee of the Whole - Meeting Minutes
October 14, 2025 - 6:00 p.m.
In-person Sanford Council Chambers, 76 Morison Dr, Windsor, NS
Virtual via Zoom (also YouTube Livestream)



1. **Call to Order** – The meeting was called to order at 6:00 p.m.

2. **Attendance** (6:00 p.m.)

Council

Abraham Zebian, Mayor

Rupert Jannasch, Councillor Dist. 1

Scott McLean, Councillor Dist. 2

Chrystal Remme, Councillor Dist. 3

Paul Wheadon, Councillor Dist. 4

Kayla Leary-Pinch, Deputy Mayor, Dist. 7

Paul Morton, Councillor Dist. 8

John Smith, Councillor, Dist. 9

Bonnie Smith, Councillor Dist. 10

Jim Ivey, Councillor Dist. 11

Regrets

Debbie Francis, Deputy Mayor, Dist. 5

Bob Morton, Councillor Dist. 6

Staff

Mark Phillips, CAO

Todd Richard, Director of Public Works

Tim Bouter, Project Engineer

Deanna Snair, Exec. Asst/ Clerk

Kaleigh McCarthy, Environmental

Technologist

Regrets

Carlee Rochon, Director of Financial Services

Kathy Kehoe, Director of Community Development

Kari Fougere, Act. Director Planning & Development

At 6:01 p.m., Councillor Ivey stepped away from the meeting after quorum was achieved.

Presenters:

Six (6) members of the public

Ed Nugent, Staff Sergeant, RCMP

Jon Hall, West Hants Historical Society

Karen Cooper, Windsor Township Business Association

Alan Ehrenholz, P.Eng, CBCL

Aaron Baillie, P.Eng, CBCL

3. **Approval of the Agenda including additions or deletions** (6:01 p.m.)

a) Dashboard Action Items – Information Log

As there were no additions, the agenda was accepted as presented.

4. **Declaration(s) of Conflict of Interest** (6:01 p.m.) - None

5. **Announcements** (6:01 p.m.)

West Hants Regional Municipality is in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq People and 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. West Hants Regional Municipality also recognizes

African Nova Scotians are a distinct people whose history, legacies, and contributions have enriched that part of Mi'kma'ki known as Nova Scotia for over 400 years.

Council and I as Chair are committed to ensuring this meeting and its participants conduct themselves in a respectful and professional manner as outlined in the municipality's Municipal Code of Conduct. Meeting presenters, staff and the public are expected to conduct themselves in an equally respectful manner at all times the meeting is being conducted. I thank you all in advance for your commitment to these important meeting principles.

Prior to the meeting beginning, safety and fire alarm protocols were reviewed.

Attendees were reminded not to record the meeting out of respect for individuals in chambers, as the proceedings were already being livestreamed on YouTube and publicly accessible.

Mayor Zebian introduced the incoming Staff Sergeant Nugent to everyone. Staff Sergeant Nugent provided a brief introduction and expressed his enthusiasm to work collaboratively with both the Municipality and the community.

6. Approval of Previous Meeting Minutes (6:02 p.m.)

a) 2025-09-09 Committee of the Whole Minutes

With no changes proposed, the minutes were approved as presented.

7. Presentations

a) West Hants Historical Society - Pesiktk Cultural Heritage Centre Design Concept and Update (6:07 p.m.)

Mr. Hall provided a brief update on the Historical Societies plan for creating the Pesiktk Cultural and Heritage Centre (PCHC). Once completed the centre will serve as a year-round, staffed hub of cultural activity in West Hants and a central gateway to Valley tourism. It will explore and share the untold stories of West Hants' development, becoming a major tourism draw and a key economic driver for Windsor and the surrounding area, while enhancing local pride and raising the municipality's profile. A comprehensive project history recap, timeline, and design concept were provided, along with a summary of 2026 activities to date. These include delivering 20 public information presentations, registering the PCHC Society and CRA status, recruiting stakeholder representatives, electing the first board, and launching public events, membership sales, and funding appeals. Progress also included preliminary discussions around securing corporate and legacy funding, recruiting an architect/designer, developing internal historical displays, and briefing federal and provincial officials on funding needs.

Discussion Points:

- Preliminary meetings have already taken place with provincial and federal representatives. However, detailed plans and budgets must first be developed to identify concrete costs before further discussions can proceed. Both levels of government have indicated their willingness to provide support once the project was ready to move forward.
- There was strong potential for economic benefits to the business community. Preliminary tools estimate an 11:1 return on investment, with the project projected to generate approximately \$14 million over a 10-year period.

- The climate-controlled area would be used to preserve paper records, diaries, and bibles.

At 6:19 p.m. Councillor Ivey returned to the meeting.

b) Windsor Township Business Association Quarterly Update (6:27 p.m.)

Ms. Cooper provided a brief update on the WTBA's recent and upcoming activities. From June to September 2025, the Municipality experienced a successful period of community engagement and well-attended events. Looking ahead, plans from October 2025 to March 2026 include a variety of initiatives such as litter clean-up events, continued promotion of local happenings through summer student Sierra, and signature events like Selfie Bingo, Avon River Days, the Summer Concert Series, and the Garlic Festival. The WTBA continues to foster connections within the business community through events like the Business Community Connection gathering and updates on the Façade Program. Additional highlights include the Downtown Tidy Up, Small Business Week Social, Holiday Planters, a Decorating Contest, and the Business & Community Social. The focus continues with business outreach and preparations for larger upcoming events including WinterThing and International Women's Day.

Discussion Points:

- Face painting will be offered as a free activity for all attendees, adding a fun and inclusive element to the event. Hot chocolate will be available through a fundraising initiative in partnership with local not-for-profit organizations, supporting community efforts while enhancing the event experience.

8. Unfinished Business/Postponed Motions

a) Accessibility Advisory Committee 2026 Work Plan (6:41 p.m.)

Chair Bourgeois reviewed the annual Work Plan to be used as a strategic tool to guide the Municipality toward achieving the goals outlined in its Accessibility Plan and the Provincial Government's Accessibility 2030 mandate. Developed by the Accessibility Advisory Committee, the plan draws on lived experience, professional insight, and dedication. The Work Plan offers a clear, measurable framework that reflects the current state of accessibility while initiating key policies, training, and awareness efforts. It aligns with actions identified in the Anti-Racism, Equity and Accessibility Plan and emphasizes the importance of assessing municipal assets, fostering public awareness, and embedding accessibility in all processes and policies. Overall, the Work Plan provides Council with a focused, actionable path forward, highlighting progress to date and identifying areas requiring further resources or attention.

Discussion Points:

- Significant on-site work, including building reviews, would be required. The committee has limited capacity for these tasks, so an outside team of professionals would likely perform the assessments, with the committee providing support.
- The municipality will aim to include these reviews within project scopes moving forward.
- It was good to see the use of plain language in the report, which clearly demonstrates its value in making the information more accessible and understandable.

MOVED BY COUNCILLORS LEARY-PINCH AND P. MORTON THAT COMMITTEE OF THE WHOLE RECOMMENDS COUNCIL ADOPT THE WORK PLAN AS PRESENTED. MOTION CARRIED.

b) Municipal Complex - Select 100 King Street Over 76 Morison Drive Recommendation Report (7:02 p.m.)

CAO Phillips reviewed the report. Since consolidation in 2020, Council has held ongoing discussions about establishing a central administrative hub, considering sites such as 100 King Street (Windsor), 76 Morison Drive (West Hants), and other new or leased options.

In 2024, an RFP was issued to evaluate the two primary buildings and the feasibility of a new build; however, the motion was not supported, and staff were directed to complete the work internally. Preliminary findings were presented in July 2024, but progress was delayed due to limited staff capacity and the municipal election. With renewed interest in the matter, a recent report includes updated Class D estimates based on information gathered without a dedicated resource.

Discussion Points:

- It was voiced by some that key information remains missing, particularly regarding asbestos abatement, accessibility, and renovation costs. Concerns were raised that these details were only provided for 100 King Street, with no corresponding cost estimates or assessments presented for 76 Morison Drive.

MOVED BY COUNCILLORS LEARY-PINCH AND B. SMITH THAT COMMITTEE OF THE WHOLE RECOMMENDS THAT COUNCIL DIRECT STAFF TO CONTINUE WITH CONCEPTUAL PLANS AND DESIGN OF 100 KING STREET, WINDSOR TO CONSOLIDATE MUNICIPAL ADMINISTRATIVE OPERATIONS. MOTION CARRIED. Nays: Ivey and McLean

c) Windsor Stormwater Management Plan/Presentation by CBCL (7:06 p.m.)

Mr. Baille and Mr. Ehrenholz presented the final Windsor Stormwater Management Plan, summarizing preferred options, benefits, and costs. The report covered background, data collection including field surveys, GIS review, and flow metering in 2022 and 2024 and the development of integrated system options as well and the construction phasing. The report identified that Integrated Option 2 was recommended as the preferred solution.

Discussion Points:

- In the initial assessment, stormwater was considered for discharge to Tregothic Marsh primarily to manage volume, with uncertainty about whether gravity flow was feasible. Pumping was included as a conservative measure. Further exploration confirmed gravity flow could be achieved, so the pump was removed from this option.
- Pumping was required to move water from the lake over the hill/aboteau.
- The new pump station does not overflow; all incoming flows were pumped away.
- Costing was based on 2025 costs with no inflation built into them.

- Including a pump station in the Marsh for future flood-proofing reduced costs by eliminating the need for an additional pump station on Stannus Street, lowering both construction and operational expenses.
- The report focused on drainage areas flowing to or through central Windsor, while areas such as Tremaine Crescent and other local concerns were addressed in the 2022 report.
- Assuming timely government approvals, land agreements, funding, and no cost delays, the project could be ready for tender and phased construction starting in 2027.
- Gravity flow and CSO would temporarily discharge towards the St. Croix River during system upgrades; this would not be a permanent CSO. Approvals would be obtained as part of the planned process, and the temporary discharge would remain in place until Stannus Street separation could proceed, depending on available funding.

Direction was to have a community/public meeting to present the report

9. Reports

a) CAO's Report (7:50 p.m.)

CAO provided a brief overview of the report. Key highlights included regular Council, Committee, and Special Meetings were held, a Courthouse tour conducted. Participated in labour, accessibility, and emergency management meetings. Ongoing support for the unhoused at Shell Park; winter planning underway with The POSSE Project. Shelter operations remain uncertain due to staffing challenges. Municipal Budget Open House was scheduled for October 23 at the West Hants Sports Complex. Continued work on trails, parks, events, and capital projects. Hosted climate action, planning, and regional review meetings; EV charging station launched. Engaged in VREN joint council discussions. Water levels at Mill Lakes continues to drop; and the "Make It Rain" plan has been activated. The Davidson Lake & French Mill Brook systems remain stable. However, demand for the bottled water continues to rise.

Discussion Points:

- The first round of salinity testing is still under analysis. Results to date have been positive, and discussions with regulatory agencies are ongoing.
- Although the project was still in its early stages, there was optimism that it would remain on budget.
- It was estimated that pumping would begin in a minimum of 2–3 weeks.
- An overview of the project's scope and pipe volume was provided to help better understand its progress. To date four (4) WHRM Public Works employees have completed certification in pipe fusing.

A break occurred at 8:01 p.m. The meeting was reconvened at 8:12 p.m.

b) Dangerous or Unsightly Information Report (8:12 p.m.)

The report covered Dangerous or Unsightly Premises complaints received between April 1, 2025, and August 31, 2025. During this reporting period, a total of 12 written complaints were received. Of these, 6 properties were remedied by the owners, while the remaining 6 are currently in progress, with owners actively working to address the issues; no orders have been required at this stage. From the previous report, there were 8 files still in progress—7 of these have since been

resolved and closed, and 1 file is nearing completion. No cleanup orders were issued by the Administrator during this period.

10. Correspondence (8:12 p.m.)

- a) Correspondence Received Log as of October 3, 2025
 - i. Todd Janes Re Residential waste collection 68 Cozy Crescent, Falls Lake, Vaughan, NS
 - ii. Letter from Jan Simpson, CUPW National President
 - iii. DMA Letter Re Amendments through the Municipal Modernization (2025) Act.
- b) Correspondence Sent as of October 3, 2025 - None

11. New Business

a) Exploring Municipal Support for Residents with Dry/Failed Wells (8:13 p.m.)

Councillor Remme reviewed the report noting residents across the region continue to experience challenges with dry wells, particularly during periods of drought. Currently, there is no municipal policy or support program in place to assist affected households. This lack of support disproportionately impacts vulnerable populations, including seniors, individuals on fixed incomes, and agricultural households, who face significant financial barriers. The cost of drilling a new well typically ranges between \$10,000 and \$20,000, making it inaccessible for many. Other municipalities in Nova Scotia have implemented assistance programs to address similar issues, providing potential models for West Hants to explore in developing a local response. Discussion Points:

- This was viewed as a positive and proactive step to gather information and potential means towards addressing the crisis.
- Similar programs exist in other municipalities, often operating as low-interest loan programs. These help remove barriers for homeowners who may not qualify for traditional bank financing.
- It was important to note that due to ongoing severe drought conditions and insufficient rainfall, new registrations for bulk water haulers and additional vehicles for existing haulers were suspended as a mitigation measure to help manage the water system. **MOVED BY COUNCILLORS REMME AND WHEADON THAT COMMITTEE OF THE WHOLE RECOMMENDS THAT COUNCIL DIRECT STAFF TO PREPARE A REPORT ON THE FEASIBILITY OF ESTABLISHING A MUNICIPAL PROGRAM TO SUPPORT RESIDENTS EXPERIENCING WELL FAILURES, INCLUDING A REVIEW OF MODELS USED IN OTHER NOVA SCOTIA MUNICIPALITIES. MOTION CARRIED**

b) Review of Utility Assistance Rebate Policy – Water Hauler Support Recommendation Report (8:19 p.m.)

Councillor Remme reviewed the report that rural residents in West Hants were facing significant hardship due to ongoing drought conditions, with many experiencing dry wells and relying on costly water hauling, averaging \$125 per load, to meet basic needs and was particularly severe for seniors, low-income families, and households with livestock. While residents are making efforts

to conserve water, current support programs, such as the Utility Assistance Rebate Policy, are limited and not designed to address widespread, prolonged drought. With climate change likely to increase the frequency of such events, the Municipality should consider expanding support measures, such as financial relief for water hauling, targeted assistance for vulnerable groups, or a voucher system for emergency water access. Council is encouraged to direct staff to explore feasible options and develop a structured, effective response plan for future drought conditions.

Discussion Points:

- The intent was to explore options to enhance or expand the current rebate program, reducing barriers for rural residents and eliminating the need to wait until the following year for compensation.
- Residents could access both rebates, provided they met the criteria outlined in the policy; the rebates were not mutually exclusive.
- The existing rebate program was recorded and funded through the General Tax Rate.

MOVED BY COUNCILLORS REMME AND WHEADON THAT COMMITTEE OF THE WHOLE RECOMMENDS COUNCIL DIRECT STAFF TO REVIEW THE UTILITY ASSISTANCE REBATE POLICY AND EXPLORE WAYS IT COULD BE EXPANDED TO SUPPORT RESIDENTS WHO RELY ON WATER HAULERS BECAUSE OF DROUGHT AND FAILED WELLS, AND REPORT BACK WITH RECOMMENDATIONS. MOTION CARRIED. Nays: Zebian and J. Smith

c) Advisory Committee Member Appointments Recommendation Report (8:31 p.m.)
Clerk Snair reviewed the report, noting that several advisory committees; including the Audit Committee, Police Advisory Board, Planning and Heritage Advisory Committee, and Climate Action Committee, currently have vacancies that must be filled to maintain full membership and meet quorum requirements.

MOVED BY COUNCILLORS LEARY-PINCH AND P. MORTON THAT COMMITTEE OF THE WHOLE RECOMMENDS COUNCIL APPROVES CARLA RAFUSE BE APPOINTED TO THE POLICE ADVISORY BOARD FOR THE TERM OCTOBER 28,2025 TO OCTOBER 31, 2027, THAT COUNCIL APPROVES DAVE MOORE BE APPOINTED TO THE PLANNING AND HERITAGE ADVISORY COMMITTEE AS A WINDSOR REPRESENTATIVE FOR THE TERM OCTOBER 28, 2025 TO OCTOBER 31, 2027, THAT COUNCIL APPROVES LISA SISSON BE APPOINTED TO THE CLIMATE ACTION COMMITTEE FOR THE TERM OCTOBER 28, 2025 TO OCTOBER 31, 2027, THAT COUNCIL APPROVES LAUHLIN MCKENZIE BE APPOINTED TO THE AUDIT COMMITTEE FOR THE TERM OCTOBER 28, 2025 TO OCTOBER 31, 2027, THAT COUNCIL APPROVES NICOLE HUBLEY BE APPOINTED TO THE AUDIT COMMITTEE FOR THE TERM OCTOBER 28, 2025 TO OCTOBER 31, 2027, THAT COUNCIL APPROVES VICKI ROBERTSON BE APPOINTED

TO THE AUDIT COMMITTEE FOR THE TERM OCTOBER 28, 2025 TO OCTOBER 31, 2027. MOTION CARRIED.

d) Design Exceedance — Windsor & Falmouth Interconnection (8:34 p.m.)

Engineer Bouter reviewed the report. At the September meeting Council awarded the design of the Windsor-Falmouth Water Main Interconnection project to CBCL Ltd. for \$178,956 + HST, identifying it as a key infrastructure initiative to support population growth and development in Falmouth, Windsor, and Three Mile Plains. The project's aim was to create a two-way water distribution link between the Windsor and Falmouth systems, increase supply flexibility, meet daily and future demands, and avoid major upgrades to the Falmouth Water Treatment Plant. Due to some unforeseen challenges the final site at Station Lane required an extended transmission main and additional design work resulting in extra costs, totally \$50,060.

Discussion Points:

- Although this issue should have been addressed earlier through a formal change order process, the expenditures have already been incurred. The current request was to approve payment for a cost that has already been realized. Discussions have since taken place with the proponent to clearly reinforce the proper process moving forward.
- Contaminated soil at the Station Lane site was located off municipal property. Additional contamination is also likely beneath the highway and may be encountered during trenching.
- The contaminated soil was located along Highway 101, in front of the Petro Canada. Consulting reports and contamination monitoring stations have provided extensive information about the area. CBCL's engineering division will incorporate additional language and protective clauses into the tender documents to address and manage potential risks during this phase of construction.
- During the design process, adjustments were made to incorporate the bulk water station into the booster station, eliminating the need for two separate buildings. This change was already accounted for in terms of the financial costs. Bulk water haulers will continue to have the same type of external connection point for access.
- The project routing will follow alongside the bridge, with pipes attached to the bridge structure. There is an approval process through NS Department of Environment and Climate Change and NS Public Works. These types of connections were permitted; however, they are very stringent on their requirements. The application was submitted a few weeks ago and under review at this time.

MOVED BY COUNCILLORS LEARY-PINCH AND WHEADON THAT COMMITTEE OF THE WHOLE RECOMMENDS COUNCIL APPROVE AN ADDITIONAL \$50,060 BEFORE APPLICABLE TAXES TO CBCL LTD. FOR CHANGES TO THE DESIGN PHASE SCOPE OF THE WINDSOR & FALMOUTH INTERCONNECTION PROJECT. MOTION CARRIED

MOVED BY COUNCILLORS WHEADON AND LEARY-PINCH THAT COMMITTEE OF THE WHOLE RECOMMENDS COUNCIL APPROVE \$10,200 BEFORE APPLICABLE TAXES TO CBCL LTD. FOR TENDER

PHASE SERVICES FOR THE WINDSOR & FALMOUTH INTERCONNECTION PROJECT. MOTION CARRIED

e) RFP Award - Integrated Resource Plan Recommendation Report (8:50 p.m.)

Engineer Bouter reviewed the report noting that on August 7, 2025, the Public Works Department issued an RFP seeking engineering services to develop an Integrated Resource Plan (IRP) for West Hants Regional Municipality (WHRM). The IRP aimed to create a 25-year data-driven roadmap focused primarily on water and wastewater infrastructure, with secondary attention to stormwater management, transportation, and asset management. The plan will support sustainable growth, regulatory compliance, improved decision-making, strategic investment, enhanced service delivery, and risk management. Key benefits include long-term sustainability, transparency, coordination across departments, and alignment with climate and regulatory goals. The project timeline runs from November 2025 through November 2026, with milestones including data review, analysis, and draft/final submissions.

Three submissions were received and evaluated based on compliance, qualifications, experience, and cost. CBCL Ltd. scored highest due to their relevant experience and knowledge of WHRM infrastructure, and their proposal is recommended for award by Council. It was noted that although WSP has a lower bid, CBCL has a more extensive team. Staff reviewed the proponents based on years of experience, those with similar experience in other projects and based on the technical score, it was CBCL would be the better proponent for the project.

Discussion Points:

- It was felt this was a paradoxical situation that WSP was considered to have sufficient experience to assist with the tender process yet did not demonstrate the technical expertise required to deliver the project. There was an expectation that WSP's proposed methodology would be more robust; however, it did not meet those expectations. In contrast, CBCL's proposal demonstrated a more detailed methodology, greater depth of team, and stronger relevant experience, which contributed to a higher level of confidence in their ability to successfully complete the project.
- It was noted that there could have been a preference to award the contract to the lower bidder. However, the situation was unusual in that one of the proponents had been involved in developing the scope of the Request for Proposal (RFP) and was then permitted to submit a bid on that same RFP. This raised concerns, and as a result, it was felt that supporting their bid would not be appropriate.

MOVED BY COUNCILLORS WHEADON AND B. SMITH THAT COMMITTEE OF THE WHOLE RECOMMENDS COUNCIL APPROVES THE AWARD OF THE INTEGRATED RESOURCE PLAN TO CBCL LTD. FOR THE PRICE OF \$229,795.00 BEFORE APPLICABLE TAXES. MOTION DEFEATED. Nays: Jannasch, McLean, Leary-Pinch, J. Smith and Ivey

With the motion being defeated, there were other options that could be considered to ensure the work proceeds. With no further direction provided the matter could be addressed again in the Council setting. With the first motion being defeated, there was no reason for consideration of the second motion.

13. Public Comment Period (9:01 p.m.)

Amand Dunfield, resident of Stannus Street provided comments on three matters. Ms. Dunfield commented on CBCL’s presentation, noting that the impact of lake levels on system performance was not new information, as she had previously learned about it. While she appreciated the report, she found no surprises. She highlighted that although she felt it was understood lake levels affect the frequency and severity of CSO events, it was concerning that these levels have remained elevated since the 2023 state of emergency. In her view, if higher lake levels were contributing to increased risk or damage, the Municipality should consider engaging the Province, as residents rely on the Municipality to help ensure their safety.

Ms. Dunfield commented on the CAO’s report and Mill Lakes, noting she had her own concerns about the state of water infrastructure in Windsor and Three Mile Plains. Through her own discussions with experts, she was more aware and had increased concerns of potential issues with the water transfer plant; particularly the lack of salinity testing and the absence of a clear plan if contaminants were found that cannot be treated. She questioned the risks of using an unprotected watershed and emphasized the need for a contingency plan. Given the potential consequences, she recommended pausing the project to ensure all necessary information was confirmed before proceeding.

14. In-Camera - None

15. Next Meeting Date / Adjournment – September 23, 2025 Council meeting

The meeting adjourned at 9:09 p.m. as there was no further business to discuss.

Mayor Zebian

Deanna Snair, Municipal Clerk