



**MUNICIPALITY OF THE DISTRICT OF WEST HANTS
Council Minutes
July 11, 2017 7:00 p.m.
Sanford Council Chambers**

1. Call to Order

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

2. Call of Roll

Present:	A. Zebian	Warden
	R. Jannasch	Councillor District 1
	K. Monroe	Councillor District 2
	D. Keith	Councillor District 3
	T. Leopold	Councillor District 4
	R. Hussey	Councillor District 6
	J. Daniels	Councillor District 7
	P. Morton	Deputy Warden
	R. Zwicker	Councillor District 10
	C. Osborne	Chief Administrative Officer
	M. Laycock	Director of Finance
	M. LeMay	Director of Planning and Development
	B. Carrigan	Director of Public Works
	S. Shah	Municipal Planner
	R. Brown	Municipal Clerk
	C. Remme	Executive Assistant

Regrets: D. Francis Councillor District 5

Guests: Anne-Marie Mathieu, Shirley Pineo (Annapolis Valley Regional Library)

There were 12 members of the public in attendance.

3. Announcements

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

Councillor Hussey let Council know of the Open House taking place at The Crossing on July 30th from 11 a.m.-3 p.m. including a lunch and music.

Councillor Leopold spoke of the Ardoise Community Center's July Fun Day and Car Show taking place on July 22nd noting it is a family oriented event.

Councillor Keith pointed out that the Newport and District Rink were looking for one more team for their annual golf tournament taking place at the Avon Valley Golf Club.

Councillor Morton spoke of the Hantsport Music Festival taking place on July 22nd.

Councillor Hussey let Council know that the Tall Ships would be leaving Halifax on Thursday evening.

Councillor Jannasch let Council know that the Walton Fire Department would be holding their annual fundraising weekend on July 28th and 29th with events such as a parade, a dance and a fireman's breakfast which should not be missed on Sunday morning.

4. Approval of Agenda, including additions or deletions

MOVED and SECONDED that the agenda be approved with the following addition:

- **11 (c) iii. Appointment of Assistant Building and Fire Official (Recommendation Report)**
- **8.a. & b. Presentation(s) be moved to item 5 on the agenda**

Motion Carried.

5. Presentation

a. Municipal Heritage Property Presentation

Warden Zebian spoke of the presentation of the Municipal Heritage Property located at 376 Dyke Road Falmouth known as Greenwood house. He noted the importance of heritage properties to community development for their unique architecture, the association to the families or both. The Warden went on to say that, as we are celebrating 150 years of history, communities and culture for Canada 150, we are also celebrating a piece of heritage.

The Warden advised Council that Maureen Perry first began the process to have the Greenwood House recognized as a municipal heritage property in 2014 and it was accepted by Council in 2015.

Warden Zebian described the property noting that it is located on a Falmouth Township land grant given to James Wilson from Rhode Island in 1760. The Warden gave a brief history of the home. He pointed out that the home received its name, Greenwood, in 1771. He went on to say that the current home, built in 1830, has 29 rooms and in 1880 was purchased by the Duncanson family. Warden Zebian advised Council that the current owner, Maureen Perry, purchased the home in 1979 and restored portions, both interior and exterior, of the home.

The Warden voiced Council's appreciation to M. Perry for taking the time to apply for municipal heritage status adding the value to the community and the preservation of the building cannot be understated. He commended the owner for her dedication.

Warden Zebian presented the Heritage plaque to M. Perry to document the designation stating that the designation will ensure future generations know the history of the home. He thanked M. Perry for making West Hants the best of everything.

b. Annapolis Valley Regional Library

Warden Zebian introduced and welcomed CEO, Anne-Marie Mathieu and West Hants Board representative, Shirley Pineo to Council. S. Pineo thanked Council for the opportunity to continue sitting on the Annapolis Valley Regional Library Board noting she had sat on the Board for 23 years.

The CEO, Anne-Marie Mathieu, thanked Council for the chance to present and distributed the Annual Report of the AVRLB. She spoke of the history of libraries noting that Annapolis Valley Regional Library was established in 1947 making them the first in Nova Scotia.

The CEO reviewed the mission and vision statement of the AVRL and went on to speak of the value of having libraries in communities. She spoke of research that had been done demonstrating the positive impact libraries have in communities. The CEO added that libraries support children and students, promote reading and literacy, increase profits for nearby businesses, support and promote information literacy, provide access to information and breaks down barriers to learning.

CEO Mathieu went on to describe the roles and responsibilities of the Library Board, the Municipality and the Friends of the Library. She noted that the Board is responsible for governance, staff, library materials, bookmobiles, insurance for library materials and corporate services related to the operations of the libraries.

The CEO listed the roles and responsibilities of the Municipality as the supply of the physical space, furniture, utilities including telephone, janitorial services and maintenance of the exterior space as well as insurance costs for the building, liability and furnishing in the library.

CEO Mathieu spoke of the Friends of the Library noting support varies between communities. She explained that the group's support is generally project driven capital improvements adding that Friends of the Library will also support special programs and hold

an advocacy role. She commended the Friends of the Library in Hantsport stating they are a very active group.

CEO Mathieu reviewed the annual report and spoke of the Isabel & Roy Memorial Library in Hantsport, noting it is a busy branch offering many programs many of which focus on creativity. Councillor Zwicker thanked the CEO and S. Pineo for the presentation and for their contribution to the library voicing that the library is a great asset to the community and all West Hants.

Councillor Jannasch asked of the status of bookmobiles. The CEO spoke of the importance of the bookmobiles to rural areas in West Hants stating that the bookmobile currently stops at daycares and senior homes in the area. S. Pineo added that to qualify for a stop there must be a minimum of five users noting that additional stops would be considered if the numbers were met.

Councillor Leopold asked for clarification on how the Library Board is currently financed. S. Pineo responded that the Board is mainly funded by the Province at 71% and municipal units' funding is determined through a formula created by the Province. She went on to say that the Board raises approximately 10% of its funding with the Friends of the Library raise money for furniture, capital costs and special projects. S. Pineo expressed that the Board continues to lobby the Provincial government as there had been no increase in funding in eight years. She went on to say that they were hopeful that the ask of a 1% increase would go forth.

Councillor Leopold pointed out that West Hants residents currently pay \$95,000 through taxes and asked what the money was used for. S. Pineo responded that the funds were used to cover salaries and such.

Councillor Leopold asked what options a library had if they were struggling financially. S. Pineo stated that the Friends of the Library group could be approached to help a struggling library. She went on to say that the Board is looking at alternative ways of funding to keep from libraries closing as populations decrease. CEO Mathieu added that within the Annapolis Valley Regional Library it would be unlikely that one library would struggle as the services and funding are equally distributed to ensure that one location would not be in danger of having to close its doors.

Councillor Leopold questioned if the one card system currently used by the libraries could skew the statistics regarding area usage. CEO Mathieu responded that she was unable to answer this question but noted that it can be determined where the membership belongs as well as where the member lives and where the books are borrowed based on postal codes. S. Pineo noted that the library offers the "borrow anywhere return anywhere" system in place which includes borrowing from a university. She noted that where members obtain their library card has no effect on where they can borrow their books.

Councillor Daniels asked if there were any cases where two municipal units shared costs for a library. S. Pineo stated that when the Windsor Regional Library was built the Municipality contributed to the capital costs. She noted that sharing in operational costs has not yet been done in the Province.

Warden Zebian thanked both CEO Mathieu and S. Pineo for their presentation and for what they do in the communities they serve.

MOVED and SECONDED that the Annapolis Valley Regional Library Annual Report be received and placed on file.

Motion Carried.

6. Public Hearings
 - a. Second Reading Dog By-law (D-003)

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

The meeting moved to a public hearing at 7:45 p.m.
The meeting reconvened at 7:51 p.m.

MOVED and SECONDED that Council approves the Second Reading of the Dog By-law D-003.

Motion Carried.

7. Approval of the Council Minutes of June 13, 2017 and Public Hearing Minutes of June 13, Application to rezone property at 289 Falmouth Back Road, Falmouth, West Hants (PID 45036712) from Single Unit Residential (R-1) to Two Unit Residential (R-2).

MOVED and SECONDED that the Council Minutes of June 13, 2017 and Public Hearing Minutes of June 13, 2017 Application to rezone property at 289 Falmouth Back Road, Falmouth, West Hants (PID 45036712) from Single Unit Residential (R-1) to Two Unit Residential (R-2) be approved as circulated.

Motion Carried.

8. Business Arising from Minutes and any Related Correspondence
 - a. Library Funding – Windsor Regional Library

CAO Osborne stated that the recommendation is coming forward as directed by council to defer the discussion of sharing the funding for the Windsor Regional Library until after the presentation of the AVRL.

Councillor Leopold expressed that as both the Municipality and the Town have libraries which they are responsible for she felt as though the current funding model was fair. She went on to say that the residents currently pay \$96,000 through taxes to the Library Board as well as paying towards the library located in Hantsport so to place an additional burden to cover the costs associated with the Windsor Library was unfair. The Councillor pointed out that residents in Windsor were required through the formula to pay \$23,000 in comparison. She went on to say that she would like to see the expenses associated with the Windsor Library to see how they were compared to that of the Hantsport Library which cost residents an additional \$11,000.

CAO Osborne voiced that the Windsor Library is much larger than the one located in Hantsport and the amount of funding she recommended be given to the Town of Windsor to help cover the library costs would work out to be 50% of their operational costs. The Director of Finance clarified that the cost of the Hantsport Library is currently funded through an area rate on the residents of Hantsport.

Councillor Daniels voiced that West Hants funding a portion of the costs is a good opportunity to partner with the Town while building social capital adding that the service is one that benefits residents in both units.

Councillor Monroe stated that she felt as though the recommendation was fair noting that, according to the statistics shared, West Hants residents used the Windsor Library more than the residents of the Town. Councillor Zwicker shared the view of Councillor Monroe. He went on to say that he would like Council to consider removing that area rate for the Hantsport Library from the Hantsport residents in budget deliberations for 2018.

Councillor Jannasch asked if the payment was meant to be one time or recurring. Warden Zebian stated that the funding would be recurring.

Councillor Leopold reiterated that residents currently pay for the library through a portion of the taxes paid to the Library Board and went on to say that the Municipality has other options that could be used to establish relationships aside from having to pay money. She suggested that the two units work together to determine means for cutting costs associated with the building.

The Councillor expressed that if the motion is to go forward that she would like to see a breakdown of the library's expenses similar to what is done with other organizations. Deputy Warden Morton voiced that he would like to see it reviewed annually at budget time as opposed to automatic funding.

MOVED and SECONDED that Council approve an unbudgeted expense of up to \$11,300 towards the Windsor Regional Library as shared support for general operating costs (not including costs associated with building repairs and maintenance) for the 2017/18 fiscal period, based on the actual operating costs as described.

Councillor Leopold voiced that she would hope that if there was ever a time that Hantsport Library was in a similar position that the Municipality would make a similar request to the Town.

Motion Carried.

Councillor Leopold voted nay.

MOVED and SECONDED that Council direct staff to withdraw the funds from the Operating Reserve for the unbudgeted expense.

Motion Carried.

MOVED and SECONDED that Council direct staff to include on-going support in future budget years based on the same costs on a 50/50 cost sharing basis

Motion Carried.

Councillor Leopold voted nay.

MOVED and SECONDED that Council direct staff to include an annual review of library usage based on community of usage provided by the Annapolis Valley Regional Library, and report back to Council on any significant changes in the ratio usage for the Windsor Regional Library.

Motion Carried.

MOVED and SECONDED that the Municipality ask the Municipality of the County of Kings to support the 24% of the operational costs of the Isabel & Roy Jodrey Memorial Library to reflect their resident's usage.

Councillor Zwicker asked if the request should wait until budget deliberations to which the CAO responded that any funding received would be applied to the area rate which would reduce the cost to Hantsport residents.

Motion Carried.

9. Report of the Warden

a. Warden's Report

Warden Zebian read a thank-you card to Council received from Leadership Candidate for the Town of Windsor, Savannah Sullivan.

Warden Zebian spoke of the events he attended including the Valley Regional Enterprise Network meeting with Councillor Daniels, the open house at the Historical Society as well as the graduation at Avon View High School. He spoke of the tours that were arranged for Councillors of the watersheds and treatment plants.

The Warden went on to speak of the July 1st celebrations in the community of Hantsport expressing how well attended the event was despite the rainy weather. He expressed he would like to see a committee created to bring people into West Hants and spoke of his experiences visiting the Village of Tatamagouche.

Warden Zebian informed Council that he had received many comments from businesses he has had the opportunity to speak to, who are interested in this location but have concerns about population, demographics and access to a skilled workforce. He went on to say that he hoped the strategic planning sessions may help to address the issues.

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 June 27, 2017

Hantsport Memorial Community Centre

**MOVED and SECONDED that staff be directed to prepare an information report on the Hantsport Memorial Community Centre's proposal on a multi-purpose center.
Motion Carried.**

Fire Sub-station – Miscellaneous Equipment

Deputy Warden Morton declared a conflict of interest.

**MOVED and SECONDED that Council allot \$30,000 from Garlands Crossing fire substation building contingency fund to put towards required miscellaneous equipment.
Motion Carried.**

Councillor Leopold voted nay stating that she did not feel as though the expenses met the criteria of building contingency.

Deputy Warden rejoined the meeting.

Fees Policy

**MOVED and SECONDED that Council approves Fees Policy COFN-005.03.
Motion Carried.**

Councillor Participation

MOVED and SECONDED that Council dissolve the West Hants Trails Committee and the Hantsport Library Committee and instruct staff to notify participating members of these committees and Council no longer formally participate in the following non-council committees and instruct staff to notify the committees:

- a. Hockey Heritage Society
- b. Long Pond Arena Committee
- c. Hants Community Hospital Foundation
- d. Hants Community Residence for Senior Citizens
- e. Dykeland Lodge Society.

Motion Carried.

Councillors Hussey and Keith voted nay.

Active Transportation Policy

**MOVED and SECONDED that Council approve the Active Transportation Policy.
Motion Carried.**

Annapolis Valley Regional Library

**MOVED and SECONDED that Council take no action for the request for funding from Annapolis Valley Regional Library.
Motion Carried.**

Town of Hantsport Sign

**MOVED and SECONDED that staff be instructed to prepare an information report that will address a municipal wide signage policy.
Motion Carried.**

- b. Planning Advisory Committee

- i. Application to Amend an Existing Development Agreement – Bruce McDow (PID 45039377) Recommendation Report

Councillor Daniels reviewed the report then called on the Director of Planning and Development to speak on the amendments.

The Director advised Council that she had spoken to the fire chief, the Emergency Measures Organization, a representative from the Department of Environment as well as the Department of Natural Resources who all confirmed the removal of the third hydrant would not hinder the ability to fight fires in the area. She went on to say that as the amendments were non-substantive there was no need to hold a public hearing.

Councillor Daniels voiced that she was uncomfortable with the hydrant being removed as it was based on a previous recommendation from former chief Fred Fox adding that a presentation from the Department of Natural Resources identified the area as being high risk. She went on to ask if changes took place regarding fire suppression standards who would be responsible to have the hydrant reinstalled.

Councillor Monroe voiced that as the fire chief stated it was unnecessary she felt as though coverage would be more than adequate. Councillor Leopold stated that the decision on whether the hydrant should be removed should be left to the fire chief. She added that if the developer has met all the requirements of the Development Agreement and the two remaining hydrants are enough to sustain the water requirements for the area it would be unfair for Council to expect the developer to pay the costs associated with the additional hydrant.

MOVED and SECONDED that Council give consideration to and approve entering into a development agreement to amend the development agreement which allows grouped dwellings at a parcel on New Ross Road, Vaughan, PID 45039377, which is substantively the same as the draft set out in Exhibit 1 of the planning staff report dated June 15, 2017, taking note that this development agreement will discharge and replace the development agreement registered on July 9, 2009 as Document No. 93769017.

Motion Carried.

Councillor Hussey, Deputy Warden Morton and Councillor Daniels voted nay.

c. Report of the Chief Administrative Officer

CAO Osborne introduced the newly hired Planner Saira Shah to Council.

i. Results of Strategic Planning RFP (Information Report)

CAO Osborne reviewed the report advising Council that the RFP was awarded to LGP Real Estate Strategies and TEAL Architect + Planners Inc. at a cost of \$17,965.

**ii.P-002 First Amendment to the Police Advisory Board By-law
(Recommendation Report)**

The Municipal Clerk reviewed the report noting that the By-law required final approval from the Department of Justice and the Department of Municipal Affairs. She reviewed the amendments noted in the report which would provide consistency in accordance with the Police Act and Police Regulations.

MOVED and SECONDED that Council approves First Reading and proceed with a Public Hearing and Second Reading of P-002 First Amendment to the Police Advisory Board By-law.

Motion Carried.

iii. Appointment of Assistant Building and Fire Official (Recommendation Report)

MOVED and SECONDED that the Appointment of Assistant Building and Fire Official Recommendation Report be received and placed on file.

Motion Carried.

CAO Osborne reviewed the report.

MOVED and SECONDED that effective July 13, 2017, Council appoint Erin Schurman-Kolb as Assistant Building Official in accordance with Section 5(2) of the Nova Scotia Building Code Act and as Fire Official in accordance with Section 19(1)(b) of the Nova Scotia Fire Code.

Motion Carried.

d. REMO Advisory Committee

There was no report of the REMO Advisory Committee.

e. Police Advisory Committee

There was no meeting of the Police Advisory Committee.

f. MCCAP

There was no meeting of the MCCAP Committee.

g. Other Committee Reports or Recommendations

i. Fire Restructuring Committee

There was no meeting of the Fire Restructuring Committee.

ii. Region 6 – Spring Committee Meeting (Information Report) –
Councillor Jannasch

Councillor Jannasch reviewed his report. He pointed out that the date is incorrect in his report in reference to the diversion credit decrease and should read 2015/2016.

The Councillor spoke of a petition that he had received over a month ago where the proponents of the petition were against an application from Lafarge Brookfield to use recycled tires as fuel to power their cement kilns. He went on to say since seeing the petition the Provincial Government had given permission to the company to burn 350,000 tires in their plant for a one-year period.

Councillor Jannasch expressed that he had issues with that decision as the delegate for Region 6 who had been tasked with trying to limit the amount of solid waste going to landfills and promote recycling. The Councillor stated that giving permission to burn the tires goes against attempts to promote recycling as they can currently be used to produce an aggregate.

The Councillor went on to speak of the environmental fee charged to anyone purchasing new tires noting it is unclear where the money from the fee goes or where it is spent.

MOVED and SECONDED that whereas the burning of tires contributes to serious air pollution and increased greenhouse gas emissions and is generally considered an environmentally unfriendly practice in Nova Scotia and that tires are successfully being recycled in the Province, that the Municipality of West Hants request that the Province waive the environmental fee charged on new tires so long as the burning of tires for fuel is permitted.

Motion Carried.

12. Correspondence

There was no correspondence.

13. Miscellaneous / New Business

a. Proposed Work on the Causeway (Councillor Monroe)

Councillor Monroe read a statement she prepared for Council regarding the twinning project. She spoke of the detrimental effects caused by the restricted flow of the Avon River including the negative effect on the shorelines.

The Councillor spoke of other areas where causeways were remedied specifically the partial removal of the causeway on the Peticodiac which was provided provincial and federal funding solutions to meet their needs for the return of a healthy river.

Councillor Monroe advised Council that she intended on bringing the issue to Joint Council where she would be requesting support of a joint resolution asking for additional studies to be done regarding a solution which could be partial removal of the causeway and installation of a bridge that would allow for reopening of the Avon River.

MOVED and SECONDED that the letter written by Councillor Monroe be received and placed on file.

Motion Carried.

CAO Osborne advised Council that the Department of Agriculture as well as Nova Scotia Transportation and Infrastructure Renewal would be attending the Joint Council in July to speak on the topic.

14. In Camera Session

- a. MGA Section 22(2)(a) – Acquisition, Sale, Lease and Security of Municipal Property

MOVED and SECONDED that the meeting move in-camera.

Motion Carried.

The meeting moved in-camera at 9:01 p.m.

The meeting reconvened at 9:11 p.m.

MOVED and SECONDED that Council confirm the offer to purchase the property described by staff in the in-camera report to Council of July 11, 2017 for \$107,700 of which \$10,700 is to come from the Parks 5% Reserve and the remaining from the Operation reserve.

Motion Carried.

MOVED and SECONDED that following the closing date of the purchase and sale agreement; Council instruct staff to release this report; and following a review for privacy issues, of the purchase & sale agreement.

Motion Carried.

15. Date of Next Meeting – September 12, 2017

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

16. Adjournment

MOVED and SECONDED that the meeting adjourn.

Motion Carried.

The meeting adjourned at 9:13 p.m.

Abraham Zebian, Warden

Rhonda Brown, Municipal Clerk