



**MUNICIPALITY OF THE DISTRICT OF WEST HANTS  
Council Minutes  
October 10, 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
	D. Francis	Councillor District 5
	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
	K. Kehoe	Director of Recreation
	M. LeMay	Director of Planning and Development
	B. Carrigan	Director of Public Works
	R. Brown	Municipal Clerk
	V. Macumber	Planning Admin Assistant

There were 8 members of the public in attendance.

Guests: Barry Braun, Happy Community Project

3. Announcements

Warden Zebian welcomed everyone to the Council meeting and reviewed the fire evacuation procedures.

Warden Zebian commented that the annual pumpkin regatta is being held this upcoming weekend, and he and Ms. Shah, the new planner, will be participating in the parade and the pumpkin race across Lake Pisiquid. They have chosen a superhero theme for their pumpkin which weighs approximately 1,017 lbs. Warden Zebian invited Council members and staff to attend the event.

4. Approval of Agenda, including additions or deletions

**MOVED and SECONDED that the agenda be approved with the following deletions and additions under Miscellaneous:**

- Item 13(b) – HR Policy Review Council 2016 will be referred to the Committee of the Whole for discussion
- New Item 13(c) - Studies
- New Item 13(d) – Hants County Exhibition
- New Item 13(e) – Municipal Government

**Motion Carried.**

5. Presentation

- a. Happy Community - Barry Braun

Mr. Barry Braun gave an overview with respect to a new initiative he developed called the Happy Community Project which he believes will build a stronger sense of community for people and strengthen social connections. Ideas for community gardens, the Best Recipes,

plant exchanges, and monthly welcome lunches are examples of the type of projects created under the Happy Community Project. Mr. Braun advised that the Happy Community Project is pairing with the SOBEY School of Business in a pipeline project for developing social initiatives. He advised that the project will be launched in Windsor with meetings being held at the Community Centre in October 2017. Mr. Braun asked Council members to share this information with the residents.

A brief discussion was held with respect to the Happy Community Project. Council members expressed their enthusiasm for the project, and thanked Mr. Braun for his presentation.

6. Public Hearings

- a. Second Reading Application to Rezone 7 Jubilee Lane (PIDs 45192713 & 45192721) Hantsport, West Hants

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

The meeting moved to a Public Hearing at 7:21 p.m.  
The meeting reconvened at 7:25 p.m.

**MOVED and SECONDED that Council gives Second Reading to and approves amending the Zoning Map of the Hantsport Land Use By-law from the Single Unit Residential (R-1) Zone to the Two Unit Residential (R-2) Zone for 7 Jubilee Lane, PID #45192721.**

**Motion Carried.**

- b. Second Reading Text Amendments to the Hantsport Land Use By-Law to limit the height of buildings and limit the number of units within a multi-unit dwelling in the Residential Multiple (R-3) Zone.

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

The meeting moved to a Public Hearing at 7:26 p.m.  
The meeting reconvened at 7:30 p.m.

**MOVED and SECONDED that Council gives Second Reading to and approves amendments to the Hantsport Land Use By-law to:**

- clarify the definition of height;
- limit the height of all main buildings to 10.67 m (35 ft.), except in the Industrial (M) Zone;
- add an exemption from height limitations for structures such as spires and water towers;
- limit the number of townhouses to four (4) on any lot; and
- limit the number of apartments in one building to twenty (20).

**Motion Carried.**

7. Approval of the Council Minutes of September 12, 2017, Public Hearing First Amendment to the Police Advisory Board By-law September 12, 2017 and Special Council October 2, 2017.

**MOVED and SECONDED that the Council Minutes of September 12, 2017, Public Hearing Minutes Amendment to the Police Advisory Board By-law September 12, 2017 and Special Council October 2, 2017, be approved as circulated.**

**Motion Carried.**

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

9. Report of the Warden
  - a. Warden's Report

Warden Zebian reviewed his report with Council.

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 September 26, 2017

MFC Fall Debenture

**MOVED and SECONDED to authorize the Warden and Municipal Clerk to sign the Resolution for Pre-Approval of Debenture Issuance, subject to interest rate confirmation not to exceed 5.5%, to enable the Municipality of the District of West Hants to issue a 10-year debenture of \$597,000.  
Motion Carried.**

Community Trails Maintenance Grant Request

**MOVED and SECONDED to approve the Newport & District Rink Commission trail funding request in the amount of \$1,150 to be taken from the Parks & Recreation Department, Community Trails Grant program budget.  
Motion Carried.**

2017/18 Snow and Ice Removal

**MOVED and SECONDED to award a Contract for the municipal-owned roads and municipal properties to Windsor Landscaping for Tender WHPW17-06, Snow and Ice Removal for the 2017/2018 season; as per Tender pricing received by the Department of Public Works on September 7, 2017.  
Motion Carried.**

**MOVED and SECONDED that Public Works reserve the right to omit snow and ice removal requirements on local roads or portions of roads, where it is deemed that the road does not have immediate housing or business needs.  
Motion Carried.**

**MOVED and SECONDED that Public Works reserve the right to omit snow and ice removal requirements at municipal properties, where it is deemed that snow and ice removal will be performed utilizing Public Works staff and equipment.  
Motion Carried.**

Lower Level Building Renovations (76 Morison Drive)

**MOVED and SECONDED to approve the expenditure of funds not to exceed \$25,000.00 from the building reserve to remove the lower level subfloor and install new flooring at the Municipal Office Complex; including associated work required to secure and recondition existing walls, doors and trim; plumbing and painting of the lower level affected by the renovations.  
Motion Carried.**

Public Participation Program Policy

**MOVED and SECONDED to approve the Public Participation Program Policy attached as Appendix D to the report dated May 18, 2017 which includes rescinding the Public Participation Program approved by Council May 13, 1999 and the Public Participation Resolution for the "Five Year Review" approved by Council May 14, 2002.  
Motion Carried.**

Committee of the Whole (COTW) meetings

**MOVED and SECONDED to amend Section 5.3 b. of the Council Procedural Policy, COGE-003.00 by replacing the word August with the word July.  
Motion Carried.**

2016-2017 Audited Financial Statements

**MOVED and SECONDED to accept and adopt the March 31, 2017 Audited Financial Statements as presented by Kent and Duffett Chartered Professional Accountants.  
Motion Carried.**

b. Planning Advisory Committee

i. Discharge of Development Agreement at 584 Town Road, Falmouth, West Hants (PID 45294634)

**MOVED and SECONDED that Council discharge the Development Agreement entered into on March 21, 2011 between the Municipality of the District of West Hants and Pamela Archibald and Shirley Mercer which applies to the property at 584 Town Road, (PID 45294634).  
Motion Carried.**

ii. 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; PID #45403946 from the Rural Residential (R-4) Zone to the Hamlet Industrial (M-2) Zone

**MOVED and SECONDED That Council gives First Reading and will hold a Public Hearing to consider amending the West Hants Land Use By-law to add aquaponics industries as a permitted use in the Hamlet Industrial (M-2) Zone, and to consider amending the zoning of the lot located at 1989 Wentworth Road, Hamlet of Newport Station; PID # 45403946 from the Rural Residential (R-4) Zone to the Hamlet Industrial (M-2) Zone on the Zoning Map of the West Hants Land Use By-law.  
Motion Carried.**

iii. Hantsport Land Use By-law Amendment to add museums to the uses permitted in the Commercial (C) Zone

**MOVED and SECONDED that Council gives First Reading and will hold a Public Hearing to consider amending the Commercial (C) Zone of the Hantsport Land Use By-law by adding "museums" to the list of permitted uses.  
Motion Carried.**

c. Report of the Chief Administrative Officer  
CAO Osborne advised she did not have a report for this month.

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

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

f. MCCAP Committee  
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. Joint Council  
There was no meeting of Joint Council.

iii. Region 6  
There was no meeting of Region 6.

12. Correspondence

a. September 29, 2017 – Letter of Concern

A letter of concern was received from Danny and Laura Davison.

13. Miscellaneous / New Business

a. Opportunity to Engage the Youth – Youth Council

Council members discussed the idea of a Youth Council. Deputy Warden Morton and Councillor Zwicker will contact the principals of the high schools to discuss the idea of a Youth Council.

b. Studies

Councillor Leopold stated she was surprised to learn that staff had met Provincial staff and set up terms of reference for governance studies without consulting Council.

CAO Osborne stated that both herself and CAO Coutinho from the Town of Windsor had been working based on their understanding of the instructions provided in the February 2017 Memorandum of Understanding with the Town of Windsor. She stated both CAOs had the operational background and experience to identify the type and scope of the studies, review and governance changes needed to allow Council to make an informed decision. She informed that, in keeping with general direction given by Council, all forms of operational structure are to be reviewed and the information will be brought back to Council for a decision.

Councillor Leopold wanted to ensure that all options not just amalgamation be reviewed. She requested that Council be made aware when meetings are scheduled for the remainder of the project. The CAO confirmed that all options are being reviewed, including sharing of services.

c. Hants County Exhibition

Warden Zebian commented that this year the Hants County Exhibition was celebrating its 252<sup>nd</sup> year. He noted that Leon Taylor, from Falmouth, who is well known for the showings of his Clydesdale horses, has been with the Exhibition for 70 years. Warden Zebian felt that Mr. Taylor should be recognized for his years of service. Council members agreed.

**MOVED and SECONDED that a certificate of recognition be given to Leon Taylor for his 70 years of service with the Hants County Exhibition.  
Motion Carried.**

d. Municipal Awareness Week

Warden Zebian noted that Municipal Awareness Week was soon approaching and it is being held during the week of November 20-26, 2017. It is a public awareness campaign that promotes the importance of municipal government in peoples' daily lives. Council members were asked if there is anything they could do to bring more awareness to the residents about municipal government. Suggestion was made to visit schools and that this could possibly tie into the Youth Council idea. Deputy Warden Morton and Councillor Zwicker will be visiting schools in the area.

14. In-Camera Session

a. MGA Section 22(2)(e) – Contract Negotiations

**MOVED and SECONDED that Council go in-camera.  
Motion Carried.**

The meeting moved in-camera at 8:00 p.m.

The meeting reconvened at 8:52 p.m.

15. Date of Next Meeting – November 14, 2017

The next Regular Council meeting will be held on November 14, 2017.

16. Adjournment

**MOVED and SECONDED that the meeting adjourn.  
Motion Carried.**

The meeting adjourned at 8:53 p.m.

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Abraham Zebian, Warden

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Rhonda Brown, Municipal Clerk