

**WEST HANTS REGIONAL MUNICIPALITY  
Committee of the Whole - Meeting Agenda**

**June 10, 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.*

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**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
  - b) Dashboard Action Items – Dangerous or Unsightly Premises
4. Declaration(s) of Conflict of Interest
5. Announcements
6. Approval of Previous Meeting Minutes
  - a) 2025-05-13 Committee of the Whole Minutes
7. Presentations
  - a) NS Public Health Fluoride Presentation – Dr. Catherine Brown and Dr. Kevin Walsh
  - b) Windsor Township Business Association Quarterly Update – Ms. Karen Cooper (Program Coordinator) and Ezra Edelstein (Board Chair)
  - c) Mineral Extraction in West Hants - Dr. Sarah Trask and Mr. Chad Pothier
8. Unfinished Business/Postponed Motions - None
9. Reports
  - a) CAO Activity Update - Information Report
10. Correspondence
  - a) Information
    1. Correspondence Received Ledger as of June 6<sup>th</sup>, 2025
      - i. Mineral/Uranium Extraction  
Letter from Department of Natural Resources to WHRM  
Barry Spearns  
Lynn and Ron Moore  
Minister of Municipal Affairs Response to Additional Information Re Resource Development in WHRM  
Natalie Lane  
Andrew Glencross

Carol and Doug Dahr  
Garett Lane  
Janet Morrell  
Karen Beazley Letter to WHRM Re RFPs for uranium exploration in West  
Hants Karen F. Beazley (WHRM copied)  
Chris Shields (WHRM copied)  
Kimberley & Stuart Hawker (WHRM copied)  
Claudia Herchan  
Letter to WH Council from Sarah Trask, Chad Pothier and Community  
of Vaughan  
Glenn Whitman  
Anita Crosby  
Chad Pothier  
Guido Furlani

- ii. Everwind  
Karen Wallace

b) Requests

- i. Tiffany and Ryan Faulkner Re Denial of Rezoning Application and Subsequent  
Subdivision of PID 45045879, Willow Street, Hantsport

c) Correspondence Sent - None

11. New Business

- a) Mineral Resource Extraction Recommendation Report – Mayor Zebian
- b) Outside Operations Facility – Councillor Ivey
- c) 2025 Grants and Contributions Recommendation Report – Manager Roberts
- d) Accessibility Advisory Citizen Member Recommendation Report – Clerk Snair

12. Public Comment Period

13. In-Camera - None

14. Next Meeting Date / Adjournment – June 24<sup>th</sup>, 2025 Council Meeting at 6  
p.m.

**WEST HANTS REGIONAL MUNICIPALITY**  
**Committee of the Whole - Meeting Minutes**

**June 10, 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** – Deputy Mayor Francis called the meeting 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

Bob Morton, Councillor Dist. 6

Debbie Francis, Deputy Mayor, Dist. 5

Kayla Leary-Pinch, Councillor Dist. 7

Paul Morton, Councillor, Dist. 8

John Smith, Councillor Dist. 9

Bonnie Smith, Councillor Dist. 10

Jim Ivey, Councillor Dist. 11

Staff

Mark Phillips, CAO

Carlee Rochon, Dir. Financial Services

Todd Richard, Director Public Works

VanEssa Roberts, Act. Dir. Community Development

Deanna Snair, Exec. Asst/ Clerk

Regrets:

Kathy Kehoe, Director Community Development

Kari Fogere, Act. Dir. Planning & Development

Presenters:

a) NS Public Health Fluoride Presentation – Dr. Catherine Brown and Dr. Kevin Walsh

b) Windsor Township Business Association Quarterly Update – Karen Cooper (Program Coordinator) and Ezra Edelstein (Board Chair)

c) Mineral Extraction in West Hants – Dr. Sarah Trask and Chad Pothier

One hundred and twenty-seven (127) residents in the Gallery and hallway

3. **Approval of the Agenda including additions or deletions** (6:00 p.m.)

a) Dashboard Action Items – Information Log

b) Dashboard – Dangerous or Unightly Premises – Information log

As there were no additions or changes proposed the agenda was approved as presented.

4. **Declaration(s) of Conflict of Interest** (6:00 p.m.) - None

5. **Announcements** (6:00 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.

Fire alarm/emergency protocol was reviewed.

Guest in the gallery were reminded to be respectful and mindful and not video or audio record. All meetings were recorded and live streamed on YouTube for anyone wishing to watch them at a later time.

Congratulations were extended to Hants Learning Network Association on celebrating 30 years.

Reminder of the upcoming Southwest Hants Fire Auxiliary Big Breakfast this coming Saturday from 8-10 am.

Reminder of the teddy Bear Jamboree scheduled for June 21 from 11 am – 2 pm in Falmouth.

**6. Approval of Previous Meeting Minutes (6:03 p.m.)**

a) 2025-05-13 Committee of the Whole Minutes

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

**7. Presentations**

a) NS Public Health Fluoride Presentation (6:03 p.m.)

Dr. Catherine Brown and Dr. Kevin Walsh provided an overview of the importance of adding fluoride to drinking water. Community water fluoridation was an important, safe and effective measure to improve oral health, which was essential to overall health and well-being at every age and stage of life. Adding fluoride to water was a cost-effective and equitable public health interventions available, reaching everyone on municipal services in a community regardless of their age, income or access to dental care services or supplies.

Discussion Points:

- In Nova Scotia, ten communities currently treat their drinking water with fluoride, covering approximately 50% of the province's population. Additionally, around 40% of Nova Scotians rely on private well water, which typically is not fluoridated. This leaves only about 10% of municipalities with the infrastructure to fluoridate their water but who choose not to. Among these are West Hants, Amherst, and most recently, New Glasgow — which has opted to stop fluoridating its municipal water supply.

b) Windsor Township Business Association Quarterly Update (6:22 p.m.)

Karen Cooper and Ezra Edelstein provided a recap of the events that occurred from November 2024 to May 2025, on-going activities (one on one business meetings, newsletter, façade improvement program), an update on the Environics Report (covered May 1, 2023 to April 30, 2024). The data provided an outlook on unique visitors, total

visitors, the average visits per visitor, day and time of the week most visits occurred, demographics – household income, age, household composition/size, education level, diversity level, geographic summary by postal code, segment summaries) and introduction of events planned by the Township for June 2025 to March 2026.

Discussion Points:

- The initial Environics Report would set the baseline for future reports in determining how to assist the business community to grow and prosper in the downtown area.

c) Mineral Extraction (6:43 p.m.)

Mr. Pothier and Ms. Trask addressed the Council with serious concerns about uranium exploration in the Avon River watershed, which includes the communities of Millet Brook, Vaughan, Windsor, and Falmouth. They warned that the proposed lease area is rich in surface water and could impact protected water supplies and hundreds of properties downstream. Past uranium exploration in the area involved significant drilling, and further activity may cause major environmental disturbance. Despite a historical ban based on public consultation and scientific evidence, the provincial government is now moving forward with exploration without adequate risk assessment or community consultation. They urged the Council to take immediate steps to protect the watershed by adopting two motions and advocating for a pause in uranium exploration until its risks are fully understood.

Discussion Points:

- Exploration activities do not require Environmental Assessment (EA) approval, and there are minimal regulatory requirements associated with them.
- Yellowcake, a concentrated form of uranium oxide, was produced following the refinement process during earlier exploration efforts. At Millet Brook, exploration work conducted in the late 1970s involved drilling to depths of approximately 400 metres. At the time, the geological setting, primarily granite-hosted mineralization, was deemed unfavorable for mine development. Granite-hosted uranium deposits have generally been considered uneconomic, and since the 1980s, there has been little to no active mining in such formations within Nova Scotia. Globally, granite-hosted uranium targets are viewed as having limited economic viability, and thus the prospects for developing a mine in this region remain minimal
- Financial incentives or royalties as part of the exploration process were unclear, and there is no obligation for the Province to provide them. Recently, in Yarmouth, the Province exercised its authority to access private land in connection with a lithium mining project. Letters sent to property owners implied the possibility of negotiations but did not explicitly mention any form of financial compensation.

The CAO and Mayor met with the Deputy Minister of Natural Resources to discuss uranium exploration. There are 86 identified landowners in the three provincial areas under consideration, with Millet Brooke being the largest site. While the federal government regulates uranium mines, the provinces oversee the exploration phase, which they described as the lowest risk part of the process. WHRM has requested that the province hold a public meeting to engage with residents and stressed the urgency of these meetings occurring prior to any licenses or permits being

granted. At this time, it will be July before the proponents to do the exploration are known. The minister has also stated that he will not exercise his authority if private landowners say no to exploration. To get more information on current licenses and current permits, some websites were shared: <https://novarocmaps.novascotia.ca/arcgis/rest/services/NovaRoc/MapServer> and <https://fletcher.novascotia.ca/DNRViewer/?viewer=Geoscience>

Although questions were posed about new techniques, a clear answer was lacking. It was stated they will be drilling as part of this exploration phase and capping the holes.

Appreciation was expressed to the group for sharing the information at the meeting and the community session that they hosted in Lowr Vaughan. If people wanted more information or to get involved, they could check out Knowuranium.ca or the Facebook page at [Citizens Against Uranium Exploration and Mining in Nova Scotia](#)

**8. Unfinished Business/Postponed Motions – None**

**9. Reports**

a) CAO's Report (7:27p.m.)

CAO provided a brief overview of his report which was circulated prior to the meeting. Highlights included a series of budget meetings in May and June. Participated in the Department of Emergency Management CAO Advisory table. Municipal Complex information has been compiled and shared to assist with the decision-making process. The UARB Marchand Windsor Back Rd appeal ruling was shared. The Board ruled in favour of the developer. On-going discussions continue with the VREN around the marketing levy and initiatives being led by the VREN.

**10. Correspondence (7:29 p.m.)**

a) Information

1. Correspondence Received Log as of June 6, 2025

i. Mineral/Uranium Extraction

Letter from Department of Natural Resources to WHRM

Barry Spearns

Lynn and Ron Moore

Minister of Municipal Affairs Additional Information Re Resource Development in WHRM

Natalie Lane

Karen Beazley (WHRM copied)

Andrew Glencross

Carol and Doug Dahr

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Janet Morrell

Karen Beazley Letter to WHRM Re RFPs for uranium exploration in West Hants

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Claudia Herchan  
Letter to WH Council from Sarah Trask, Chad Pothier and Community of Vaughan  
Glenn Whitman  
Anita Crosby  
Chad Pothier  
Guido Furlani

ii. Everwind  
Karen Wallace

iii. Requests  
Tiffany and Ryan Faulkner Re Willow Street Storm Water

Council was advised an application for rezoning was previously denied by the former Council and that decision was subsequently upheld by the Nova Scotia Utility and Review Board (UARB) upon appeal. It had been previously understood that a stormwater management plan would be a requirement for the property, whether developed through a development agreement or through as-of-right provisions. However, the property owner has since opted to proceed with an as-of-right development. Questions have arisen regarding why a stormwater management plan is not being required in this instance, given earlier indications.

Staff have reviewed the matter and confirm the following the Municipal Planning Strategy (MPS) and Land Use By-law (LUB) for Windsor and West Hants include requirements for stormwater management plans under certain development conditions. However, the subject property falls within the jurisdiction of the Hantsport MPS and LUB. Under the Hantsport planning documents, there is no requirement for a stormwater management plan for as-of-right developments.

While there may be some confusion due to differing requirements across planning areas, it is important to note that under current policy and regulation for Hantsport, staff cannot require a stormwater management plan for this as-of-right development. An information report will be shared with Council. It was important to find a way to share this information with Council vs finding out from a resident in a letter to Council.

## **11. New Business**

a) Mineral Resource Extraction Recommendation Report (7:41p.m.)

Mayor Zebian reviewed the report. The topic of uranium exploration and extraction has become a pressing issue following the recent decision by the Government of Nova Scotia to lift the longstanding ban. Understandably, this has sparked concern among residents, many of whom have been voicing their worries at public meetings. Primary among these concerns are the potential risks to our environment and public health — particularly the possibility of well and groundwater contamination, and exposure to radon gas, which was a known health hazard associated with uranium activity. Given these valid and serious concerns, Council should advocate on behalf of our residents for a pause on the issuance of any exploration or extraction permits. This pause should remain in place until the province can provide comprehensive information on

its plans, including the specific safety protocols and environmental protections that will be implemented to safeguard our communities.

**MOVED BY MAYOR ZEBIAN AND COUNCILLOR LEARY-PINCH THAT COMMITTEE OF THE WHOLE RECOMMENDS WHRM COUNCIL FORMALLY REQUESTS THAT THE PROVINCIAL GOVERNMENT PAUSE BEFORE GRANTING ANY LEASES FOR URANIUM EXPLORATION IN OUR COUNTY, TO ALLOW TIME FOR COUNCIL AND COMMUNITIES TO BECOME INFORMED AND GIVE INPUT ABOUT THE POTENTIAL IMPACTS OF URANIUM EXPLORATION ON THE COMMUNITY AND ALLOW SUFFICIENT TIME FOR THE PROVINCE TO CONDUCT MEANINGFUL CONSULTATIONS WITH THE PUBLIC AND FIRST NATIONS, AND WEIGH POTENTIAL RISKS AS WELL AS BENEFITS. MOTION CARRIED**

**MOVED BY MAYOR ZEBIAN AND COUNCILLOR LEARY-PINCH THAT COMMITTEE OF THE WHOLE RECOMMENDS WHRM COUNCIL AFFIRMS THE IMPORTANCE OF SAFE DRINKING WATER FOR ALL COUNTY RESIDENTS, BOTH THOSE LIVING IN CENTRALIZED AREAS SERVICED BY OUR MUNICIPAL WATER SYSTEMS AND THOSE LIVING OUTSIDE THOSE AREAS WHO RELY ON WELLS. COUNCIL STATES OUR INTENTION TO INVESTIGATE HOW THE COUNTY MIGHT IMPROVE THE PROTECTION OF WATER SUPPLIES OF RESIDENTS RELYING ON WELLS AND OUR MUNICIPAL WATER SUPPLY. AS WE UNDERTAKE THIS PROCESS, WE FORMALLY REQUEST THAT THE PROVINCE PAUSE BEFORE GRANTING ANY URANIUM EXPLORATION LICENSES. MOTION CARRIED**

CAO Phillips shared the Nova Scotia Critical Mineral Strategy was another resource available for anyone wishing to review it. This was the provincial road map outlining the provinces plans.

b) Outside Operations Facility (7:46 p.m.)

Councillor Ivey provided a brief overview of the report. Concerns were raised the cost of refitting, renovating, and bringing the facility up to proper standards has more than doubled—rising to 2.6 times (or 260%)—over the last two budget cycles before a tendered quotation was secured. Since this project was originally presented it appears the scope of the project may have changed since the design tender was issued and awarded on June 25, 2024 and the importance for Council to all have the same information on this matter.

c) 2025 Grants and Contributions Recommendation Report (7:48 p.m.)

Manager Roberts reviewed the report. Each year, numerous requests for funding from worthwhile not-for-profit or charitable community organizations who, through volunteer efforts provide services to the community. The requests are reviewed, and funding recommendations are based on approved budgeted allotments and in keeping with the Grants and Contributions Policy. The objective of the policy was to treat all organizations fairly, equitably, and reasonably, within the

parameters established by Council as follows: a) Youth development b) Senior support and services c) Public safety d) Provincial events e) Heritage and Culture on an annual basis. For the upcoming fiscal year, 1.5% of the taxes levied by the municipality and equates to approximately \$254,300 for West Hants.

Discussion Points:

- The recommendation aligned with the budget. It would need to go before Council for final approval.
- Staff were unaware if any of the organizations had also applied for provincial funding.
- Belmont Hall had requested \$10,000 in funding; however, they were allocated \$3,000. This decision aligns with Council's policy and direction to manage funding within available limits. While the full amount requested could not be granted, it was determined that offering partial support was preferable to providing no funding at all.
- It is unclear whether the Heritage Classic Beef Show was subject to the policy's requirement that applications be submitted by a specified due date. Furthermore, if the event was subject to this requirement, it is not known whether their application was submitted by the deadline outlined in the policy.
- The Bluenose Rugby Football Club has requested use of the Field House. Staff intend to accommodate this request and will make the facility available to the club as much as possible.

**MOVED BY COUNCILLORS LEARY-PINCH AND B. SMITH THAT COMMITTEE OF THE WHOLE RECOMMENDS COUNCIL ADOPTS THE ATTACHED SUMMARY, AS PRESENTED, RECOMMENDING GRANT FUNDING TO THE LISTED RECIPIENTS AND AUTHORIZING STAFF TO RELEASE FUNDS ONCE ALL REQUIREMENTS, AS OUTLINED UNDER THE GRANT AND CONTRIBUTION POLICY, HAVE BEEN MET. FURTHER, IT IS RECOMMENDED THE FOLLOWING GRANTS BE APPROVED FROM THE CANADA COMMUNITY BUILDING FUND: A. BELMONT COMMUNITY HALL – TO ASSIST WITH THE COST OF THE HALL KITCHEN RENOVATION- \$3,000, B. FALMOUTH COMMUNITY HALL – TO ASSIST WITH THE ELECTRICAL UPGRADE - \$2,000, C. HANTS SHORE KARATE CLUB – TO ASSIST WITH THE COSTS ASSOCIATED WITH A NEW ROOF, STEEPLE REMOVAL, NEW HEATING SOURCE, ELECTRICAL UPGRADE, AND NEW SIGNAGE - \$10,000, D. MERMAID THEATRE OF NOVA SCOTIA – TO ASSIST WITH CAPITAL UPGRADES TO THE 400-SEAT THEATRE AND REHEARSAL SPACE - \$16,000, E. MOUNT DENSON COMMUNITY HALL – TO ASSIST WITH COSTS ASSOCIATED WITH INSULATION AND SIDING FOR THE HALL \$3,000, F. WINDSOR ELEMENTARY SCHOOL HOME & SCHOOL COMMITTEE – TO ASSIST WITH THE COSTS ASSOCIATED WITH THE COMMUNITY PUMP TRACK DEVELOPMENT PROJECT – \$6,000. MOTION CARRIED**

**MOVED BY COUNCILLORS LEARY-PINCH AND WHEADON THAT COMMITTEE OF THE WHOLE RECOMMENDS COUNCIL APPROVE FROM THE 5% RESERVE FUND: A. HALIBURTON GARDEN CLUB/NOVA SCOTIA GARDEN CLUB - TO ASSIST WITH THE EXPANSION AND IMPROVEMENTS TO A SMALL PLAYGROUND PROJECT AT THE ARDOISE COMMUNITY PARK TO PURCHASE FALL ARREST MATERIAL (WOODCHIPS) AND MATERIALS TO MAKE THE SPACE SAFE. - \$2,500 AND B. BROOKLYN VOLUNTEER FIRE DEPARTMENT AUXILIARY – TO ASSIST WITH THE COST ASSOCIATED IN UPGRADING A 300-METER SECTION OF THE TRAIL TO MAKE THE TRAIL MORE ACCESSIBLE TO PEOPLE WITH MOBILITY ISSUES. - \$2,420. MOTION CARRIED**

d) Accessibility Advisory Citizen Member Recommendation Report (7:59 p.m.)  
Clerk Snair reviewed the report. Advisory committee opportunities were recently advertised in the WHRM newsletter, along with a call for interested individuals to fill current vacancies. Ms. Woodworth expressed a strong interest in contributing to the committee and it was felt she would bring a wealth of both lived and professional experience, which would be an asset in advancing the committee’s goals and initiatives.

**MOVED BY COUNCILLORS LEARY-PINCH AND B. SMITH THAT COMMITTEE OF THE WHOLE RECOMMENDS COUNCIL APPOINT VANESSA WOODWORTH TO THE ACCESSIBILITY ADVISORY COMMITTEE BEGINNING JUNE 24, 2025 AND ENDING JUNE 24, 2027. MOTION CARRIED**

**13. Public Comment Period (8:00 p.m.)**

Mr. Guido Furlani addressed the Council to raise awareness about fluoride and its implications. He emphasized the importance of understanding both the benefits and risks associated with water fluoridation, noting that while fluoride can be safe at certain levels, excessive amounts may pose health concerns. Mr. Furlani encouraged Council members to educate themselves thoroughly on the topic in order to make informed decisions. He also remarked on the contrast between Canada's ongoing fluoridation initiatives and the trend in the United States, where they have opted to remove fluoride from public water systems.

Ms. Amanda Dunfield addressed Council regarding concerns surrounding uranium exploration and mining activities in West Hants. She emphasized the potential risks these activities pose to the local water table, considering that many residents rely on well water sourced directly from this table. She noted that there has been uranium extraction in the area in the past, with some open pits still remaining. Ms. Dunfield referenced previous information that she felt was shared with Council and expressed curiosity about those readings—specifically, what levels of radiation were detected and what implications they may have had or are having on the local watershed.

**14. In-Camera - None**

15. **Next Meeting Date / Adjournment** – May 14th, 2025 Special Committee of the Whole Budget Meeting and May 27, 2025 Council meeting.

The meeting adjourned at 8:12 p.m. as there was no further business to discuss.

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Deputy Mayor Francis

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Deanna Snair, Municipal Clerk