

WEST HANTS REGIONAL MUNICIPALITY

Council Meeting Minutes

February 25, 2025 - 6:00 p.m.

Sanford Council Chambers, 76 Morison Dr, Windsor, NS

And virtually via Zoom (also YouTube Livestreamed)



West Hants
something inspiring awaits

1. As Call to Order – Mayor Zebian called the meeting to order at 6:00 p.m.

2. Attendance

Council:

Abraham Zebian, Mayor

Rupert Jannasch, Councillor, District 1

Scott McLean, Councillor, District 2

Chrystal Remme, Councillor, District 3

Paul Wheadon, Councillor, District 4

Bob Morton, Councillor, District 6

Debbie Francis, Deputy Mayor, Dist. 5 (ZOOM)

Kayla Learey-Pinch, Councillor, District 7

Paul Morton, Councillor, District 8

John Smith, Councillor, District 9

Bonnie Smith, Councillor, District 10

Jim Ivey, Councillor, District 11

Staff:

Mark Phillips, Chief Administrative Officer

Carlee Rochon, Director of Financial Services

Jenny LaPierre, Waste Coordinator

Kari Fougere, Acting Director Planning and Development

Alex Dunphy, Planner

Deanna Snair, Municipal Clerk

Todd Richard, Director Public Works

Will Hong, Planner

Regrets:

Kathy Kehoe, Director Community

Presenters and Gallery

Brennan Fitzgerald – Vice Chair, Windsor Township Business Association

Fourteen (14) in the Gallery

3. Announcements (6:00 p.m.)

Mayor Zebian acknowledged West Hants Regional Municipality is in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq People. This land is governed by the treaties of Peace and Friendship signed in 1726. West Hants Regional Municipality recognizes 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.

The Belmont Hall will host a community breakfast this Saturday starting at 7:30 a.m. and a 45's Card Tournament on March 8th, 2025.

4. Approval of the Agenda, including additions or deletions (6:02 p.m.)

Voting during the meeting was completed by a show of hands.

MOVED BY COUNCILLORS P. MORTON AND LEARY-PINCH THAT THE 2025-02-25 COUNCIL AGENDA BE APPROVED. MOTION CARRIED.

5. Declaration of Conflict of Interest - None
6. Approval of the Previous Meeting Minutes (6:02 p.m.)
 - a) 2025-01-28 Council Meeting Minutes
 - b) 2025-01-28 PH Minutes West Hants Regional Municipal Sewer By-LawA suggestion was made to add Councillor names to District Activity report.

MOVED BY COUNCILLOR P. MORTON AND JANNASCH THAT THE 2025-01-28 COUNCIL MEETING MINUTES AND THE 2025-01-28 PH MINUTES WEST HANTS REGIONAL MUNICIPAL SEWER BY-LAW MEETING MINUTES BE APPROVED. MOTION CARRIED

7. Presentations
 - a) Windsor Township Business Association (WTBA) Quarterly Update (verbal) – Ezra Edelstein
Brennan Fitzgerald, Vice Chair of the WTBA provided a brief update and overview of the results from a data gathering exercise conducted by the Township and information about the upcoming 2nd annual Winterthing event.
Between May 1, 2023 and April 30, 2024 a data gathering exercise was completed to track visitation data to the downtown core (total number of visits, number of unique visitors, average visits per visitor, who was visiting Windsor, when and why they were they visiting, etc.). It was suggested once the data was analyzed it would help inform actions of the Township and provide information regarding local economic development initiatives.
The Winterthing event scheduled this coming weekend included having four (4) fire pits, live music, face painting, community BBQ's, demonstrations, drumming circles, and a visit from Rosie the alpaca. Local businesses were participating in a mini market, hosting sales and special events within their businesses.

Discussion Points:

- Only the raw data was available at this time. Once the in-depth analysis and review of the data was complete it would be shared with the local business community and the Municipality.
- Value was seen in using the data as a tool to determine visitor numbers for the various events hosted in the downtown core.

8. Public Hearings
Public Hearings and Second Readings (Second reading was held immediately following Public Hearing)
 - a) 439 Clifton Avenue (PID 45049921), Windsor Development Agreement (6:11 p.m.)
The meeting moved into Public Hearing at 6:11 p.m. Further information on the Public Hearing is available in the 2025-02-25 Public Hearing Minutes.

MOVED BY COUNCILLORS P. MORTON AND IVEY THAT COUNCIL MOVE INTO PUBLIC HEARING AT 6:11 P.M. MOTION CARRIED.

At 6:30 p.m. the Public Hearing concluded, and the meeting moved into the regular Council meeting.

9. Second Readings (as it pertains to Public Hearings)

a) 439 Clifton Avenue (PID 45049921), Windsor Development (6:30 p.m.)

MOVED BY COUNCILLORS LEARY-PINCH AND P. MORTON THAT COUNCIL GIVES SECOND READING AND APPROVES ENTERING INTO A DEVELOPMENT AGREEMENT TO ALLOW THE CONVERSION OF THE EXISTING SINGLE UNIT DWELLING AND ACCESSORY GARAGE TO ACCOMMODATE UP TO 8 TOTAL DWELLING UNITS ON PID 45049921 AT 439 CLIFTON AVENUE IN WINDSOR, WHICH IS SUBSTANTIVELY THE SAME AS THE DRAFT SET OUT IN ATTACHMENT B OF THE REPORT FILE #24-21 TO THE PLANNING AND HERITAGE ADVISORY COMMITTEE DATED NOVEMBER 14, 2024. MOTION CARRIED

MOVED BY COUNCILLORS IVEY AND LEARY-PINCH THAT COUNCIL REQUIRES THAT THE DEVELOPMENT AGREEMENT WITH DAVE AND SARAH LERICHE WHICH PERMITS THE CONVERSION OF THE EXISTING SINGLE UNIT DWELLING AND ACCESSORY GARAGE TO ACCOMMODATE UP TO 8 TOTAL DWELLING UNITS ON PID 45049921 AT 439 CLIFTON AVENUE IN WINDSOR BE SIGNED WITHIN 120 DAYS FROM THE DATE OF FINAL APPROVAL BY COUNCIL OR THE DATE THAT ANY APPEALS HAVE BEEN DISPOSED OF; OTHERWISE THIS APPROVAL WILL BE VOID AND OBLIGATIONS ARISING HEREUNDER SHALL BE AT AN END. MOTION CARRIED

8. Public Hearings

Public Hearings and Second Readings (Second reading was held immediately following Public Hearing)

The meeting moved into Public Hearing at 6:34 p.m. Further information on the Public Hearing is available in the 2025-02-25 Public Hearing Minutes.

b) WHRM Solid Waste By-Law (6:34 p.m.)

MOVED BY COUNCILLORS P. MORTON AND LEARY-PINCH THAT COUNCIL MOVE INTO PUBLIC HEARING AT 6:34 P.M. MOTION CARRIED.

At 6:44 p.m. the Public Hearing concluded, and the meeting moved into the regular Council meeting.

9. Second Readings (as it pertains to Public Hearings)

b) WHRM Solid Waste By-Law (6:44 p.m.)

MOVED BY COUNCILLORS B. SMITH AND WHEADON THAT COUNCIL APPROVES THE WEST HANTS REGIONAL MUNICIPALITY SOLID WASTE BYLAW RS-001, SUBSTANTIVELY THE SAME AS THE DRAFT IN ATTACHMENT A OF THE REPORT AS PRESENTED AT THE JANUARY 28, 2025, COUNCIL MEETING WHICH WOULD INCLUDE THE REPEAL OF THE MUNICIPALITY OF THE DISTRICT OF WEST HANTS SOLID WASTE MANAGEMENT BY-LAW AND THE TOWN OF WINDSOR BYLAW #16 SOLID WASTE BYLAW. MOTION CARRIED. Nays: Jannasch

10. Unfinished Business/Postponed Motions

Mayor Zebian stepped away from the Chair at 6:45 p.m. and Councillor P. Morton assumed the Chair at this time.

a) Notice to Reconsider PACHAC Motion Re Committee Composition (6:45 p.m.)

Notice was provided at the previous meeting that this item would be brought forward for reconsideration and reviewed the process for reconsideration. Reconsideration allows an approved motion to be discussed and reconsidered. Should Council approve the reconsideration motion, the original motion approved at the Committee of the Whole meeting (January 28, 2025) will be brought forward for discussion again.

MOVED BY MAYOR ZEBIAN AND COUNCILLOR B. MORTON THAT COUNCIL RECONSIDERS THE PREVIOUS MOTION THAT WAS PASSED TO AMEND THE TERMS OF REFERENCE OF THE PLANNING AND HERITAGE ADVISORY COMMITTEE, PART 3, THAT THE COMMITTEE WILL CONSIST OF FOURTEEN (14) MEMBERS AS FOLLOWS: TWO (2) RESIDENT MEMBERS APPOINTED AT LARGE FROM WEST HANTS REGIONAL MUNICIPALITY WHO ARE NOT MUNICIPAL EMPLOYEES AND ALL TWELVE (12) MEMBERS OF COUNCIL. MOTION CARRIED

The approved motion made at the January 28th Council meeting was back on the table for discussion and consideration. Should the desire be to remove the amendment (alter the composition of PACHAC to be fourteen (14) members as follows: two (2) resident members appointed at large from WHRM who are not municipal employees, and all twelve (12) members of council), the proper procedural would be to amend the reconsidered motion to remove the amendment. If supported, this would result in the original motion from the January 14th Committee of the Whole meeting before Council for consideration (there would be no change in the composition of PACHAC).

MOVED BY COUNCILLORS IVEY AND LEARY-PINCH THAT COUNCIL REMOVE THE AMENDMENT TO THE ORIGINAL MOTION AS WAS SUBMITTED TO COUNCIL REGARDING THE CHANGES TO THE MEETING AND COMMITTEE PROCEDURAL POLICY. MOTION CARRIED

The original motion from the January 14th, 2025 Committee of the Whole was before Council for discussion and consideration.

MOVED BY COUNCILLORS IVEY AND JANNASCH THAT COUNCIL DIRECT THE CAO TO ENGAGE STAFF TO MAKE THE NECESSARY CHANGES TO THE

**MEETING AND COMMITTEE PROCEDURAL POLICY RCOGE-003.00
FOLLOWING THE DISCUSSION OF COUNCIL AT THE JANUARY 14, 2025
COMMITTEE OF THE WHOLE MEETING. MOTION CARRIED.** Nays: Francis
and McLean

Mayor Zebian stepped away from the Chair at 6:59 p.m. Councillor P. Morton assumed the chair at this time.

b) Flood Study Meeting Request (6:59 p.m.)

Mayor Zebian reviewed the report recommending staff host a public meeting to update and inform residents of the Windsor Storm Water Management study findings and options going forward.

Council discussed the matter in length. It was important to have a platform to provide information to the public and get their feedback on the information being presented.

Discussion Points:

- A formal/final report was not available at this time. Due to the change in cost estimates (decreased by \$50 million), there was value in knowing why the estimate changed. It was felt there were still some unanswered questions (measurements on pump stations - not all pump station measurements have been completed or flow monitoring – page 4 of the report).
- It was noted the final deliverables had not been met (as of the meeting date), a final report would be forthcoming. The 2D modeling and data presented was enough information to complete the study. The issue with the one (1) pumping station at Lift Station 1 was water cannot get there (as indicated in the presentation and data collected) that was staff received. Upgrading pump station 1 or pump station 7 was not a viable solution, the issue was too much water was getting into the system, which results in diversion, pumping at Stannus Street and a very large force main was needed to bypass the system.
- Concern was raised that a status update on the system running along the waterfront (Pump station 1 to Pump station 7 – capacity of the pipe and how much was flowing through it) has yet to be provided. By not having this information, only half of the system was being looked at. It was important to look at the entire system and have all the information. Director Richard advised that information was known. As the system/study was designed, that water will no longer go to that system, as it would be removed. The dry weather flows for Lift Station 1 and Lift Station 7 have ample capacity within that system. If the wet weather flows were removed, it was felt there would be no issues.

Point of Order was called by Mayor Zebian at 7:07 p.m. The motion was to hold a public meeting, the merits of the report findings were not on the floor for discussion.

- There was value in having a summary of FAQ on the report and provide this information to the public at the meeting, a mechanism for members of the public to submit questions or record/livestream the session for anyone unable to attend the session.
- A suggestion was made to amend the motion to reflect that the report from CBCL was not available yet.

MOVED BY MAYOR ZEBIAN AND COUNCILLOR LEARY-PINCH THAT COUNCIL DIRECT STAFF TO HOLD A PUBLIC MEETING TO UPDATE RESIDENTS ON THE CBCL PRESENTATION AND OPTIONS GOING FORWARD. MOTION CARRIED

Mayor Zebian assumed the Chair at 7:10 p.m.

- c) Visual effects study of existing and proposed wind farms – Acting Director Fougere and CAO Phillips (7:10 p.m.)

CAO Phillips reviewed the report highlighting discussions and background information leading up to the current report being presented. The direction previously provided for staff to provide information on a cumulative visual effects study was originally connected to the Bear Lake application. Since the November Council meeting, correspondence was received from the Provincial Planning Department regarding Councils requested MPS and LUB amendments. The Province approved the amendments and Minister Lohr authorized and imposed further amendments, specifically the change in setback requirements and the removal of the consideration of visual intrusive impacts on the landscape from the MPS when the municipality is evaluating wind farm applications.

The Bear Lake project have since withdrawn their initial application for the project which would have been evaluated under the previous land use regulations and resubmitted a new application that will be forwarded to PAC/HAC for review and evaluated under the newly amended regulations.

Staff reached out to qualified firms for proposals to complete a study of this nature from a standing offer list of vendors. In return, one proposal was received at the cost of \$60,845.00 plus applicable taxes and a completion date of August 2025, with a January 2025 start date (7 months).

Discussion Points:

- The areas of study (viewshed analysis, visual simulations and shadow flicker analysis) would be the South Canoe Wind Farm, the approved Benjamin Mills Wind Farm and the proposed Bear Lake Wind Farm (Vaughan and Upper Vaughan Area. The study was specific to District 7 areas.
- Consensus was the project was worthy. There was value in knowing what the cumulative effects (area looked like once all the windfarms were built) would be and being responsive to what residents were voicing.
- There was value in know what West Hants entire capacity for wind farms was (beyond Vaughan and Upper Vaughan area). This information could potentially be used in the future as a mechanism to lobby the government. The information would be valuable as we do not know what the future holds.
- Questions were raised if the vendour had the ability to provide this information. If this was the desire of Council, an amendment would be required.
- The province considers each application separately, as individual applications. They do not look at or consider these types of application cumulatively.
- Staff were unaware of any other municipalities that have completed this type of a study. It was a challenge to find a firm that had expertise in this field, as there were not a lot of studies (both locally and in Canada) that modeled what was being requested.

- If the study encompassed the entire region, it would provide staff with more data when discussing larger Land Use By-Law or Municipal Planning Strategy amendments. This study was very specific and confined to one area where existing and approved wind farms are. There was not a lot of space left in this area for future wind farms outside of what has been approved or applications in the que for development.
- The projected tax revenue (with the new windmills coming online) was not available. Revenue was based on when a windmill comes online, and wattage produced. Based on legislation, once a windmill comes online, a 1% increase per year was only permitted as per legislation. Based on the current nine (9) windmills online, it was estimated between \$175-\$177,000 was brought in annually.

MOVED BY COUNCILLORS LEARY-PINCH AND MCLEAN THAT COUNCIL APPROVE A VISUAL EFFECTS STUDY OF EXISTING AND PROPOSED WIND FARMS IN THE VAUGHAN AND UPPER VAUGHAN AREA TO DILLON CONSULTING LIMITED FOR THE AMOUNT OF \$60,845.00 PLUS APPLICABLE TAXES PLUS AN ADDITIONAL CONTINGENCY OF 10% OR \$6,084.50 TO SUPPORT THE PROJECT, FURTHER THAT THE TOTAL FUNDING AMOUNT OF \$66,929.50 FOR THE STUDY BE SUPPORTED BY THE WEST HANTS REGIONAL MUNICIPALITY'S OPERATING RESERVES. MOTION CARRIED. Nays: J. Smith and Francis

11. Mayor's Report (7:29 p.m.)

Mayor Zebian provided a brief verbal summary.

Attended various events:

- The African Heritage Month event at the West Hants Sports Complex.
- Attended one of the online training modules for the new Code of Conduct. More information on mandatory training was expected in the future.
- Attended the strategy planning session with Council.
- The Community Health Board Launch which identified seven (7) key priorities (housing, income, food insecurity, active community, social connections, transportations and communications). A follow up meeting was planned for March.
- Hants Shore Child Care meeting, which was community driven.
- Winterpalooza was another successful event.
- CBCL workshop for Council members.
- Met with the Hockey Heritage Society, there was also correspondence included in the agenda that would be discussed later in the meeting.
- Audit Committee meeting.
- Numerous discussions regarding the workings of the provincial government (Bills 1 & 6, the Auditor General, fracking, Uranium mining, and stepping into municipal roles/powers). An NSFM meeting was scheduled for tomorrow to discuss the implications for municipal units.
- Having numerous discussions with residents regarding cell towers, provincial government workings, workings of Council, etc. A lot of great comments have been received regarding snow clearing and public works in general.

- Public demands on time have increased significantly. The responsibilities/jurisdictions for each level of government seem to be blurred. Residents have a lot of questions and want answers; they do not care who is responsible. All were encouraged to share information with residents within their districts.

Discussion Points

- There may be value in having another conversation about jurisdictions and responsibilities and how to navigate those roles to ensure that municipal responsibilities stay within each municipality.

12. Financial Updates

a) General Operating as of December 31, 2024 (7:39 p.m.)

Director Rochon provided a brief update. The biggest change was to the surplus change, which was directly attributed to deed transfer tax based on conservative projections that were made. In addition, a couple of reports were delayed due to the postage strike (September, October and November reports were received in January). Despite Decembers report not being received, the projections were able to be updated.

Discussion Points:

- Landfill tipping fees were projecting higher, updated projections showed the fees would be \$181,000 over the original projected amount.
- Other revenue due to miscellaneous revenues including permits, licensing, rentals, tax certificates, and returns on investments were projecting higher. This was common with anything that was interest based as bank interest rates were higher resulting in any returns on investments and interest (outstanding accounts), projecting higher. Staff were also seeing an increase in requests for tax certificates. The biggest driver for this increase was interest being charged on outstanding accounts, which has been steadily increasing.
- Municipal Affairs have not provided any comments on the upcoming tariffs coming into effect.

Director Rochon quickly reviewed the fundraising update. There was approximately a \$4,000 change since the last update provided in September.

b) Water Utility Operating as of December 31, 2024 (7:44 p.m.)

Director Rochon provided a brief update. The utilities saw a slight increase since the previous month due to some of the revenues received adjusting to the previous projections and non-operating revenue increasing due to the bank. Water sales continued to trend high. A surplus of \$ 125,989 was projected and associated with the source of supply costs which were lower due to not paying for water internally anymore between the two utilities.

Discussion Points:

- Fire protection was a predetermined rate through the Utility and Review Board (UARB) Order. The number in the budget was based on the previous order, the current number was updated based on the October 1, 2024 Order.

c) Water Consumption as of December 31, 2024 (7:45 p.m.)

Director Rochon provided a brief overview of the report, noting these reports were now being done on a monthly basis. There have been few changes since the last report and any changes seen were due to adjustments and/or final bills.

Discussion Points:

- December numbers (billed in January) would be part of the new report being done in collaboration with Public Works and be presented at the March meeting.
- 114,317,231 imperial gallons were the 2023/24 total consumption billed through the meter and was captured in the 2023/24 audit. It was noted the Underwood meter in 2023/24 was expected to be a bit higher as four (4) quarters worth of consumption was represented in the third quarter for back billing and also the fourth quarter, which meant there was an extra quarter on the Underwood Road meter that would have impact.
- The battery was replaced with the Underwood Meter.

d) Capital Budget Financial Update as of December 31, 2024 (7:50 p.m.)

Director Rochon noted 14.5% of projects have been completed, 51.4% of projects have been started, and 32.9% of the projects have yet to begin, with the remaining percentages being deferred or have no status. To date 51.8% of the approved funding has been utilized.

Discussion Points:

- Cement material for the Avondale Boat Launch has been ordered and in stock. As soon as construction season begins, Dexters will install the new boat launch. All anticipated approvals were in order and the boat launch would be constructed this spring.

At 7:22 p.m. Deputy Mayor Francis was not present via ZOOM and did not participate in future discussions or voting until her return later in the meeting.

12. Committee(s) of Council Excerpts/Recommendations

a. Committee of the Whole Excerpts (February 11, 2025)

i. Active Living Strategy (7:53 p.m.)

MOVED BY COUNCILLORS P. MORTON AND LEARY-PINCH THAT COUNCIL APPROVE AND ADOPT THE WEST HANTS REGIONAL MUNICIPALITY ACTIVE LIVING STRATEGY 2024-2028. MOTION CARRIED

ii. Avon Community Farmers Market Funding (7:54 p.m.)

MOVED BY COUNCILLORS P. MORTON AND LEARY-PINCH THAT COUNCIL APPROVES AN EMERGENCY START UP GRANT IN THE AMOUNT OF \$5,000 FOR THE AVON COMMUNITY FARMERS MARKET TO SUPPORT THEIR PREPARATION FOR THE 2025 MARKET SEASON, RECOGNIZING THEIR SIGNIFIGANT CIONTRIBUTIONS TO LOCAL ECONOMIC DEVELOPMENT, FOOD SECURITY AND COMMUNITY ENGAGEMENT AND FURTHER THAT FUNDING COME FROM THE OPERATING RESERVE. MOTION CARRIED

iii. Windsor Food Bank Funding (7:55 p.m.)

MOVED BY COUNCILLORS P. MORTON AND LEARY-PINCH THAT COUNCIL CONTINUE TO PROVIDE MONTHLY FUNDING BEYOND MARCH 31, 2025 TO THE WINDSOR FOOD BANK IN THE AMOUNT OF \$3700/MONTH OR UNTIL A FINAL BUDGETARY DECISION CAN BE MADE DURING 2025/2026 BUDGET DELIBERATIONS, FUNDS TO CONTINUE COMING FROM THE OPERATING RESERVE. MOTION CARRIED

iv. Region 6 Solid Waste Management 2025-26 Budget (7:56 p.m.)

MOVED BY COUNCILLORS P. MORTON AND LEARY-PINCH THAT COUNCIL APPROVES THE 2025-26 OPERATING BUDGET FOR REGION 6 SOLID WASTE MANAGEMENT FOR THE AMOUNT OF \$846,045, WITH THE WHRM PORTION AS \$27,448.05, AS PRESENTED ON FEBRUARY 11, 2025. MOTION CARRIED.

v. RFP Awarding WHRMPD24-2, Pre-approved Housing Design Options (7:57 p.m.)

Discussion Points:

- The motion was specific to pre-approved designs for ADU's 2-unit dwellings and 3-unit dwellings (smaller scale infill development).

MOVED BY COUNCILLORS P. MORTON AND LEARY-PINCH THAT COUNCIL AWARD THE REQUEST FOR PROPOSALS # WHRMPD24-2 TO PASSIVE DESIGN SOLUTIONS AND UPLAND TO COMPLETE PRE-APPROVED HOUSING DESIGN OPTIONS AS IT RELATES TO ACTION ITEM #6 OF THE HOUSING ACTION PLAN AT A PROJECT PRICE OF \$89,100.00 PLUS APPLICABLE TAXES. MOTION CARRIED.

vi. Riverview Road Renewal (7:59 p.m.)

MOVED BY COUNCILLORS P. MORTON AND LEARY-PINCH THAT COUNCIL APPROVE THE AWARD OF TENDER WHRMHPW24-08 FOR RIVERVIEW ROAD (HANTSPORT) SERVICES & STREET RENEWAL TO THE LOW COMPLIANT BIDDER, GARY PARKER EXCAVATING LTD, FOR THE TENDERED PRICE OF \$3,498,693.20 PLUS A 15% CONSTRUCTION PROJECT CONTINGENCY OF \$524,803.98 FOR A TOTAL OF \$4,023,497.18 PLUS APPLICABLE TAXES. MOTION CARRIED

A break occurred at 8:00 p.m. The regular session of Council resumed at 8:15 p.m.

b) Housing Accelerator Fund Initiatives #1-3 Amendments to Planning Documents (8:15 p.m.)

Planner Hong reviewed the report. The funding agreement requires WHRM to deliver on the first three initiatives (allow greater density as-of-right within the serviced areas, create affordable housing policies and reduce minimum parking requirements) by March 2025 prior to the full Plan Review being completed. These initiatives will be focused within the serviced communities in the Municipality (Falmouth, Hantsport, Three Mile Plains and Windsor).

The report identified the purpose of the amendments, survey data, affordability by income level, what was voiced during public engagement sessions, a summary of the proposed changes to planning documents and what each initiative looked like. The housing amendments were not size specific. The proposed amendments were more about opening regulatory opportunities for

potential future developers and create opportunities for the missing middle housing. Additional buildings would still need to meet all Land Use By-Laws and setback restrictions.

Initiative 1 (changes to Residential zones – R1, R2 and R3) looks to add proposed density as-of-right. The maximum height would remain unchanged (35 ft or 3 storeys) as-of-right.

Initiative 2 (amendments with respect to affordable housing policies) would add a clear definition of “affordable housing unit” to the Land Use By-Law, introduce policies and provisions to encourage affordable housing units within a development through bonus zoning, introduce policies to allow Council to identify suitable surplus Municipal-owned properties for the purpose of affordable housing development and sell such properties below market value if Council determines that it is in the best interest of the Municipality to do so.

Initiative 3 (amendments with respect to parking) would see 1 parking space per dwelling unit for all dwelling within the serviced areas. Outside of the service areas would see no change in parking requirements.

Discussion Points:

- Bonus zoning was an opportunity for developers to include aspects of affordable housing (minimum of five (5)) affordable units within their development by way of granting bonus density (increased by 35% for Medium Density Residential R2 and 40% for High Density Residential R-3) and incentivize developers to include this much needed housing option.
- Concerns were raised with “As-of right” where it may have the ability to increase lot coverage, specifically as it pertains to areas where flooding has been an issue (Windsor, Hantsport, Falmouth).
- Most of the serviced areas in West Hants were already built up, resulting in limited vacant lots to build on. Staff advised any changes would be incremental and provide time for infrastructure upgrades.
- Concerns were raised that large scale development (12-unit building) would be built in a flood zone area and what would stormwater and sewer impact to adjacent properties look like. A suggestion was made to identify properties that would not qualifying for as of right development (Stannus Street, Gray Street, Victoria Street in Windsor, Chittick and William Street in Hantsport and areas in Three Mile Plains) as those streets have issues related to flooding.
- If the change was made (as-of -right), there were no guarantees the structures built would contain affordable housing options. Incentives would be in place to promote developers to consider affordable housing options within their development.
- Further information will need to be gathered to determine if there was the ability to mandate the change to “as-of-right” development must be for affordable housing options.

- i. Hantsport MPS and Hantsport LUB Amendments: Housing Accelerator Fund Initiatives #1-3

MOVED BY COUNCILLORS P. MORTON AND B. SMITH THAT COUNCIL GIVES FIRST READING AND HOLD A PUBLIC HEARING TO CONSIDER AMENDING THE TEXT AND THE MAPS OF THE HANTSPORT MUNICIPAL PLANNING STRATEGY AND HANTSPORT LAND USE BY-LAW TO

ACCOMMODATE A WIDER RANGE OF “MISSING MIDDLE” HOUSING FORMS, CREATE AFFORDABLE HOUSING POLICY, AND RELAX PARKING REQUIREMENTS IN A MANNER SUBSTANTIVELY THE SAME AS THE DRAFT SET OUT IN ATTACHMENT A AND B OF THE PLANNING AND HERITAGE ADVISORY COMMITTEE REPORT #23-21 DATED JANUARY 9, 2025. MOTION CARRIED. Nays: Ivey, Leary-Pinch, Wheadon, McLean and Remme

Questions were raised regarding voting on planning documents and a request for clarity on what the policy was regarding voting (if a majority vote or 2/3’rds vote was required) for a motion to pass. A short recess occurred at 8:50 p.m. to confirm this information. At 9:05 p.m. the meeting resumed.

The motion was passed as per Section 205 of the Municipal Government Act (MGA). Section 205 states “A council shall adopt planning documents, at second reading, by majority vote of the maximum number of members that may be elected to council”. At first reading, a majority vote was needed for a motion to pass.

MOVED BY COUNCILLORS P. MORTON AND J. SMITH THAT COUNCIL GIVES FIRST READING AND HOLD PUBLIC HEARING TO CONSIDER AMENDING THE MAP OF THE HANTSPORT LAND USE BY-LAW TO REFLECT THE PROPOSED ZONING CHANGES IN A MANNER SUBSTANTIVELY THE SAME AS THE DRAFT SET OUT IN FIGURE 1 OF THE PLANNING ADVISORY COMMITTEE REPORT #23-21 DATED JANUARY 9, 2025. MOTION CARRIED. Nays: Ivey, Leary-Pinch, Wheadon, Remme and McLean

- ii. Windsor MPS and Hantsport LUB Amendments: Housing Accelerator Fund Initiatives #1-3

MOVED BY COUNCILLORS P. MORTON AND JANNASCH THAT COUNCIL GIVES FIRST READING AND HOLD A PUBLIC HEARING TO CONSIDER AMENDING THE TEXT AND THE MAPS OF THE WINDSOR MUNICIPAL PLANNING STRATEGY AND WINDSOR LAND USE BY-LAW TO ACCOMMODATE A WIDER RANGE OF “MISSING MIDDLE” HOUSING FORMS, CREATE AFFORDABLE HOUSING POLICY, AND RELAX PARKING REQUIREMENTS IN A MANNER SUBSTANTIVELY THE SAME AS THE DRAFT SET OUT IN ATTACHMENT A AND B OF THE PLANNING AND HERITAGE ADVISORY COMMITTEE REPORT #23-21 DATED JANUARY 9, 2025. MOTION CARRIED. Nays: Ivey, Leary-Pinch, Wheadon, McLean and Remme

MOVED BY COUNCILLORS P. MORTON AND JANNASCH THAT COUNCIL GIVES FIRST READING AND HOLD PUBLIC HEARING TO CONSIDER AMENDING THE MAP OF THE WINDSOR LAND USE BY-LAW TO REFLECT THE PROPOSED ZONING CHANGES IN A MANNER SUBSTANTIVELY THE SAME AS THE DRAFT SET OUT IN FIGURE 1 OF THE PLANNING ADVISORY

COMMITTEE REPORT #23-21 DATED JANUARY 9, 2025. MOTION CARRIED. Nays: Ivey, Leary-Pinch, Wheadon, McLean and Remme

- iii. West Hants MPS and Hantsport LUB Amendments: Housing Accelerator Fund Initiatives #1-3

MOVED BY COUNCILLORS P. MORTON AND J. SMITH THAT COUNCIL GIVES FIRST READING AND HOLD A PUBLIC HEARING TO CONSIDER AMENDING THE TEXT AND THE MAPS OF THE WEST HANTS MUNICIPAL PLANNING STRATEGY AND WEST HANTS LAND USE BY-LAW TO ACCOMMODATE A WIDER RANGE OF “MISSING MIDDLE” HOUSING FORMS, CREATE AFFORDABLE HOUSING POLICY, AND RELAX PARKING REQUIREMENTS IN A MANNER SUBSTANTIVELY THE SAME AS THE DRAFT SET OUT IN ATTACHMENT A AND B OF THE PLANNING AND HERITAGE ADVISORY COMMITTEE REPORT #23-21 DATED JANUARY 9, 2025. MOTION CARRIED. Nays: Ivey, Leary-Pinch, Wheadon, McLean and Remme

MOVED BY COUNCILLORS P. MORTON AND J. SMITH THAT COUNCIL GIVES FIRST READING AND HOLD PUBLIC HEARING TO CONSIDER AMENDING THE MAP OF THE WEST HANTS LAND USE BY-LAW TO REFLECT THE PROPOSED ZONING CHANGES IN A MANNER SUBSTANTIVELY THE SAME AS THE DRAFT SET OUT IN FIGURE 1, FIGURE 2, FIGURE 3, AND FIGURE 4 OF THE PLANNING ADVISORY COMMITTEE REPORT #23-21 DATED JANUARY 9, 2025. MOTION CARRIED. Nays: Ivey, Leary-Pinch, Wheadon, McLean and Remme

- c) Audit Committee Excerpt (February 19, 2025) (7:43 p.m.)

Mayor Zebian stepped away from the chair at 7:43 p.m. Councilor P. Morton assumed the chair.

Mayor Zebian provided a brief overview of the report/excerpt surrounding the operational and financial audit within the water utilities. The committee provided a recommendation to council for consideration.

A lengthy discussion occurred regarding the excerpt and information included within the report. The reason for the motion to complete an audit was to understand the reason why the Windsor water utility lost revenue for the first time in a number of years. Concerns were raised around the reasons previously provided for the credit.

Council was encouraged to consider whether the RFP answered the questions Council was asking and if it didn't then what was needing to be added to the scope of work to answer those questions that would provide a level of confidence that any outstanding questions around this item would be answered.

MOVED BY MAYOR ZEBIAN AND COUNCILLOR JANNASCH THAT COUNCIL APPROVES THE AWARD OF REQUEST FOR PROPOSAL WHRMFS24-01 – 2022-23 WATER OPERATIONAL AUDIT TO MNP, FOR \$80,950 PLUS APPLICABLE TAXES. MOTION CARRIED. Nays: P. Morton, Zebian and Smith

14. Councillor Municipal Business/Activity Reports (9:36 p.m.)
Chrystal Remme, Councillor District 3 – Provided a written report included in the agenda package and opened to the floor to questions arising from her report. No questions were asked.

Jim Ivey, Councillor District 11 – Provided a written report included in the agenda package. Calls and questions continue on some of the matters noted within the written report. It was acknowledged that Black Heritage month (February) was nearing an end. A local author, David Wayne States (the Presence and Perseverance of Blacks in Hants County, Nova Scotia 1871-1914) was acknowledged. Anyone wanting to have a better understanding of the family names within Hants County and their involvement and background history as participants in the war. The book was worthy of reading and helping with providing a better understanding of the history of where we live and those who reside with us in our communities.

Kayla Leary-Pinch, Councillor District 7 – Noted MLA Sheehy-Richard recognized the South West Hants Fire Society and Auxiliary volunteers for their efforts and passion for the services they provide within their community in the legislature. The volunteers were appreciative of the recognition. It was noted that the group were worthy of the recognition as were all groups across the region.

Paul Wheadon, Councillor District 4 – Acknowledged the Ellershouse Hall and all their hard work. The group have successfully hosted three (3) breakfasts within the last month and all were well attended. The group has a turkey soup and pancake dinner planned for March 4, 2025. It was noted that all these events were by way of goodwill/free will offering/donations and were affordable and family friendly for everyone. Appreciation and thanks were extended to all the volunteers for making these events happen. Attended the Cunnibel Creek workshop, it was very informative and educational. Appreciation was extended to staff for the Budget Lunch and Learn workshops that occurred. Appreciation was expressed to those who facilitated the site visit for the at Kings Edgehill school. The school plans to implement solar panels to facilitate growing crops, support agricultural growth, assist with food insecurity and help offset the schools power usage. It was shared the St. Croix Hall were in the midst of arranging an auction to raise funds for the community hall.

15. Correspondence (9:40 p.m.)
- a. Information
 - i. Avon Causeway Activity Log (as of February 25, 2025) – None
 - ii. General Correspondence Received Activity Log (as of February 25, 2025)
 - a) Regarding Minister Lohr’s Letter Requesting Support (Bill 61 and Legislation Changes)
 - Premiers Letter requesting support to Mayors and Wardens
 - NSFM Letter to Elected Officials Re Minister Lohr Letter to Mayors and Wardens
 - Anna Steadman Re Letter from Premier Houston requesting your support (Hon. John Lohr)
 - Barb Harris

- Denise Forand
- NSFM Letter to Elected Officials
- Karen Beazley (several pieces of correspondence)
- Amanda Dunfield
- Anne Bishop
- Jan Morrell
- Andrea Lynn

Council discussed Minister Lohr’s letter in great detail, expressing concerns with the lack of information/details contained within the letter, the importance for consultations with local communities and concerns regarding public safety.

The upcoming NSFM meeting to discuss the recent legislative changes was an important step in addressing the proposed changes by the provincial government. A unified voice speaking for all municipalities may have a greater impact and potential to influence more than a single voice.

The consensus was more information was needed from the Minister on the provinces’ plans regarding how the Municipality may be involved in the development of resources, how it was anticipated the Municipality would benefit and how public safety (particularly water quality) would be guaranteed before West Hants could provide a response to Minister Lohr’s request. It was important to note the Municipality’s position on the proposed changes.

At 8:58 p.m. Deputy Mayor Francis returned to the meeting.

MOVED BY COUNCILLORS JANNASCH AND LEARY-PINCH THAT COUNCIL RESPOND TO MINISTER LOHR'S LETTER BY ASKING FOR MORE DETAILS ABOUT THE PROVINCE'S PLANS CONCERNING RESOURCE EXTRACTION IN WEST HANTS, HOW THE MUNICIPALITY MIGHT BE INVOLVED IN THE DEVELOPMENT OF RESOURCES, HOW THE PROVINCE ANTICIPATES THIS RESOURCE DEVELOPMENT MIGHT BENEFIT WEST HANTS, AND HOW PUBLIC SAFETY; PARTICULARLY WATER QUALITY WILL BE GUARANTEED ALONG THE WAY. MOTION CARRIED. Nays: Ivey

- b) Alicia Hennessey Re Feb 11th COTW comments
- c) Glenn Ross Re Library Closure Concerns

The correspondence from Glenn Ross was written by Ruth Ross. Concerns have been raised regarding the increased closures occurring at the Hantsport Library. Councillor Remme noted programming for libraries have been cut by 50% and the increased closures were a result of staffing shortages. Staff retention has been an ongoing issue, with increased staff turnovers. In addition, notice was provided that there will be no change to the funding formulas, which will impact them greatly. Libraries were a key component to communities and to those who access their programs. A report will be provided at the next meeting on the matter.

- iii. PACHAC Correspondence Received (as of February 25, 2025)
 - a) Carrilee Eddy
 - b) Donna Dunfield
 - c) Jeff Dunfield

- d) Guide Furlani
- e) Markus Kehoe
- f) Jennifer Moore

Planning and Heritage Advisory committee members would be contacted and notified of the rescinded motion. Anyone wishing to remain as a representative will retain their seat. Should there be a vacancy, it will be publicly advertised and fill through the normal process.

- b) Requests (as of February 25, 2025)
 - i. Amanda Dunfield Re Cunnabel Creek Stormwater Management Report and Buyout Program
 - ii. Krista Lloy Re Support for Stannus Street Rink
 - iii. Brian Casey Re Stannus Street Rink

Council was unaware of any changes/potential sale pertaining to the Stannus Street rink.

- c) Outgoing Correspondence Log (as of February 25, 2025) - None

At 9:09 p.m. Mayor Zebian stepped down from the chair and Councillor P. Morton assumed the chair.

16. New Business

- a) Windsor Hockey Heritage Avon View Girls High School Provincial Championship Funding Request (9:09 p.m.)

Mayor Zebian reviewed the report highlighting the local girls Avon View High School team were extremely successful and had won the Birthplace of Hockey Championship. The team will host provincials this year and have requested financial assistance to help offset costs associated with the event.

Discussion Points:

- The group pays an ice rental fees for the WH Sports complex.

MOVED BY MAYOR ZEBIAN AND COUNCILLOR LEARY-PINCH THAT COUNCIL APPROVE \$10,000 GRANT AMOUNT FOR THE WINDSOR HOCKEY HERITAGE SOCIETY TO HELP WITH EXPENSES FOR HOSTING THE 2025 NS PROVINCIAL HIGH SCHOOL GIRLS HOCKEY CHAMPIONSHIP WITH FUNDING TO COME FROM THE WEST HANTS REGIONAL MUNICIPALITY OPERATIONS RESERVE. MOTION CARRIED

At 8:59 p.m. Mayor Zebian assumed the chair.

17. In-Camera – None

18. Next Meeting Date / Adjournment – March 11th, 2025 Committee of the Whole Meeting 6 pm

MOVED BY COUNCILLORS LEARY-PINCH AND JANNASCH THAT THE MEETING ADJOURN AT 10:00 P.M. MOTION CARRIED

Mayor Abraham Zebian (Chair)

Deanna Snair, Municipal Clerk