

**WEST HANTS REGIONAL MUNICIPALITY**

**Council Meeting Agenda**

**March 25, 2025 - 6:00 p.m.**

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

Virtual via Zoom (also YouTube Livestream)



**West Hants**  
something inspiring awaits

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1. Call to Order
  2. Attendance
  3. Announcements
  4. Approval of the Agenda, including additions or deletions
    - a) Dashboard Action Items – Information Log
    - b) Dashboard Action Items – Dangerous or Unsightly Premises
  5. Declaration(s) of Conflict of Interest
  6. Approval of Previous Meeting Minutes
    - a) 2025-02-25 Council Minutes
    - b) 2025-02-25 PH Minutes 439 Clifton Avenue
    - c) 2025-02-25 PH Minutes West Hants Regional Municipal Solid Waste By-Law
  7. Presentations
    - a) WHRM 2025 Equity, Anti-Racism and Accessibility Strategy Plan Recommendation Report – Active Living Coordinator Waters
  8. Public Hearings
    - a) Windsor, West Hants and Hantsport MPS/LUB Amendments: Housing Accelerator Fund Initiatives #1-3 – Planner Hong
  9. Second Readings (as it pertains to Public Hearings)
    - a) Windsor, West Hants and Hantsport MPS/LUB Amendments: Housing Accelerator Fund Initiatives #1-3 – Planner Hong
  10. Unfinished Business/Postponed Motions
    - a) Wind Turbine Policy Research Information Report – Acting Director/Manager Fougere
  11. Mayor’s Report
  12. Financial Updates
    - a) General Operating as of January 31, 2025
    - b) Water Utility Operating as of January 31, 2025

- c) Water Consumption as of January 31, 2025
13. Committee(s) of Council Excerpts/Recommendations
- a) Committee of the Whole Excerpts (March 11, 2025)
    - i. Annapolis Valley Regional Library (AVRL) Board Support Letter
    - ii. 335 - 369 Tremain Crescent Storm Water System
    - iii. 2025 to 2027 Standing Offer Asphalt Paving Services WHPW25-04
    - iv. Landowner Appointment to Watershed Advisory Committees
    - v. Municipal Finance Corporation (MFC)- Spring Debenture 2025
    - vi. Video Surveillance Policy Amendments
    - vii. West Hants Sports Complex HRV Unit
    - viii. Windsor Community Centre Structural Assessment
  - b) Planning and Heritage Advisory Excerpt (March 13, 2025) (First Readings)
    - i. 33 Lakewood Drive, Brooklyn, PID 45017183 Rezoning – Planner Hong
    - ii. College Rd, Windsor PID 45405784, Rezoning and WHLUB Amendments – Planner Hong
    - iii. Bear Lake Wind Farm Development Agreement – Acting Director/ Manager Fougere
  - c) Diverse and Inclusive Communities Committee Letter Requesting Proper Consultation Occur with local marginalized and equity-denied communities – Clerk Snair
14. Councillor(s) Municipal Business/Activity Monthly Reports (Districts 1-11)
15. Correspondence
- a) Information
    - i. General Correspondence Received Activity Log (as of March 25, 2025)
      - a) The Honourable Harjit Sajjan Response Re Financial Assistance Request (deferred for discussion)
      - b) Minister Masland Letter Re Update on Municipal Disaster Financial Assistance Claims
      - c) DMA Letter to Mayors and Wardens Code of Conduct
      - d) Julia Merritt Re Provincial Budget 2025-26 and Library Services
      - e) Janet Morrell Re Submission regarding Bill 24 (WHRM copied)
      - f) Anne Bishop Re Public Bills Committee Bill#24 (WHRM copied)
      - g) Amanda Dunfield Re WHRM WINDSOR CSOs Estimate
      - h) Amanda Dunfield Re WHRM Assessment Act follow up
      - i) Amanda Dunfield Re WHRM Windsor CSOs Silenced for Speaking Up
  - b) Requests (as of March 25, 2025)
    - i. Gliders Letter to WHRM Council Re Recreation Space
    - ii. Claire McCarthy Re Creation of indoor pickleball courts in the Windsor area

- iii. Wayne Hamm Re Activity Centre for West Hants Seniors
  - iv. Rick Smith Re Stormwater - Tremain Crescent
  - v. Denise Forand Re As of right issues
  - vi. Re Invitation to Participate in Bear Lake Wind Project Community Liaison Committee
- c) Outgoing Correspondence Log (as of March 25, 2025)
- i. WHRM Letter to Minister Lohr Requesting Additional Information (sent 2025-03-18)
16. New Business – None
17. In-Camera
- a) 2025-01-28 Council In-Camera Minutes
  - b) MGA 22(2)(a) Legal Matter
  - c) MGA 22(2)(a) Land Matter
18. Next Meeting Date / Adjournment – April 8, 2025 Committee of the Whole Meeting 6 p.m.

## WEST HANTS REGIONAL MUNICIPALITY

### Council Meeting Minutes

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

Sanford Council Chambers, 76 Morison Dr, Windsor, NS

And virtually via Zoom (also YouTube Livestreamed)



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something inspiring awaits

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

#### 1. 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

Kayla Learey-Pinch, Councillor, District 7

John Smith, Councillor, District 9

Bonnie Smith, Councillor, District 10

Jim Ivey, Councillor, District 11

##### Regrets:

Paul Morton, Councillor, District 8

##### Staff:

Mark Phillips, Chief Administrative Officer

Carlee Rochon, Director of Financial Services

Will Hong, Planner

Kari Fougere, Acting Director Planning and Development

Kevin Waters, Recreation Program Supervisor

Deanna Snair, Municipal Clerk

Todd Richard, Director Public Works

##### Regrets:

Kathy Kehoe, Director Community

##### Presenters and Gallery

Fourteen (14) in the Gallery

Rob Davies and members of the Avon View Girls Hockey team (Lindsay MacDonald and Rowan Moran) extended their appreciation for the ongoing support they and the girl's hockey game have and continue to receive from the Municipality. The group presented a token of appreciation (Avon View jersey) to members of Council.

#### 2. 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.

Sofa Sundays were returning April 13, 2025 at the Avondale River Heritage Society from 3-5 p.m. Coffee mornings were returning at the Avondale River Heritage Society (May through October) on Tuesdays-Fridays beginning in May.

The Belmont Hall will host a community breakfast April 5, 2025 at 7:30 a.m. The hall was also looking for volunteers to help with this event, all volunteers would receive a free breakfast.

The Southwest Hants Fire Hall will host a community breakfast on April 12, 2025 from 8-10 a.m.

The Little Red School House will host its last crib game this coming Thursday for this year.

The Ellershouse Hall will host a community breakfast this coming Saturday from 7:30-10:30 a.m. All proceeds were being donated to the Scott family.

The Easter Bunny will be at the Ardoise Hall on April 5, 2025. All were encouraged to drop by and enjoy breakfast with the Easter Bunny.

A Dime auction was scheduled at the Ardoise Hall on April 13, 2025. Anyone wishing to donate items were encouraged to reach out to the hall or Councillor Wheadon.

Congratulations were extended to Lisa and Heather (Lisa's Family Restaurant) on their recent semi-retirement. Lisa's restaurant was a staple within the community of Windsor for over twenty (20) years. Best wishes were extended to them as they move towards the future with Aunt Lisa's ice cream shop. Residents were encouraged to control to patronize Andy Thompson, as the new owner of Lisa's.

3. Approval of the Agenda, including additions or deletions (6:10 p.m.)

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

**MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR LEARY-PINCH  
THAT THE 2025-03-25 COUNCIL AGENDA BE APPROVED. MOTION  
CARRIED.**

4. Declaration of Conflict of Interest - None

5. Approval of the Previous Meeting Minutes (6:10 p.m.)

- a) 2025-02-25 Council Meeting Minutes
- b) 2025-02-25 PH Minutes 439 Clifton Avenue
- c) 2025-02-25 PH Minutes West Hants Regional Municipal Solid Waste By-Law

**MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR LEARY-PINCH  
THAT THE 2025-01-28 COUNCIL MEETING MINUTES, THE 2025-02-25 PH  
MINUTES 439 CLIFTON AVENUE AND THE 2025-02-25 PH MINUTES  
WEST HANTS REGIONAL MUNICIPAL SOLID WASTE BY-LAW BE  
APPROVED. MOTION CARRIED**

6. Presentations

a) WHRM 2025 Equity, Anti-Racism and Accessibility Strategy Plan Recommendation Report  
(6:11 p.m.) Recreation Program Supervisor Kevin Waters

The West Hants Equity, Anti-Racism, and Accessibility Strategy Plan, along with other initiatives in Nova Scotia and in Canada, aims to make West Hants safe, inclusive, and equitable for all. For the next 10 years, this plan will guide the elected West Hants Regional Municipality Council, municipal employees, local people, businesses, and community groups to work together to increase equity, diversity, inclusion, accessibility, and justice, dismantle hate, including racism and discrimination, foster belonging for everyone and move towards Truth and Reconciliation. A working group of community leaders was established to help guide the approach and development of the Strategy. Eleven (11) community leaders provided input on how best to engage with West Hants residents. Between December 1 and January 16, 2025, over 200 people shared their thoughts and ideas.

Appreciation was expressed for the work undertaken to establish the plan; however, concern was raised around the lack of discussion/detail regarding neurodiverse populations and the plan moving more towards the NS Built Environment and less towards the Rick Hansen standard with respect to accessibility standards, which was previously identified as the gold standard for everyone to achieve. Consensus was to move towards the Rick Hansen standard.

**MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR IVEY THAT COUNCIL APPROVE AND ADOPT THE EQUITY, ANTI-RACISM, AND ACCESSIBILITY STRATEGY PLAN AS DEVELOPED BY DAVIS PIER CONSULTING AND PRESENTED AT THE MARCH 25, 2025 COUNCIL MEETING.**

**MOVED BY COUNCILLOR IVEY AND DEPUTY MAYOR FRANCIS THAT THE MOTION BE AMENDED TO REFLECT THE CONVERSATION THAT OCCURRED AT THE MARCH 25, 2025 COUNCIL MEETING. MOTION CARRIED**

Full motion as amended:

**MOVED BY DEPUTY FRANCIS AND COUNCILLOR IVEY THAT COUNCIL APPROVE AND ADOPT THE EQUITY, ANTI-RACISM, AND ACCESSIBILITY STRATEGY PLAN REFLECTING THE CONVERSTAION AT THE MARCH 25, 2025 MEETING AS DEVELOPED BY DAVIS PIER CONSULTING AND PRESENTED AT THE MARCH 25, 2025 COUNCIL MEETING. MOTION CARRIED**

7. Public Hearings

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

a) Windsor Development Windsor, West Hants and Hantsport MPS/LUB Amendments: Housing Accelerator Fund Initiatives #1-3 – Planner Hong (6:43 p.m.)

The meeting moved into Public Hearing at 6:43 p.m. Further information on the Public Hearing is available in the 2025-03-25 Public Hearing Minutes.

**MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR LEARY-PINCH THAT COUNCIL MOVE INTO PUBLIC HEARING AT 6:43 P.M. MOTION CARRIED.**

At 7:36 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) Windsor Development Windsor, West Hants and Hantsport MPS/LUB Amendments: Housing Accelerator Fund Initiatives #1-3 (7:36 p.m.)

Concern was raised the document missed the mark regarding lot coverage (only included the structure) and not address the issues surrounding paved driveways/impermeable surfaces. This was a mistake and needs to be addressed within the document if the intent was to try to control flooding.

**MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR B. SMITH THAT COUNCIL GIVES SECOND READING AND APPROVES AMENDING THE TEXT 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**

**MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR B. SMITH THAT COUNCIL GIVES SECOND READING AND APPROVES 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**

**MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR LEARY-PINCH THAT COUNCIL GIVES SECOND READING AND APPROVES AMENDING THE TEXT 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**

**MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR LEARY-PINCH THAT COUNCIL GIVES SECOND READING AND APPROVES 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

**MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR LEARY-PINCH THAT COUNCIL GIVES SECOND READING AND APPROVES AMENDING THE TEXT 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

**MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR BONNIE SMITH THAT COUNCIL GIVES SECOND READING AND APPROVES 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 OF THE PLANNING ADVISORY COMMITTEE REPORT #23-21 DATED JANUARY 9, 2025. MOTION CARRIED.** Nays: Ivey

Planner Hong advised he felt there may be some flexibility in defining lot coverage and address concerns regarding driveways and flooding.

10. Unfinished Business/Postponed Motions

a) Wind Turbine Policy Research Information Report (7:46 p.m.)

Acting Director/Manager Fougere reviewed the report and provided a brief overview of the background information regarding the matter. At the January Council meeting staff were directed to conduct research on potential future amendments to the Municipal Planning Strategy that may limit the number of wind farms in West Hants. Since that meeting, the province has set limits within the Municipal Government Act (MGA) has been amended to implement a maximum setback for commercial wind turbines, and further, that visual impact or aesthetic appearance of wind turbine development is not a matter Council can consider prior to approval. All municipalities will have to ensure their existing wind turbine requirements are consistent with these regulations, which limits a municipality’s ability to apply further restrictions, and it was unlikely any proposed amendments (restricting or limiting wind farm development) would be approved by the Province.

Council discussed the report. It was disconcerting the Province has removed the authority has from Municipalities to make decisions with respect to land use. If a proposed amendment did not align with provincial statements of interest, the Province has the ability to/can remove a Municipality’s authority to make a decision regarding land usage within their region and exercise their authority to add further amendments.

It was not that West Hants did not want wind turbines or did not believe in climate change, but currently there was a large density of wind turbines in a very specific area vs being spread out across the region. Was there any language that could be used that speaks to population density vs amount/number of turbines occupied within a land mass that would limit the number of wind

turbines within a specific area. Acting Director Fougere noted the MGA was very specific in the powers granted to a municipality from a planning perspective (what can be included in planning documents, what can be restricted, and how those matters can be done), which still need to be approved by the Province. Staff follow the MGA when reviewing applications and now that the MGA has been amended with respect to commercial wind turbines, the criteria staff were able to use to evaluate applications was much smaller and population density compared to land mass was not included as a consideration.

Concern was raised that if the MGA continues to be amended to limit municipalities authority to bring residents voices forward, the only thing to do would be to continue to advocate for the residents or reach out to the Province or NFSM and collectively advocate for our community voices.

A question was raised about reaching out to the Federation of Municipalities to inquire if other provinces had similar concerns, what their responses and relationships were with their provincial governments with respect to planning and development and land usage. Council can send a letter to any organization, if they wish to do so.

It was noted the Province has identified their legislative goals for climate action and were working on those goals, along with their provincial statements of interest (which have been in effect on multiple items) depending on the administration at that time. It was felt NFSM and FCM were great resources to channel; Councils thoughts, as this was new for West Hants and other municipal units in Nova Scotia.

#### 11. Mayor's Report (7:56 p.m.)

Mayor Zebian provided a brief verbal summary.

Attended various events:

- Attended the staff appreciation breakfast hosted by Council, it was a well attended event.
- Met with EHS (Mike Janczyszyn) regarding AED's and registration. Information on how to register AED locations would be in the upcoming newsletter.
- Congratulations were extended to Mermaid Theatre on receiving \$1.2 million in funding.
- Attended a community meeting in Summerville with Councillor Jannasch regarding establishing a local community park in the area.
- Attended the Avon View High School Girls Provincial Championships, which were hugely successful.
- Met with a local arborist special to discuss the trees and pest concerns. Information regarding pests and pest control measures will be included in the upcoming newsletter.
- Attended the Windsor Township Business Association Winrterthing event, it was another success event hosted by the Township.
- Attended the recent Planning and Heritage Advisory Committee meeting.
- Attended the CBCL Stormwater Management Community Information session.
- West Hants has been selected to host the National Broomball Championships.
- Rugby Nations are scheduled to occur in West Hants from July 3-6<sup>th</sup>, 2025 at the Kings Edgehill School.
- Met with developers, key stakeholders, staff and individuals from Dalhousie University for a round table discussion regarding the potential Wentworth Road Development.

- Numerous discussions with residents regarding mineral and resource extraction/mining/fracking, tax rates, development agreements concerns (road debris, etc.), grants, upcoming budget deliberations/discussions, recreation programs/supports, road concerns and the increased deer population within West Hants communities.
- Recently received notice from the Cellular NS program, regrettably there was nothing in their update for West Hants. There was value in having a deeper conversation on this matter.
- Attended the Windsor Stormwater Management Community Information session with CBCL and WHRM staff.

A break occurred at 8:05 p.m. The meeting resumed at 8:22 p.m.

## 12. Financial Updates

### a) General Operating as of January 31, 2025 (8:22 p.m.)

Director Rochon provided a brief update, noting that little had changed since the last report. The overall projected surplus was \$824,946. The last deed transfer tax payment and final payment for the host community fees was received for the year, which resulted in the biggest changes seen in revenue.

#### Discussion Points:

- Deed transfer tax was set by Council through a By-Law. The maximum amount a municipal unit can set was 1.5%, which is set by the Province.

### b) Water Utility Operating as of January 31, 2025 (8:24 p.m.)

Director Rochon provided a brief update, not a lot had changed on the variances since the last report. The January consumption figures were outstanding, resulting in only one quarter left to be projected in the report. The projections for the forecast for the rate sales has changed. The utility was projecting a surplus of \$13,248.

#### Discussion Points:

- \$381,416 (actuals) for Administration & General was accurate. Depreciation and Administration fees were not allocated until the year end.

### c) Water Consumption as of January 31, 2025 (8:26 p.m.)

Director Rochon provided a brief overview of the report, which included the Q3 figures that were billed in January (December reads), along with any final reads, adjustments, water main breaks or flushing that occurred up to the end of January.

#### Discussion Points:

- Questions were raised around the significant decrease in Q3 for the bulk meters. September reads (second quarter) were done as close to the end of September and December reads were done early/mid-December. This resulted in a shorter period of time in Q3 as the Underwood meter was forecasted forward and billed the following month. The battery also died in the Underwood meter and required replacement which added to the decline.

Capital reports were presented quarterly. The next report will be presented in March.

## 13. Committee(s) of Council Excerpts/Recommendations

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

i. Annapolis Valley Regional Library (AVRL) Board Support Letter (8:30 p.m.)

**MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR LEARY-PINCH THAT COUNCIL ENDORSE THE ATTACHED LETTER REQUESTING A FAIR AND EQUITABLE FUNDING FORMULA FOR THE ANNAPOLIS VALLEY REGIONAL LIBRARY SYSTEM, TO BE SENT TO THE HONOURABLE DAVE RITCEY, MINISTER OF COMMUNITIES, CULTURE, TOURISM AND HERITAGE. MOTION CARRIED**

ii. 335 - 369 Tremain Crescent Storm Water System (8:31 p.m.)

Council discussed the matter further, due to the amount of water that overruns the ditch during heavy rainfall events, a substantial and costly culvert was required based on engineered designs. The recommendation being presented was to reduce the amount of water entering the area and remove the costly cross culvert (engineered design).

There was no shorter-term engineered design solution as the watershed catchment areas existed today. Upsizing the existing culvert was not as simple as it sounded, it was a shallow area, with lots of infrastructure, a lift station, a force main and gravity sewer in place that would need to be addressed, which would still be a substantial project.

Questions were raised regarding the motion being two parts; and deferring the Tremaine Crescent cross culvert. Was there the ability to have something in place that would decrease the amount of water entering those properties. It appeared an option did not exist.

Adding a smaller culvert (in addition to the existing culvert) to the area can be done; however, the engineering design has been done for a 1:100 year a storm. Additional smaller culverts (one, two or three) were not the proper designed solution, and the same situation/flooding would continue to occur. Once the amount of water entering the system was reduced, the situation could be reviewed again, and the cross-culvert size could be reduced; however, it would still be expensive.

The five (5) years referenced in the motion pertained to the 5 year Capital plan (both King Street and O'Brien Street were identified in the 5 year Capital plan). O'Brien Street design was in the design piece for the current fiscal budget. The design services RFP was being drafted (normally takes a year). If everything was favourable, WHRM would be in a position for next year's construction season and have O'Brien Street reconstructed, resulting in a lot of that stormwater being redirected to the other side of the rail corridor. Shortly after this, King Street would be in the design phase (mid 5-year budget).

Once the design has been completed for O'Brien Street and the volume of water (collect and redirect) would be known, culvert sizing could be done at that point.

**MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR JANNASCH THAT COUNCIL DIRECT STAFF TO CONTINUE WITH THE IDENTIFIED LONG TERM CAPITAL PLAN AND INCORPORATE ENGINEERING & DESIGN INTO THE KING STREET AND O'BRIEN STREET RECONSTRUCTION PROJECTS TO COLLECT AND RE-DIRECT STORM WATER AWAY FROM THE AREA OF 335-369 TREMAIN CRESENT. THUS, DEFERRING THE TREMAIN CRESENT STORMWATER CROSS CULVERT TO ALLOW THE**

**CROSS-CULVERT SIZING TO BE REDUCED BASED ON THE REDUCTION / DIVERSION OF THE CURRENT WATERSHED CATCHMENT AREA AFTER COMPLETION OF THE O'BRIEN AND KING STREET PROJECTS. MOTION CARRIED.** Nays: Ivey, Francis and Smith

- iii. 2025 to 2027 Standing Offer Asphalt Paving Services WHPW25-04 (8:48 p.m.)  
Work (patching and paving) identified in the report pertained to all municipally owned streets within West Hants.

**MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR MCLEAN THAT COUNCIL APPROVE THE AWARD OF TENDER WHPW25-04 FOR STANDING OFFER PAVING SERVICES 2025 TO THE LOW COMPLIANT BIDDER, DEXTER CONSTRUCTION COMPANY LTD; FOR UNIT PRICING SERVICES, BASED ON THE TENDERED ESTIMATED COST OF \$565,925, PLUS APPLICABLE TAXES. MOTION CARRIED**

- iv. Landowner Appointment to Watershed Advisory Committees (8:49 p.m.)

**MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR LEARY-PINCH THAT COUNCIL APPROVES LONNY CURRY, STEPHEN MARSTERS AND JAMIE WIDDEN BE APPOINTED TO THE DAVIDSON LAKE AND FRENCH MILL BROOK WATERSHED COMMITTEE FOR THE TERM MARCH 25, 2025 TO OCTOBER 31, 2027. MOTION CARRIED**

**MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR LEARY-PINCH THAT COUNCIL APPROVES PATRICK SCHOFIELD AND BRUCE ATWELL BE APPOINTED TO THE MILLS LAKE WATERSHED ADVISORY COMMITTEE FOR THE TERM MARCH 25, 2025 TO OCTOBER 31, 2027. MOTION CARRIED.**

- v. Municipal Finance Corporation (MFC)- Spring Debenture 2025 (8:51 p.m.)

**MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR LEARY-PINCH THAT COUNCIL APPROVES THE RENEWAL OF A TEMPORARY BORROWING RESOLUTION IN THE AMOUNT OF \$2,807,019, AS OUTLINE WITHIN MARCH 11, 2025, TEMPORARY BORROWING RESOLUTION REPORT. MOTION CARRIED.** Nays: Ivey

**MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR LEARY-PINCH THAT COUNCIL APPROVES A TEMPORARY BORROWING RESOLUTION IN THE AMOUNT OF \$804,415, TO REFINANCE THE LOAN FOR THE ROAD RENEWAL PROJECTS. MOTION CARRIED.** Nays: Ivey

**MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR J. SMITH THAT COUNCIL APPROVES THE MAYOR AND MUNICIPAL CLERK TO SIGN THE RESOLUTION FOR PRE-APPROVAL OF DEBENTURE ISSUANCE, SUBJECT TO INTEREST RATE CONFIRMATION NOT TO EXCEED 6.5% TO ENABLE WEST HANTS REGIONAL MUNICIPALITY TO ISSUE A 5-YEAR DEBENTURE**

**OF \$44,216, FOR THE PURCHASE OF A MAINTENANCE VAN FOR COMMUNITY DEVELOPMENT. MOTION CARRIED. Nays: Ivey**

**MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR WHEADON THAT COUNCIL APPROVES THAT THE MAYOR AND MUNICIPAL CLERK SIGN THE RESOLUTION FOR PREAPPROVAL OF DEBENTURE ISSUANCE, SUBJECT TO INTEREST RATE CONFIRMATION NOT TO EXCEED 6.5% TO ENABLE WEST HANTS REGIONAL MUNICIPALITY TO ISSUE A 10-YEAR DEBENTURE OF \$98,343, FOR THE PURCHASE OF A BOAT FOR SOUTHWEST HANTS FIRE, AND TOOLS FOR BROOKLYN FIRE STATION 2. MOTION CARRIED. Nays: Ivey**

Councillor Leary-Pinch declared conflict at 8:54 p.m. and did not participate in the vote regarding the boat for Southwest Hants Fire, and tools for Brooklyn Fire station 2. Councillor Leary-Pinch returned at 8:55 p.m. after the vote concluded.

**MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR J. SMITH THAT COUNCIL APPROVES THAT THE MAYOR AND MUNICIPAL CLERK SIGN THE RESOLUTION FOR PREAPPROVAL OF DEBENTURE ISSUANCE, SUBJECT TO INTEREST RATE CONFIRMATION NOT TO EXCEED 6.5% TO ENABLE WEST HANTS REGIONAL MUNICIPALITY TO ISSUE A 15-YEAR DEBENTURE OF \$535,938, FOR THE ROAD AND SEWER PORTION OF THE VACUUM TRUCK/JET RODDER. MOTION CARRIED. Nays: Ivey and McLean**

**MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR LEARY-PINCH THAT COUNCIL APPROVES THAT THE MAYOR AND MUNICIPAL CLERK SIGN THE RESOLUTION FOR PREAPPROVAL OF DEBENTURE ISSUANCE, SUBJECT TO INTEREST RATE CONFIRMATION NOT TO EXCEED 6.5% TO ENABLE WEST HANTS REGIONAL MUNICIPALITY TO ISSUE A 15-YEAR DEBENTURE OF \$188,889, FOR THE WATER PORTION OF THE VACUUM TRUCK/JET RODDER. MOTION CARRIED. Nays: Ivey and McLean**

**MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR LEARY-PINCH THAT COUNCIL APPROVES THAT THE MAYOR AND MUNICIPAL CLERK SIGN THE RESOLUTION FOR PRE-APPROVAL OF DEBENTURE ISSUANCE, SUBJECT TO INTEREST RATE CONFIRMATION NOT TO EXCEED 6.5% TO ENABLE WEST HANTS REGIONAL MUNICIPALITY TO ISSUE A 20-YEAR DEBENTURE OF \$1,939,634, FOR THERE ROAD RENEWAL OF ALBERT STREET AND COLLEGE ROAD. MOTION CARRIED. Nays: Ivey**

**MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR B. SMITH THAT COUNCIL APPROVES THAT THE MAYOR AND MUNICIPAL CLERK SIGN THE RESOLUTION FOR PRE-APPROVAL OF DEBENTURE ISSUANCE, SUBJECT TO INTEREST RATE CONFIRMATION NOT TO EXCEED 6.5%, TO ENABLE THE WEST HANTS REGIONAL MUNICIPALITY TO ISSUE A 5-YEAR**

**DEBENTURE OF \$804,415 TO REFINANCE DEBENTURE #30-A-1-G.  
MOTION CARRIED.** Nays: Ivey

The refinancing debt was a former Town of Windsor debt associated to street renewal projects for Wentworth Road, Stannus and Grey. This loan was taken out over a 15-year period and the intention was to refinance as the debenture matured in 2025.

- vi. Video Surveillance Policy Amendments (9:01 p.m.)

**MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR LEARY-PINCH THAT COUNCIL APPROVES THE VIDEO SURVEILLANCE POLICY RCOFN-013.00 AS AMENDED IN A MANNER SUBSTANTIVELY THE SAME AS THE DRAFT SET OUT IN ATTACHMENT A OF THE REPORT TO COMMITTEE OF THE WHOLE DATED MARCH 11TH 2025. MOTION CARRIED.** Nays: McLean

- vii. West Hants Sports Complex HRV Unit (9:02 p.m.)

**MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR B. SMITH THAT COUNCIL APPROVES THE AWARD OF TENDER WHRMCD24-12 RFP TO MARITIME PRESSURE WORKS LTD. FOR THE DEHUMIDIFICATION SYSTEM UPGRADE AT THE WEST HANTS SPORTS COMPLEX IN THE AMOUNT OF \$103,587.00 PLUS A 25% CONTINGENCY AND APPLICABLE TAXES TO BE TAKEN FROM THE CANADA COMMUNITY BUILDING FUND. MOTION CARRIED.** Nays: Ivey

- viii. Windsor Community Centre Structural Assessment (9:03 p.m.)

**MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR LEARY-PINCH THAT COUNCIL AWARD THE RFP TO THE LOW COMPLIANT BIDDER, DESIGNPOINT ENGINEERING & SURVEYING LTD. IN THE AMOUNT OF \$22,585.30 TO SUPPORT THE STRUCTURAL AND ACCESSIBILITY ASSESSMENT FOR THE HANTS COUNTY WAR MEMORIAL COMMUNITY CENTRE TO BE TAKEN FROM THE WHRM OPERATING RESERVE. MOTION CARRIED**

- b) Planning and Heritage Advisory Committee Excerpts (March 13, 2025) (First Reading)

- i. 33 Lakewood Drive, Brooklyn, PID 45017183 Rezoning (9:04 p.m.)

Planner Hong reviewed the report. On November 5, 2024 a completed application was received from Michael Redmon on behalf of Diane Saunders to rezone the subject lot from a split zone of Highway Commercial and Two Unit Residential to Two Unit Residential (R-2) entirely in order to subdivide three different residential lots after rezoning. A Public Information Meeting was held on January 15, 2025, where the applicant provided further details about their development plans to subdivide into 3 lots for personal use after rezoning.

At the March 13, 2025 Planning and Heritage Advisory Committee (PAC/HAC) meeting discussions centred around the surrounding properties of the subject lot. During the meeting the PAC/HAC recommended in favour the application.

**MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR MCLEAN THAT COUNCIL GIVES FIRST READING AND WILL HOLD A PUBLIC HEARING TO CONSIDER AMENDING SCHEDULE A OF THE WEST HANTS LAND USE BY-LAW TO REZONE PID 45017183 AT 33 LAKEWOOD DRIVE IN BROOKLYN FROM THE SPLIT ZONE OF TWO UNIT RESIDENTIAL (R-2) AND HIGHWAY COMMERCIAL (GC) ZONE TO THE TWO UNIT RESIDENTIAL (R-2) ZONE ENTIRELY AS SHOWN IN THE REPORT #24-25 TO THE PLANNING AND HERITAGE ADVISORY COMMITTEE DATED MARCH 13, 2025. MOTION CARRIED**

ii. College Rd, Windsor PID 45405784, Rezoning and WHLUB Amendments (9:13 p.m.)  
Planner Hong reviewed the report. On January 7, 2025 a completed was received from Brighter Community Planning on behalf of King's-Edgehill School (KES) to rezone the subject lot from Single Unit Residential (R-1) to Institutional (I) zone and amend the Windsor Land Use By-law to allow agrivoltaics systems as an accessory use in the Institutional zone. A Public Information Meeting was held on February 5, 2025. During the meeting, members of the public asked about setbacks, erosion, drainage, noise, and decommissioning of solar panels. At the March 13, 2025 Planning and Heritage Advisory Committee (PAC/HAC) meeting, the Committee expressed support for the proposed development and provided a positive recommendation.

Discussion Points:

- It was understood livestock were included in the technology and definition of Agrivoltaics, if there were no barriers there may be an opportunity to include livestock within the definition to avoid further need to amend the definition. It could be explored; however, this application was site specific and did not intend to have livestock on the property. Staff can explore this through the plan review.
- The Agrivoltaic system was seen as a win-win for everyone. It would eliminate the school's dependency on oil, was a green energy and would provide a great learning experience for the students at Kings Edgehill school.
- The property owner would be required to meet rear, front and side yard setbacks. There were development tools that could be used to prevent the risks of property runoff into neighbouring properties.

**MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR LEARY-PINCH THAT COUNCIL GIVE FIRST READING AND HOLD A PUBLIC HEARING TO CONSIDER AMENDING THE ZONING MAP OF THE WINDSOR LAND USE BY-LAW TO REZONE PID 45405784 ON COLLEGE ROAD IN WINDSOR FROM SINGLE UNIT RESIDENTIAL (R-1) TO THE INSTITUTIONAL (I) ZONE AS SHOWN IN THE REPORT #25-01 TO THE PLANNING AND HERITAGE ADVISORY COMMITTEE DATED MARCH 13, 2025. MOTION CARRIED**

**MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR LEARY-PINCH THAT COUNCIL GIVE FIRST READING AND HOLD A PUBLIC HEARING TO CONSIDER AMENDING THE WINDSOR LAND USE BY-LAW TO ALLOW AGRIVOLTAICS SYSTEMS AS AN ACCESSORY USE IN THE INSTITUTIONAL ZONE AS SHOWN IN THE REPORT #25-01 TO THE PLANNING AND**

## **HERITAGE ADVISORY COMMITTEE DATED MARCH 13, 2025. MOTION CARRIED**

iii. Bear Lake Wind Farm Development Agreement (9:29 p.m.)

Acting Director/ Manager Fougere reviewed the report. On February 25, 2025, a completed application was received from Rebecca Crump and Jennifer Deleskie on behalf of Bear Lake Wind Ltd. to permit 11 turbines within West Hants Regional Municipality. This application was previously submitted (November 2024) under the previous MPS policy; however, the applicants have resubmitted the same application to be considered under new MPS policy.

In December 2023 the application received Environmental Assessment Approval from the NS Department of Environment & Climate Change.

In January 2025, the

WHMPS policy was amended with new requirements for large wind turbine development. Development agreement still required, but subject to amended criteria.

The proposed development fell within the Resource Designation and the entire project area was within the General Resource (GR) zone, which prioritizes resource uses, allows some rural residential and commercial uses.

The proposed project was a 15-turbine project; 11 turbines proposed within WHRM and 4 proposed withing HRM and Chester. Each turbine was 5.9 MW capacity and just over 206.5m in height. The project spanned 8,294 acres, with 6 turbines on 4 Crown land lots and 5 on 11 private land lots.

A Public Information Meeting (PIM) was held in April 2024. Eighty (80) members of the public attended the PIM, with 20 speaking during the meeting. Staff received emails from 61 individuals during the public comment period.

Since there was no change to the application, there were no requirements to host an additional PIM; however, a Public Hearing was still required.

Some of the concerns raised pertained to environmental impacts (wildlife, water, noise, property value & visual appeal, fire safety & decommissioning and number and density of wind farms in the area.

Supporters for the proposed development highlighted local employment & economic benefits, reduced carbon emissions and community benefit agreements (funds, bursaries, proximity payments).

Acting Director Fougere highlighted the requirements within the development agreement (number of wind turbine permitted, setbacks - 1,000m minimum from dwellings, 550m minimum from wood camps, 1.1x turbine height from lot lines, fire safety measures including temperature sensors, alarms, and emergency access plans., stormwater management plan to ensure no increased peak flow runoff post-development, noise and shadow flicker limits (based on environmental assessment), primary access from highway 14 and an emergency access/egress to be provided to Chalet Hamlet and a decommissioning fund.

Acting Director Fougere reviewed the substantive matters within the development agreement (uses permitted on the Property, including the maximum number of turbines; minimum setback requirements; requirements for a stormwater management plan; and a secondary emergency access requirement).

Acting Director Fougere reviewed the policies which enabled Council to consider installations of

large wind turbines or wind farms by development agreement (Policy 4.24.4), noting that in summary, the criteria were met as the proposed development received Environmental Assessment Approval from the Minister of Environment and Climate Change, and the proposed development was required to provide an updated shadow flicker assessment and noise modelling prior to road construction and/or upgrades as specified in the conditions of the Environmental Assessment Approval to ensure that adequate separation distances are maintained from adjacent land uses to minimize impacts of noise and shadow and to ensure public safety; the proposed development meets, and exceeds, the required separation distances; and the developer was working directly with representatives from the Nova Scotia Department of Public Works to ensure that all necessary permits and road upgrades are completed to ensure safe roadway access is provided.

Acting Director Fougere reviewed the General policy (Policy 16.3.1) which states general criteria for development agreements and amendments to the Land Use By-law. In summary, the criteria were met since the proposal is not considered premature or inappropriate for the area due to: Adequacy of fire protection, road networks, and financial capacity of the municipality as no municipal costs are anticipated; the Development Officer, Manager of Building and Fire Inspection Services, Fire Chief, and Area Manager of the Nova Scotia Department of Public Works had no concerns which have not been addressed in the report.

At the March 13, 2025 PAC/HAC meeting concerns were raised about not hosting an additional PIM and recommended the development application go back to Public Information meeting. Staff do not recommend hosting an additional PIM, as it is not required given the application has not changed. PIMs are held at the beginning of the planning process to allow the public to ask questions and provide initial input before the development agreement is drafted. The public will be able to provide further input and ask questions at the Public Hearing.

Council discussed the matter. Through the development agreement (with respect to wind turbine development) this was all the applicant was permitted to do on the property. However, within the Resource designation and General Resource zone, other “as of right” uses were permitted (resource extraction, forestry, small scale rural residential type development).

The application met the minimum requirements for setbacks, setbacks within the draft development agreement were over and above the minimum setbacks required.

The stormwater language written in the draft development agreement (no increase in peak flows) was standard language replicated from development agreements.

The development agreement application only spoke to wind turbine development and would only permit wind farm development, not mining or uranium extraction. The Municipal Planning Policy would need to be reviewed to confirm if mining was considered as “as of right” usage.

Within the development agreement there was a requirement for the applicant to secure land leases with private landowners and the Province by the end of this year before development could begin.

In order to add additional wind turbines, the development agreement would need to be opened up again as any turbines over and above the 11 permitted would be a substantive change to the development agreement and it would need to go through the entire planning process again.

A decommissioning fund was required to be set up by the developer for when the development was no longer in use, the operation has moved on and the wind turbines were no longer functioning. This provided the Municipality with funds to decommission the turbines to ensure the Municipality does not incur any costs associated with decommissioning. The development agreement identifies the specifics of the decommissioning fund and what it is used for.

A question was raised to the Acting Director if they felt that the landscape or political environment may have changed in which these types of applications were being reviewed. Point of Order was called at 9:51 p.m., the question was asking an opinion of the Director that was a question for Council to consider.

It was noted the criteria for which the application was judged against had changed due to the setback differences and visual intrusiveness criteria that can no longer be considered as amended within the Municipal Planning Strategy (MPS).

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR B. SMITH THAT COUNCIL GIVES FIRST READING AND WILL HOLD A PUBLIC HEARING TO CONSIDER ENTERING INTO A DEVELOPMENT AGREEMENT TO ALLOW A WIND FARM ON PIDS 45060068, 45399540, 45399573, 45399532, 45060076, 45060092, 45061694, 45062957, 45399557, 45399581, 45401833, 45401841, 45401858, 45042660, AND 45042694 WHICH IS SUBSTANTIVELY THE SAME AS THE DRAFT SET OUT IN ATTACHMENT D OF THE REPORT FILE #25-13 TO THE PLANNING AND HERITAGE ADVISORY COMMITTEE DATED MARCH 13, 2025.

Although nothing has changed with the original application, and the same application was resubmitted to be considered under new MPS policy, the consensus was to support the recommendation from the Planning and Heritage Advisory committee and host a public Information meeting prior to proceeding to Public Hearing and Second Reading.

It was felt not everyone was aware of the application as the process has been ongoing for over 12 months and some residents have recently moved and were new to the area. If the applicant can resubmit their application based on more favourable conditions, a Public Information Meeting (PIM) was the courteous and right thing to do.

The best way to proceed was to amend the motion to include a Public Information Meeting (PIM) to ensure First Reading did not fail, as there was an inherent liability associated with having First Reading motion fail.

**MOVED BY COUNCILLORS LEARY-PINCH AND B. MORTON THAT COUNCIL AMEND THE MOTION TO INCLUDE FIRST READING WAS CONTINGENT UPON A PIM BEING HELD BEFORE PUBLIC HEARING TAKES PLACE. MOTION CARRIED.** Nays: Jannasch. Francis, B. Smith and Zebian

Full motion as amended:

**MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR B. SMITH THAT COUNCIL GIVES FIRST READING AND WILL HOLD A PUBLIC HEARING TO CONSIDER ENTERING INTO A DEVELOPMENT AGREEMENT TO ALLOW A**

**WIND FARM ON PIDS 45060068, 45399540, 45399573, 45399532, 45060076, 45060092, 45061694, 45062957, 45399557, 45399581, 45401833, 45401841, 45401858, 45042660, AND 45042694 WHICH IS SUBSTANTIVELY THE SAME AS THE DRAFT SET OUT IN ATTACHMENT D OF THE REPORT FILE #25-13 TO THE PLANNING AND HERITAGE ADVISORY COMMITTEE DATED MARCH 13, 2025. MOTION CARRIED.**

Nays: McLean and Francis

- c) Diverse and Inclusive Communities Committee Letter Requesting Proper Consultation Occur with local marginalized and equity-denied communities (10:12 p.m.)

Clerk Snair provided a brief overview of the recommendation request from the Diverse and Inclusive Communities committee. During the open floor discussion members of the committee expressed concerns about Minister Lohr's February 11, 2025 letter and the government's new intent for mining and fracking. The committee was recommending that Council write a letter to the Government asking them to respect First Nations communities and to ensure proper consultation is followed.

Discussion Points:

- The committee was aware of the letter that Council was sending but wanted to continue to advocate for the need to ensure proper consultations occur.

Council discussed the recommendation and felt there was value in waiting to see if the Province responds to the letter Council sent on March 18, 2025 requesting additional information. Consensus was that if no response was received, then Council would revisit the request from the committee.

As per policy, a motion to continue the meeting past 10 p.m. was required.

**MOVED BY COUNCILLOR WHEADON AND DEPUTY MAYOR FRANCIS  
THAT THE MEETING CONTINUE PAST 10 P.M. MOTION CARRIED**

14. Councillor Municipal Business/Activity Reports (10:15 p.m.)  
Three written reports were submitted (Councillors Ivey, Remme and B. Smith). In the spirit of time, the floor was opened for questions. Mayor Zebian reminded everyone that as per policy, all Councillors are expected to provide a monthly report to Council stating the Municipal business they were involved in over the previous month.
15. Correspondence (10:16 p.m.)
- a. Information
    - i. General Correspondence Received Activity Log (as of March 25, 2025)
      - a) The Honourable Harjit Sajjan Response Re Financial Assistance Request (deferred for discussion)
      - b) Minister Masland Letter Re Update on Municipal Disaster Financial Assistance Claims
      - c) DMA Letter to Mayors and Wardens Code of Conduct

A discussion occurred on the correspondence received from The Honourable Harjit Sajjan regarding WHRM's request for financial assistance to support a residential buyout program for those affected by CSO flooding on Stannus Street. It was unclear in the direction the response provided. Communication received from the Province has identified there currently was no program that exists but there may be something coming in the Spring that may assist with this. There was nothing within either piece of correspondence that connected them.

**MOVED BY COUNCILLORS IVEY AND LEARY-PINCH THAT COUNCIL DIRECT STAFF TO WRITE A LETTER TO THE PROVINCE REQUESTING AN UPDATE AND PROVIDE FURTHER INFORMATION ON HOW THEY MAY BE ABLE TO PROVIDE SUPPORT TO WHRM IN REFERENCE TO THE CORRESPONDENCE RECEIVED FROM MINISTER MASLAND AND WHRM'S PREVIOUS INQUIRY REGARDING POTENTIAL PROVINCIAL SUPPORT FOR BUYOUT OPTIONS RESULTING FROM DISASTERS WITHIN THE REGION. MOTION CARRIED**

- d) Julia Merritt Re Provincial Budget 2025-26 and Library Services
- e) Janet Morrell Re Submission regarding Bill 24 (WHRM copied)
- f) Anne Bishop Re Public Bills Committee Bill#24 (WHRM copied)
- g) Amanda Dunfield Re WHRM WINDSOR CSOs Estimate
- h) Amanda Dunfield Re WHRM Assessment Act follow up
- i) Amanda Dunfield Re WHRM Windsor CSOs Silenced for Speaking Up

Ms. Dunfield provided costs around a potential buyout based on her own research done with updated figures. Within her correspondence she questioned if WHRM contacted NSFMC to inquire if there was collective interest in lobbying the province for those who may be eligible for tax cap migrations to properties impacted by climate change or disasters. Ms. Dunfield also inquired if WHRM had been in contact with Premier Houston or MLA Sheehy-Richard about further amending the Residential and Resource Property Tax Assessment Regulations to extend the criteria prescribed under clause 45A(2)(e) to other property owners impacted by climate change related events, situations of managed retreat, other forms of government purchase, etc.

- b) Requests (as of March 25, 2025)(10:21 p.m.)
  - i. Gliders Letter to WHRM Council Re Recreation Space
  - ii. Claire McCarthy Re Creation of indoor pickleball courts in the Windsor area
  - iii. Wayne Hamm Re Activity Centre for West Hants Seniors
  - iv. Rick Smith Re Stormwater - Tremain Crescent

It was felt Mr. Smith's notes, comments and frustration were worthy of highlighting, specifically around waiting so long to see something related to the matter (cross culvert).

- v. Denise Forand Re As of right issues
- vi. Invitation to Participate in Bear Lake Wind Project Community Liaison Committee

If it was the desire of Council to have a member participate in Bear Lake Wind Project Community Liaison Committee, a Councillor can be appointed to the committee (similar to other liaison

committees) as per policy. It would not restrict or limit voting on any matters coming forward. A report can be brought forward at the next meeting to address the request.

vii. Denise Forand Re As of right issues

c) Outgoing Correspondence Log (as of March 25, 2025)

i. WHRM Letter to Minister Lohr Requesting Additional Information (sent 2025-03-18)

16. New Business – None

17. In-Camera (10:27 p.m.)

**MOVED BY COUNCILLOR LEARY-PINCH AND DEPUTY MAYOR FRANCIS  
THAT THE MEETING MOVE IN-CAMERA AT 10:27 P.M. MOTION CARRIED**

**MOVED BY COUNCILLOR LEARY-PINCH AND DEPUTY MAYOR FRANCIS  
THAT THE MEETING MOVE OUT OF IN-CAMERA AT 10:48 P.M.  
MOTION CARRIED**

**MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR LEARY-PINCH  
THAT COUNCIL DIRECT THE CAO TO EXECUTE THE EASEMENT  
AGREEMENT SUBSTANTIALLY THE SAME AS DISCUSSED IN-CAMERA  
WITH JD IRVING LTD. MOTION CARRIED**

18. Next Meeting Date / Adjournment – April 8<sup>th</sup>, 2025 Committee of the Whole Meeting 6 pm

**MOVED BY COUNCILLORS LEARY-PINCH AND JANNASCH THAT THE  
MEETING ADJOURN AT 10:50 P.M. MOTION CARRIED**

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Mayor Abraham Zebian (Chair)

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Deanna Snair, Municipal Clerk