

WEST HANTS REGIONAL MUNICIPALITY
Council Meeting Agenda Amended July 23, 2025

July 22, 2025 - 6:00 p.m.

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

Virtual via Zoom (also YouTube Livestream)



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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) 2025-06-24 Council Minutes
 - b) 2025-06-24 PH Minutes - 60 Old Walton Road Development Agreement
 - c) 2025-06-24 PH Minutes - Upper Water Street, Windsor Development Agreement Amendment
 7. Public Hearings
 - a) Bent Ridge Geo Domes Development Agreement – Planner Dunphy
 8. Second Readings (as it pertains to Public Hearings)
 - a) Bent Ridge Geo Domes Development Agreement – Planner Dunphy
 9. Unfinished Business/Postponed Motions
 - a) Heritage Grant Application: 294 Falmouth Back Road - Planner Dunphy **(Moved up on the agenda)**
 - b) 8 Water Street DA (extend the commencement period) – Planner Dunphy **(Moved up on the agenda)**
 - c) Housing Accelerator Fund Update - Planner Hong **(Moved up on the agenda)**
 - d) Windsor WTP Expansion (Third Process Train) Tender Award Recommendation Report – Director Richard
 10. Mayor’s Report
 11. Financial Updates
 - a) Water Consumption as of April 30, 2025

12. Committee(s) of Council Excerpts/Recommendations
 - a) Committee of the Whole Excerpts (July 8, 2025)
 - i. 2025-26 Chalet Hamlet Updated Taxing Resolution
 - ii. Code of Conduct - Appointment of Second Investigator
 - iii. Municipal Budget Process
 - iv. Municipal Complex - Buildings
 - v. NS Community Solar Project
 - vi. Upper Burlington Land Donation (includes supplementary information)
 - b) Planning and Heritage Advisory Committee Excerpts (First Reading)
 - i. Bear Lake Wind Farm Development Agreement (First Reading) – Act. Director Fougere
13. Councillor(s) Municipal Business/Activity Monthly Reports (Districts 1-11)
14. Councillor(s) Municipal Advisory Board Activity Reports
 - a) Annapolis Vallley Regional Library
 - b) Valley Regional Enterprise Network
15. New Business (moved up on the agenda)
 - a) Policy Change - Amending the time period required to provide a Notice of Reconsideration reducing it from 14 days – Councillor Ivey
 - b) Audit Committee Policy Change – Amend Section K, Audit Committee composition– Councillor Ivey
 - c) ~~Crossing Community Tax Parity Report – Mayor Zebian~~
 - d) Finance and Development Request for Information – Mayor Zebian
 - e) Council Meeting Date Request – Clerk Snair
 - f) Special Council Meeting- July 22 Decision Request – Acting Director Fougere
16. Correspondence
 - a) Information
 - i. General Correspondence Received Activity Log (as of July 18, 2025)
 - Correspondence from DEM Re Response to Funding for Property Buyout Program
 - Todd and Staphanie Janes Re Residential waste collection Cozy Crescent, Falls Lake, Vaughan, NS
 - Rick Smith Re WHRM Water Utility Consumption Report Dated March 31, 2025
 - b) Outgoing Correspondence Log (as of July 18, 2025) – None
17. In-Camera

- a) 2025-06-24 In-Camera Council Minutes
- b) MGA 22 (2)(f) Enforcement/Legal Matter
- c) MGA 22(2)(g) Legal Matter
- d) MGA 22(2)(a) Land Matter
- e) MGA 22(2)(c) Personnel Matter
- f) MGA 22(2)(c) Personnel Matter
- g) MGA 22(2)(c) Personnel Matter

18. Next Meeting Date / Adjournment – September 9th, 2025 Committee of the Whole Meeting 6 p.m.

WEST HANTS REGIONAL MUNICIPALITY

Council Meeting Minutes

July 22, 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 – The meeting was called to order at 6:02 p.m.

2. Attendance

Mayor Zebian noted that quorum was achieved, although Councillors P. Morton and McLean were running late.

Council:

Abraham Zebian, Mayor

Rupert Jannasch, Councillor, District 1

Scott McLean, Councillor, District 2 (6:27 pm)

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

Paul Morton, Councillor, District 8 (6:17 pm)

John Smith, Councillor, District 9

Bonnie Smith, Councillor, District 10

Jim Ivey, Councillor, District 11

Staff:

Mark Phillips, Chief Administrative Officer

Kari Fougere, Acting Director Planning & Dev

Carlee Rochon, Director of Financial Services

Will Hong, Planner

Deanna Snair, Municipal Clerk

Alex Dunphy, Senior Planner

Tim Bouter, Project Engineer

Regrets:

Todd Richard, Director Public Works

Kathy Kehoe, Director Community Dev.

Presenter and Gallery:

Ted Misztela, Applicant

Glenn Dodge, owner of Bent Ridge Winery

Mat Murrant, Applicant

Four (4) people in the gallery

3. Announcements (6:02 p.m.)

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 Downeast Bluegrass Festival was happening in Ardoise at the Beech brook campground this coming weekend.

Ellershouse Community breakfast was scheduled for this coming Saturday at 8 a.m.

Congratulations were extended to the Ardoise Hall on hosting a successful car show last weekend.

Avon River Days was scheduled for August 1-3rd, 2025. There were lots of activities for everyone to enjoy.

Council observed a moment of silence in remembrance of each of the four individuals who lost their lives in the July 2023 floods in West Hants.

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

- a) Dashboard Items – Information Log
- b) Dashboard Items – Dangerous or Unightly Premises

Discussion Points:

- Item 15(c) was removed from the agenda.
- As there are no meetings scheduled in August, all information compiled by staff regarding the Municipal Complex will be brought forward for Council's review and discussion at a meeting/workshop in September.
- The consensus was that Pedestrian Signage and Barriers could be removed from the Dashboard, as it aligns with the ongoing rebranding efforts.
- Staff will provide an update regarding the streetlight at Payzant and Wentworth Road.

5. Declaration of Conflict of Interest - None

6. Approval of the Previous Meeting Minutes (6:13 p.m.)

- a. 2025-06-24 Council Meeting Minutes
- b. 2025-06-24 PH Minutes – 60 Old Walton Road Development Agreement
- c. 2025-06-24 PH Minutes – Upper Water Street, Windsor Development Agreement Amendment

The minutes were accepted as presented.

7. Public Hearings (6:13 p.m.)

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

Councillor P. Morton was not present during the presentation of the report and did not participate in the vote related to the Public Hearing.

a) Bent Ridge Geo Domes Development Agreement (6:13 p.m.)

The meeting moved into Public Hearing at 6:13 p.m. Further information on the Public Hearing is available in the 2025-07-22 Public Hearing Minutes.

**MOVED BY COUNCILLORS LEARY-PINCH AND JANNASCH THAT COUNCIL
MOVE INTO PUBLIC HEARING AT 6:13 P.M. MOTION CARRIED**

At 6:28 p.m. the Public Hearing concluded, and the regular Council meeting resumed. Councillor P. Morton was not present for the discussion and did not participate in the vote.

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

a) **Bent Ridge Geo Domes Development Agreement (6:28 p.m.)**

MOVED BY COUNCILLORS WHEADON AND LEARY-PINCH THAT COUNCIL GIVES SECOND READING APPROVES ENTERING INTO A DEVELOPMENT AGREEMENT TO ALLOW PERMITS THE CONSTRUCTION OF FOUR GEODESIC DOMES ON THE SUBJECT PROPERTY AS PART OF AN AGRITOURISM AT PID 45382934 ON HIGHWAY 14 IN WINDSOR FORKS, WHICH IS SUBSTANTIVELY THE SAME AS THE DRAFT SET OUT IN ATTACHMENT B OF THE REPORT FILE #25-05 TO THE PLANNING AND HERITAGE ADVISORY COMMITTEE DATED JUNE 12, 2025. MOTION CARRIED

MOVED BY COUNCILLORS WHEADON AND LEARY-PINCH THAT COUNCIL REQUIRES THAT THE DEVELOPMENT AGREEMENT WITH TED MISZTELA WHICH PERMITS THE CONSTRUCTION OF FOUR GEODESIC DOMES ON THE SUBJECT PROPERTY AS PART OF AN AGRITOURISM BUSINESS AT PID 45382934 ON HIGHWAY 14 IN WINDSOR FORKS 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

9. **Unfinished Business/Postponed Motions (6:31 p.m.)**

a) **Heritage Grant Application: 294 Falmouth Back Road**

Planner Dunphy reviewed the report. On April 25, 2025, Richard Murphy submitted a first-time heritage grant application for his municipally designated property at 294 Falmouth Back Road, Falmouth. The proposed work included replacing four windows, two windowsills, window trim, and completing priming, painting, and puttying.

MOVED BY COUNCILLORS LEARY-PINCH AND J. SMITH THAT COUNCIL PROVIDES UP TO 50% OF ELIGIBLE PROJECT COSTS UP TO A MAXIMUM OF \$10,000 TO THE RICHARD & HELEN MURPHY, OWNERS OF 294 FALMOUTH BACK ROAD, IN ORDER TO FACILITATE REPLACEMENT OF WINDOWS ON THE MAIN BUILDING LOCATED AT 294 FALMOUTH BACK ROAD, AND THAT THE FUNDING BE PROVIDED FROM ACCOUNT # 01-2-00-26-560-21130 ONLY IN ACCORDANCE WITH THE PROVISIONS OF THE MUNICIPAL HERITAGE PROPERTY CONSERVATION WORK GRANT POLICY. MOTION CARRIED

b) **8 Water Street DA (extend the commencement period) (6:37 p.m.)**

Planner Dunphy reviewed the report. On May 13, 2025, Aaron Ewer and Justin Brown of Halyard Developments requested a 48-month extension to the original commencement date in the approved development agreement for a mixed-use apartment building.

Discussion Points:

- The applicants cited economic conditions as the reason for the requested extension. The original request was reviewed by the Development Officer (DO), based on the DO's

interpretation of the agreement, it was felt the request should be brought before Council for a decision.

- The average wait time for a DA to be finalized was typically between 24 to 48 months, depending on project complexity, municipal priorities, and external conditions. This timeframe was a common starting point and could be negotiated as part of the development agreement.
- A previous development agreement, approved in 2013 was with a different developer, and formally discharged as part of the approval process for the current development agreement.
- Concern was raised with extending the commencement date to 2032, as it would extend beyond the current Council's mandate and could bind future Councils.

Consensus was that should the developers find themselves in a similar position as the 2028 commencement date approaches, they would have the opportunity to submit a request at that time to extend the date further. No motion was made to support the request.

c) Housing Accelerator Fund Update (6:49 p.m.)

Planner Hong reported that WHRM has completed 4 of 7 Housing Action Plan actions, with Actions #1–4 finalized by May 2025. Between February 2024–2025, the Municipality exceeded its Missing Middle Housing target by 64 units and achieved 62% of its overall housing goal, with full completion expected a year early. Work continues toward the six-unit affordable housing target.

Ongoing efforts include reviewing infill opportunities (Action #5), developing pre-approved ADU/duplex designs (due September 2025, Action #6), and implementing e-permitting via TownSuite by mid-2026 (Action #7). An RFP is underway for an Integrated Resource Plan. Housing trends show fewer single-unit dwellings and increased secondary suites, likely influenced by the May 2024 permit fee removal.

Staff will present Land Use By-law housekeeping amendments in September 2025, including updates to lot coverage definitions, R-1 setbacks, and minor corrections. Next steps include completing the remaining actions, monitoring trends, and bringing the amendment package to Council.

d) Windsor WTP Expansion (Third Process Train) Tender Award Recommendation Report (6:56 p.m.)

Manager Bouter reviewed the report. The proposed project would add a third process train to the Windsor Water Treatment Plant (WTP) to enhance capacity and meet regulatory requirements. The upgrade included a new static mixer, flocculation system, DAF system, filtration system, upgrades to the saturator/recycle and PLC systems, and a building expansion (approx. 20m x 7m x 7m). The project addresses the plant's current inability to shut down a train for maintenance and its non-compliance with Nova Scotia Environment's filter redundancy standards. Built in 2002, the WTP has had minimal upgrades and now faces pressure from rapid growth in Windsor and Three Mile Plains. The third process train will ensure regulatory compliance, operational flexibility, and sufficient capacity to meet future water demand.

Discussion Points:

- The additional process train was supplied by the same company. Although the equipment has been modernized since the installation of the previous two trains, it operates in the same manner and remains fully compatible with the existing system.
- The additional process train will allow the water treatment plant to operate on two trains while one is undergoing maintenance.
- From a water treatment perspective, no further upgrades are anticipated at this time. While redundancy was the primary regulatory requirement, the additional train will also increase future capacity.
- Regarding drawdown requirements and potential upgrades, staff were aware of some necessary improvements that need to occur. Some upstream equipment restricts the amount of water flowing to the treatment plant. However, from a broader perspective, water withdrawal does not appear to be an issue.
- The project was being paid for through the Utility, mostly through long term debt and subsidized with an external grant. No additional staff were required to support the upgrade.
- The proposed project was largely unrelated to the Falmouth Water Treatment Plant. Expanding the system could eliminate the need to expand the Falmouth plant in the future once the interconnection between Windsor and Falmouth was complete.
- The project was expected to be completed by December 2026.
- Based on a 10% contingency, the project remains within budget. The goal was to minimize or eliminate change orders to keep costs on track.

MOVED BY COUNCILLORS WHEADON AND B. SMITH THAT COUNCIL APPROVE THE AWARD OF TENDER WHRMPW25-10 — WINDSOR WTP EXPANSION — TO RCS CONSTRUCTION INC. FOR THE TENDERED PRICE OF \$4,419,000.00 BEFORE APPLICABLE TAXES. MOTION CARRIED. Nays: Zebian

MOVED BY COUNCILLORS WHEADON AND B. SMITH THAT COUNCIL APPROVE THE CONSTRUCTION PHASE ENGINEERING SERVICES TO CBCL LTD. FOR THE TOTAL PRICE OF \$193,323.50 BEFORE APPLICABLE TAXES. MOTION CARRIED

MOVED BY COUNCILLORS WHEADON AND B. SMITH THAT COUNCIL APPROVE A CONSTRUCTION CONTINGENCY AMOUNT OF \$691,848.53 BEFORE APPLICABLE TAXES. MOTION CARRIED. Nays: P. Morton, B. Morton and Zebian

10. Mayor's Report (7:14 p.m.) - The written report was included in the agenda package.

11. Financial Updates (7:14 p.m.)

a) Water Consumption as of May 31, 2025

Director Rochon noted that limited data was available to present at this time. Within Q1, it showed all accounts with adjustments or closures through April and May. Meter reads were completed in June, and bills were processed in July. The Q1 consumption data will be shown in the July 31, 2025 report.

Discussion Points:

- The second bulk water station at BFD Station 2 was awaiting programming before it became fully operational.
- The dates were reflective of when the data becomes available. Reads were done in June, and bills were sent out in July.
- The capital report was produced quarterly. The December 31, 2024 report was the most recent, presented in January or February. The end of year (March 31, 2025) report was still being closed, and the June 30th report will be presented in September.

12. Committee(s) of Council Excerpts/Recommendations

a) Committee of the Whole Excerpts (July 8th, 2025)

i. 2025 Chalet Hamlet Updated Taxing Resolution (7:19 p.m.)

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR LEARY-PINCH THAT COUNCIL APPROVES THE UPDATED 2025-2026 CHALET HAMLET PROPERTY OWNERS ASSOCIATION UNIFORM CHARGE AS PRESENTED TO COUNCIL ON JULY 8, 2025. MOTION CARRIED.

ii. Code of Conduct - Appointment of Second Investigator (7:20 p.m.)

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR LEARY-PINCH THAT COUNCIL RECOMMENDS THAT MOBILE RESOURCE GROUP BE APPOINTED AS THE SECONDARY INVESTIGATOR AND THAT THE CAO BE AUTHORIZED TO ENTER INTO A CONTRACT ON BEHALF OF THE WEST HANTS REGIONAL MUNICIPALITY. MOTION CARRIED

iii. Municipal Budget Process (7:21 p.m.)

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR LEARY-PINCH THAT COUNCIL DIRECT STAFF TO HOLD PUBLIC PARTICIPATION/FEEDBACK MEETINGS REGARDING THE 2026/2027 BUDGET DURING THE MONTH OF OCTOBER 2025. MOTION CARRIED

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR LEARY-PINCH THAT COUNCIL DIRECT STAFF TO PREPARE TO HOST A BUDGET WORKSHOP WITH COUNCIL FOLLOWING THE PUBLIC PARTICIPATION/FEEDBACK MEETINGS TO GET INITIAL DIRECTIONS FROM COUNCIL ON THE DRAFT BUDGET FOR 2026/2027. MOTION CARRIED

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR LEARY-PINCH THAT COUNCIL DIRECT STAFF TO PRESENT THE DRAFT 2026/2027 MUNICIPAL BUDGETS TO COUNCIL NO LATER THAN MARCH 1, 2026. MOTION CARRIED

iv. Municipal Complex - Buildings (7:23 p.m.)

As there are no August Council meetings, this item will be brought forward in September.

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR LEARY-PINCH THAT COUNCIL DIRECT STAFF TO SET UP A STRATEGY SESSION TO DISCUSS THIS TOPIC (MUNICIPAL COMPLEX AND BUILDINGS) AS SOON AS POSSIBLE. MOTION CARRIED

v. NS Community Solar Project (7:25 p.m.)

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR B. SMITH THAT COUNCIL ISSUE A LETTER OF SUPPORT FOR THE SOLARBANK NOVA SCOTIA COMMUNITIES SOLAR PROGRAM PROJECT IN WEST HANTS. MOTION CARRIED

vi. Upper Burlington Land Donation (includes supplementary information) (7:26 p.m.)

Currently, there is a lease agreement between WHRM and Upper Burlington Hall concerning the parcel of land in question. Upper Burlington Hall has their building situated on municipally owned land and holds a lease for the remaining vacant portion, which the Hants Shore Child Care Association has expressed interest in. Upper Burlington Hall has requested to retain approximately one-fifth of an acre as the land donation and subdivision process proceeds, to support the continued use of the hall's septic system and existing storage shed. WHRM recommends donating this portion of land to Upper Burlington Hall simultaneously with the donation of the remaining land to the Hants Shore Child Care Association, which would eliminate the need for the current lease agreement.

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR B. SMITH THAT COUNCIL DEEM THE LOT OF LAND KNOWN AS PID 45285103 AS SURPLUS. MOTION CARRIED

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR B. SMITH THAT COUNCIL DIRECT THE CHIEF ADMINISTRATIVE OFFICER TO SUBMIT AN APPLICATION TO THE PLANNING AND DEVELOPMENT DEPARTMENT TO CONSIDER REZONING PID 45285103 TO PROVIDE AN OPPORTUNITY FOR THE HANTS SHORE CHILD CARE ASSOCIATION TO EXPLORE ESTABLISHING A LICENSED CHILDCARE CENTRE TO SERVE FAMILIES IN THE HANTS SHORE AREA. MOTION CARRIED

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR B. SMITH THAT COUNCIL DIRECT THE CHIEF ADMINISTRATIVE OFFICER TO INITIATE THE PROCESS TO DONATE A PORTION OF THE PARCEL IDENTIFIED AS PID 45285103 TO THE UPPER BURLINGTON COMMUNITY HALL, TO FULFILL THEIR REQUEST FOR APPROXIMATELY 1/5 OF AN ACRE (AS SHOWN ON A COMPLETED SURVEY PLAN) FOR CONTINUED USE OF THEIR SEPTIC SYSTEM AND STORAGE SHED, ONCE SURVEYING OF THE PARCEL HAS BEEN COMPLETED. MOTION CARRIED

b) Planning and Heritage Advisory Committee Excerpt (First Reading)

i. Bear Lake Wind Farm Development Agreement (7:31 p.m.)

Acting Director Fougere presented the application from Bear Lake Wind Ltd., submitted on April 28, 2025, to develop seven wind turbines in WHRM. The revised application replaces a previously

withdrawn proposal and was considered under the updated Municipal Planning Strategy (MPS), amended in January 2025 with new criteria for large wind turbine projects. Environmental Assessment approval was received in December 2023, with further approval for project updates granted in April 2025. The site was within the Resource Designation and General Resource (GR) Zone, which supports resource-related uses. A Public Information Meeting held on May 21, 2025, drew 31 attendees and additional written feedback. Key concerns included environmental impact, wind farm concentration, and fire suppression, while support was expressed for increased tax revenue, community benefits, and improved access to Chalet Hamlet. Director Fougere also reviewed the development agreement's key requirements and applicable policies. The Planning and Heritage Advisory Committee (PACHAC) recommended approval of the application but requested Council consider issues including gated emergency access, fire suppression, a community park funded through the Vibrancy Fund, and protections for well water impacted by blasting.

Acting Director Fougere noted that gated emergency access had also been discussed by the Community Liaison Committee (CLC). While not required by WHRM, the applicant was open to discussions, though Chalet Hamlet residents did not support a gated option. In terms of a non-passive fire suppression system, this was not an industry standard within the turbines, and the Fire Chief remains satisfied with the current emergency management approach. The applicant was open to using Vibrancy funds for a community park, with discussions to continue through the CLC. Regarding well water, the Province regulates this under the Environmental Assessment process, requiring pre-blast surveys and a blasting plan. The applicant noted that setbacks exceed 1 km and believes any issues can be effectively mitigated.

Director Fougere concluded by confirming that the application was before Council for First Reading and a recommendation to proceed to Public Hearing and Second Reading.

Discussion Points:

- As part of the Environmental Assessment approval, the developer was responsible for monitoring water conditions before and after construction, and for mitigating any issues that may arise.
- The Development Agreement requires a Community Benefits Agreement, which is administered by the Community Liaison Committee (CLC).
- Water-related concerns fall under provincial jurisdiction and should be directed to the Province.
- The applicant chose to resubmit their application with a new development concept, reducing the number of turbines from 11 to 7.
- It was unclear where neighbouring municipalities were in their approval processes, as each follows a different procedure. However, it was understood they were continuing to work through their processes concurrently.
- The Development Agreement (DA) does not require the access road to be gated, nor do current planning documents. There are differing community views on the matter, and no position has been provided by the Fire Chief. The applicant was open to discussing the issue further through the Community Liaison Committee (CLC), where it could be addressed either within the DA or as a separate mechanism. The road was privately owned and not maintained by the Municipality.

- The Development Agreement (DA) required that the Crown lease must be secured by June 2026 prior to any permits issued. If the lease was not secured by that date, the DA could be discharged. The Development Officer will review the DA to ensure all requirements were met prior to issuing any permits.

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR B. SMITH THAT COUNCIL GIVE FIRST READING AND HOLD A PUBLIC HEARING TO CONSIDER ENTERING INTO A DEVELOPMENT AGREEMENT TO ALLOW A WIND FARM ON PIDS 45399540, 45399573, 45381217, 45381209, 45399532, 45060068, AND 45060076 WHICH IS SUBSTANTIVELY THE SAME AS THE DRAFT SET OUT IN ATTACHMENT C OF THE REPORT FILE #25-18 TO THE PLANNING AND HERITAGE ADVISORY COMMITTEE DATED JULY 10, 2025.

Discussion Points:

- Concerns were raised about the emergency egress road not being gated. In other private road developments, emergency egress roads are typically gated for reasons such as safety, ensuring the road is used solely for its intended purpose, preventing illegal dumping, and limiting unauthorized backroad access. Fire Departments hold keys to these gates and are present to open them during emergency situations.
- Resolving the issue collaboratively between the residents and the developer would be beneficial. Including a gate was seen as a positive step. The Public Hearing provides an opportunity for further community input, and the Development Agreement (DA) can be amended at that time based on the feedback received.

MOVED BY COUNCILLORS LEARY-PINCH AND REMME THAT COUNCIL AMEND THE MOTION TO INCLUDE THAT THE EGRESS ROAD BE GATED. MOTION CARRIED. MOTION CARRIED.

Full motion as amended:

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR B. SMITH THAT COUNCIL GIVE FIRST READING AND HOLD A PUBLIC HEARING TO CONSIDER ENTERING INTO A DEVELOPMENT AGREEMENT TO ALLOW A WIND FARM ON PIDS 45399540, 45399573, 45381217, 45381209, 45399532, 45060068, AND 45060076 WHICH IS SUBSTANTIVELY THE SAME AS THE DRAFT SET OUT IN ATTACHMENT C OF THE REPORT FILE #25-18 TO THE PLANNING AND HERITAGE ADVISORY COMMITTEE DATED JULY 10, 2025 AND FURTHER THAT THE EGRESS ROAD BE GATED. MOTION CARRIED. Nays: Leary-Pinch and B. Morton

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR B. SMITH THAT COUNCIL REQUIRE THAT THE DEVELOPMENT AGREEMENT WITH BEAR LAKE WIND LTD., WAGNER FOREST NS LTD., AND ATLANTIC STAR FORESTRY LTD., FOR PIDS 45399540, 45399573, 45381217, 45381209, 45399532, 45060068, AND 45060076 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. Nays: Leary-Pinch and B. Morton

13. Councillor(s) Municipal Business/Activity Reports (7:58 p.m.)

Written reports were included in the agenda package.

14. Councillor(s) Municipal Advisory Board Activity Reports (7:58 p.m.)

Written reports were included in the agenda package.

- a) Annapolis Vallley Regional Library
- b) Valley Regional Enterprise Network

A break occurred at 7:58 p.m. The meeting reconvened at 8:12 p.m.

15. New Business

a) Policy Change - Amending the time period required to provide a Notice of Reconsideration reducing it from 14 days (8:12 p.m.)

Councillor Ivey reviewed the report. Recently motions of reconsideration were used, though rarely used, these motions were useful for revisiting previously passed motions. However, during recent budget meetings, it was noted that the required 14-day notice period would have significantly delayed the process. In comparison, other jurisdictions use shorter notice periods ranging from 7 to 15 days, suggesting that 14 days may be unnecessarily long.

Discussion Points:

- Concern was raised that a 7-day notice period may be insufficient, particularly if additional information is required to make an informed decision.
- Reducing the time period required to provide a Notice of Reconsideration may offer greater flexibility; however, it also limits the opportunity for sober second thought, which is essential to ensure that decisions are carefully reconsidered before any changes are implemented.

MOVED BY COUNCILLORS IVEY AND WHEADON THAT COUNCIL DIRECT STAFF TO AMEND THE MEETING AND COMMITTEE PROCEDURAL POLICY, WITHIN SECTION 12.27 REDUCING THE NOTICE PERIOD REQUIRED FOR A MOTION OF RECONSIDERATION BY REPLACING THE TEXT 'AT LEAST 14 DAYS PRIOR TO THE NEXT MEETING' WITH THE TEXT, 'AT LEAST 7 DAYS' PRIOR TO THE NEXT MEETING'. MOTION CARRIED.

Nays: Jannasch, Francis, P. Morton, J. Smith and Zebian

b) Policy Change – Amend Section E, Audit Committee composition (7:36 p.m.)

Councillor Ivey reviewed the report. The report proposes expanding the audit committee by adding more Councillors and resident members with financial expertise. Increasing membership from 3 to 6 Councillors or more, along with additional residents could enhance oversight, broaden experience, improve risk assessment, and strengthen financial governance.

Discussion Points:

- There was value in reviewing the Terms of Reference in their entirety, as well as in enhancing orientation and increased training opportunities for new members written in the Terms of Reference. While citizen members appointed to the committee are required

to have a financial background, not all members of Council possess similar financial expertise.

- It was suggested that, before expanding the committee’s membership, there would be valuable to first clarify the committee’s intended role. If the scope of the committee was to be expanded, this should be clearly defined, as it would likely result in a significantly increased workload—not only for committee members but also for staff. A larger committee would require substantially more staff time to manage effectively.
- Currently, the committee has one vacancy that has not yet been filled. It was suggested that both existing vacancies be filled before considering any expansion of the committee’s composition.

MOVED BY COUNCILLORS IVEY AND B. SMITH THAT COUNCIL DIRECT STAFF TO AMEND THE MEETING AND COMMITTEE PROCEDURAL POLICY APPENDIX E SECTION 4.2 FOR AUDIT COMMITTEE TO INCREASE ITS COMPOSITION OF THE COMMITTEE FROM THREE MEMBERS OF COUNCIL TO SIX MEMBERS OF COUNCIL AND ITS RESIDENT REPRESENTATION FROM TWO MEMBERS TO THREE. MOTION CARRIED.

Nays: Jannasch, Francis, P. Morton, J. Smith and Zebian

Mayor Zebian called for nominations three times to fill three (3) vacant positions on the Audit Committee. Councillor McLean self-nominated, Councillor Wheadon nominated Councillor Ivey, and Councillor Leary-Pinch self-nominated. In addition, Councillor Ivey nominated Councillor J. Smith and Councillor Remme. All nominees accepted their nominations.

A secret ballot vote occurred resulting in Councillors Ivey, Remme and McLean being appointed as additional Council representatives to the Audit committee. A motion was required and made to destroy the ballots.

MOVED BY COUNCILLORS REMME AND WHEADON THAT THE CLERK DESTROY THE BALLOTS. MOTION CARRIED

c) **Crossing Community Tax Parity Report** – item was removed from the agenda.

d) **Finance and Development Request for Information Report** (8:40 p.m.)

At 8:40 p.m. Mayor Zebian stepped away from the Chair, and the Deputy Mayor Francis assumed the Chair.

Mayor Zebian noted that at the July 8, 2025 Committee of the Whole meeting, Councillors requested additional data to better support decision-making related to budgets, taxation, and growth. He emphasized having accurate revenue and growth projections could significantly aid long-term planning. Council may also explore an area-rated taxation model—strictly for informational purposes—which could lead to further discussions and a potential workshop. Having as much information as possible was seen as essential for making well-informed decisions.

Discussion Points:

- This was all valuable information to support informed decision-making, and it could serve as a living document that evolves and was updated over time.

- Statistics related to population and growth within the region and specifically within individual districts were provided during the election period and are only available every four (4) years.
- During amalgamation, many questions were raised about the tax structure and what it would ultimately look like. While a few workshops and presentations were held at the time, it was felt that the issue was never fully addressed. No formal tax structure was pursued, and WHRM essentially continued with what was already in place. Moving forward, it was important to determine whether there was an openness to reconsidering area-rated taxation and whether this was something Council wished to revisit and actively pursue. It was felt these are significant questions that require serious consideration, particularly in light of the most recent budget, which included a number of unexpected items. Many of those surprises were directly related to how services were taxed and whether they were area-rated or generally rated. This was a critical discussion that needs to happen in looking at the fairest way to move forward regarding the tax structure.
- Having this information was seen as beneficial, particularly in supporting conversations with residents. Exploring an area-rated taxation model was considered valuable, even if only for informational purposes as it could help illustrate what it would look like if residents were paying solely for services provided in their specific area (e.g., fire protection, waste collection, etc.).
- Concern was raised regarding the September deadline, as gathering all the necessary information was expected to take considerable time.

MOVED BY MAYOR ZEBIAN AND COUNCILLOR LEARY-PINCH THAT COUNCIL DIRECTS STAFF TO PREPARE A REPORT FOR NO LATER THAN THE JANUARY 2026 COMMITTEE OF THE WHOLE MEETING, INCORPORATING THE INFORMATION REQUESTED AS OUTLINED IN THE REPORT TITLED “FINANCE AND DEVELOPMENT INFORMATION” DATED JULY 22, 2025. MOTION CARRIED

At 8:50 p.m. Mayor Zebian assumed the Chair.

e) Council Meeting Date Request (8:50 p.m.)

Clerk Snair reviewed the report. According to the approved 2025 Council meeting schedule, a regular meeting is currently set for Tuesday, November 11, which coincides with Remembrance Day. As municipal offices will be closed and public services limited, holding the meeting on this date may pose logistical challenges and impact attendance due to commemorative events. It is therefore recommended that Council consider rescheduling the November 11 meeting to ensure full participation and operational support.

MOVED BY COUNCILLORS LEARY-PINCH AND WHEADON THAT COUNCIL APPROVE THE RESCHEDULING OF THE WHRM COMMITTEE OF THE WHOLE MEETING FROM NOVEMBER 11TH, 2025 TO NOVEMBER 12TH, 2025 AND THAT NOTICE OF THE CHANGE BE PROVIDED TO THE PUBLIC. MOTION CARRIED

f) Special Council Meeting- July 22 Decision Request (8:52 p.m.)

Acting Director Fougere reviewed the report. The Bear Lake Windfarm applicants have requested a Special Council Meeting to hold the Public Hearing and Second Reading in September to expedite the approval process. The J.D. Irving applicants also requested a Special Council Meeting to hold First Reading immediately after the PAC/HAC meeting, allowing the Public Hearing and Second Reading to occur at the September 23rd Council meeting. While early advertising of the Public Hearing is not standard practice for WHRM, it was permitted under the Public Participation Program Policy and the MGA, provided Council gives direction.

Discussions Points:

- Questions were raised about whether September 11th was the most appropriate date for the meeting, given that Planning and Heritage Advisory Committee meetings can be lengthy due to the volume of discussion. Adding a Public Hearing to the end of such a meeting could potentially extend it significantly.
- No alternative date was provided by the applicants. The only requirement was that the JD Irving application be presented to the Planning and Heritage Advisory Committee prior to receiving First Reading at Council.
- The request came from the applicants. In the case of the Irving Lands, it would give them an additional month to begin their processes. For Bear Lake, it would provide an opportunity to receive a decision slightly earlier.
- The Kent store was previously approved through a site plan approval process. A stormwater master plan was completed for the larger development concept, which was included in the Irving Lands DA. The intent was to have everything completed for both projects prior to construction beginning.

MOVED BY COUNCILLOR B. SMITH AND DEPUTY MAYOR FRANCIS THAT COUNCIL DIRECTS STAFF TO SCHEDULE A SPECIAL COUNCIL MEETING AFTER THE REGULAR PLANNING AND HERITAGE ADVISORY COMMITTEE MEETING ON SEPTEMBER 11TH FOR A PUBLIC HEARING AND SECOND READING REGARDING FILE #25-18 DEVELOPMENT AGREEMENT FOR BEAR LAKE WINDFARM AND FIRST READING FOR FILE #25-07, FILE #25-11 AND FILE #25-12 IRVING LANDS DEVELOPMENT AGREEMENT AND REZONING.

Concern was raised that other projects have previously requested to expedite the process, and the Municipality of West Hants Regional Municipality (WHRM) has remained firm in upholding established procedures and past precedents. It was noted that deviating from this approach in the current case may not be appropriate, and concerns were voiced that this was not the proper way to proceed.

As written, including both the Bear Lake Windfarm and JD Irving applications together, the proposal was not considered supportable. Council discussed separating the Bear Lake and JD Irving files for individual consideration.

At 9:11 p.m. both the **MOVER** and **SECONDER** withdrew the motion.

MOVED BY COUNCILLOR B. SMITH AND DEPUTY MAYOR FRANCIS THAT COUNCIL DIRECTS STAFF TO SCHEDULE A SPECIAL COUNCIL MEETING AFTER THE REGULAR PLANNING AND HERITAGE ADVISORY COMMITTEE

MEETING ON SEPTEMBER 11TH FOR A PUBLIC HEARING AND SECOND READING REGARDING FILE #25-18 DEVELOPMENT AGREEMENT FOR BEAR LAKE WINDFARM. MOTION DEFEATED. Nays: Jannasch, McLean, Remme, Wheadon, B. Morton, Leary-Pinch, J. Smith, Ivey and Zebian

MOVED BY COUNCILLOR B. SMITH AND DEPUTY MAYOR FRANCIS THAT COUNCIL DIRECTS STAFF TO SCHEDULE A SPECIAL COUNCIL MEETING AFTER THE REGULAR PLANNING AND HERITAGE ADVISORY COMMITTEE MEETING ON SEPTEMBER 11TH FOR FIRST READING FOR FILE #25-07, FILE #25-11 AND FILE #25-12 IRVING LANDS DEVELOPMENT AGREEMENT AND REZONING. MOTION CARRIED. Nays: Jannasch, Remme, Wheadon, Leary-Pinch and Ivey

MOVED BY COUNCILLOR B. SMITH AND DEPUTY MAYOR FRANCIS THAT COUNCIL DIRECT STAFF TO PROCEED WITH ADVERTISING THE PUBLIC HEARING FOR FILE #25-07, FILE #25-11 AND FILE #25-12 IRVING LANDS DEVELOPMENT AGREEMENT AND REZONING PRIOR TO COUNCIL FIRST READING IN ORDER TO MEET PUBLIC PARTICIPATION. MOTION CARRIED. Nays: Wheadon, Leary-Pinch and Ivey

16. Correspondence (9:14 p.m.)

a) Information

i. General Correspondence Received Activity Log (as of July 18, 2025)

- Correspondence from DEM Re Response to Funding for Property Buyout Program
- Todd and Staphanie Janes Re Residential waste collection Cozy Crescent, Falls Lake, Vaughan, NS
- Rick Smith Re WHRM Water Utility Consumption Report Dated March 31, 2025

b) Outgoing Correspondence Log (as of July 18, 2025) – None

17. In-Camera (9:15 p.m.)

- a) 2025-06-24 Council In-Camera Minutes
- b) MGA 22(2)(f) Enforcement/Legal Matter
- c) MGA 22(2)(g) Land Matter
- d) MGA 22(2)(a) Land Matter
- e) MGA 22(2)(c) Personnel Matter
- f) MGA 22(2)(c) Personnel Matter
- g) MGA 22(2)(c) Personnel Matter

MOVED BY COUNCILLORS LEARY-PINCH AND WHEADON THAT THE MEETING MOVE IN-CAMERA AT 9:15 P.M. MOTION CARRIED

MOVED BY COUNCILLOR P. MORTON AND DEPUTY MAYOR FRANCIS THAT THE MEETING MOVE OUT OF IN-CAMERA AT 11:20 P.M. MOTION CARRIED

- 18. Next Meeting Date / Adjournment – September 9th, 2025 Committee of the Whole Meeting
The meeting adjourned at 11:20 p.m. as there was no further business to discuss.

Mayor Zebian (Chair)

Deanna Snair, Municipal Clerk