

**WEST HANTS REGIONAL MUNICIPALITY**  
**Council Meeting Agenda Amended June 25, 2025**

June 24, 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

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) 2025-05-27 Council Minutes
  - b) 2025-06-02 Special Council Minutes
  - c) 2025-06-10 Special Council Minutes
  - d) 2025-06-16 Special Council Minutes
7. Public Hearings
  - a) **Peace and Good Order By-Law**
  - b) 60 Old Walton Road Development Agreement
  - c) Upper Water Street Development Agreement
  - d) ~~Peace and Good Order By Law~~
  - e) **Bent Ridge Geo Domes Development Agreement**
8. Second Readings (as it pertains to Public Hearings)
  - a) ~~Peace and Good Order By Law~~
  - b) 60 Old Walton Road Development Agreement
  - c) Upper Water Street Development Agreement
  - d) ~~Peace and Good Order By Law~~
9. Unfinished Business/Postponed Motions – None
10. Mayor's Report
11. Financial Updates
  - a) General Operating as of March 31, 2025

- b) Water Utility Operating as of March 31, 2025
  - c) Water Consumption as of March 31, 2025
12. Committee(s) of Council Excerpts/Recommendations
- a) Committee of the Whole Excerpts (June 10, 2025)
    - i. 2025 Grants and Contributions
    - ii. Accessibility Advisory Committee Resident Member Appointment
    - iii. Mineral Resource Extraction
  - b) Planning and Heritage Advisory Committee Excerpts (First Reading)
    - ~~i. Bent Ridge Geo Domes Development Agreement~~
13. Councillor(s) Municipal Business/Activity Monthly Reports (Districts 1-11)
14. Councillor(s) Municipal Advisory Board Activity Reports – None
15. New Business (moved up on the agenda)
- a) Elmcroft Playground Equipment - Councillor B. Smith
  - ~~b) Notice of Reconsideration – Peace and Good Order By Law – Mayor Zebian~~
  - c) Diverse, Equitable, Inclusive Communities Committee Citizen Recommendation Report – Clerk Snair
  - d) Code of Conduct - Appointment of Investigator Recommendation Report – Clerk Snair
16. Correspondence
- a) Information
    - i. General Correspondence Received Activity Log (as of June 20, 2025)
      - a) Uranium/Mineral Extraction
        - Karen F. Beazley Re Thank you!
        - Wendi Stewart Re Uranium Exploration and mining
        - Canadian Association of Physicians for the Environment Open letter to Premier Houston
        - Jackie Davis & Jesse Griffith Re Addressing Uranium Mining Exploration
        - Karen Beazley Re Uranium exploration and mining in NS (WHRM copied)
        - Premier Houston Letter to Mr. Mark Phillips and West Hants Council
        - Rob Moffat Re 3 more municipalities ask province to hit the brakes on uranium exploration in N.S.
        - Karen Robb Re Thank you for standing up for public consultation first on uranium exploration
        - Cheryl Carter Re No to uranium....and lithium

- b) Letter from the Diverse Equitable Inclusive Communities Committee Re Support for the Unhoused in West Hants
- c) Eugene Verdon, President Maritime Branch Canadian Post Masters Association

b) Outgoing Correspondence Log (as of June 20, 2025) – None

17. In-Camera

- a) 2025-05-27 In-Camera Council Minutes
- b) Land Matter MGA 22(2)(a)
- c) Land Matter MGA 22(2)(a)
- d) Land Matter MGA 22(2)(a)
- e) Land Matter MGA 22(2)(a)
- f) Land Matter MGA 22(2)(a)
- g) Legal Matter MGA 22(2)(g)
- h) Legal Matter MGA 22(2)(g)

18. Next Meeting Date / Adjournment – July 8, 2025 Committee of the Whole Meeting 6 p.m.

## WEST HANTS REGIONAL MUNICIPALITY

### Council Meeting Minutes

June 24, 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

As Call to Order – The meeting was called to order at 6:00 p.m.

#### 1. Attendance

Mayor Zebian noted quorum was achieved, Councillor Remme was running late.

##### Council:

Abraham Zebian, Mayor

Rupert Jannasch, Councillor, District 1

Scott McLean, Councillor, District 2

Chrystal Remme, Councillor, District 3 (6:26 p.m.)

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

John Smith, Councillor, District 9

Bonnie Smith, Councillor, District 10

Jim Ivey, Councillor, District 11

#### 2. Staff:

Mark Phillips, Chief Administrative Officer

Carlee Rochon, Director of Financial Services

Kari Fougere, Acting Director Planning & Dev.

Deanna Snair, Municipal Clerk

Alex Dunphy, Planner

Will Hong, Planner

##### Regrets:

Todd Richard, Director Public Works

Kathy Kehoe, Director Community Dev.

##### Gallery

Sixteen (16) members in the Gallery

#### 3. Announcements (6:00 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. Emergency procedures were reviewed. Participants were reminded not to record the meeting. This was to maintain a safe and respectful space for everyone.

Canada Day celebrations were scheduled in Hantsport and Ellershouse on July 1<sup>st</sup> with numerous activities scheduled for everyone.

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

4. Approval of the Agenda including additions or deletions (6:01 p.m.)  
Item 12(b)(i) was moved up to now be item 7(d). Item 7(c) was moved up to now be item 7(a).  
Item 15(b) was removed from the agenda.  
A motion was made to add Councillor Ivey’s Activity Report.

**MOVED BY COUNCILLORS IVEY AND WHEADON THAT COUNCIL ADD  
COUNCILLOR IVEY’S MONTHLY ACTIVITY REPORT TO THE AGENDA.  
MOTION CARRIED.** Nays: Jannasch, Francis, P. Morton, B. Smith and  
Zebian

Councillor Remme did not participate in the vote. With no further changes, the agenda was approved as amended. The report was added under New Business.

5. Declaration of Conflict of Interest - None
6. Approval of the Previous Meeting Minutes (6:08 p.m.)
- a. 2025-05-27 Council Meeting Minutes
  - b. 2025-06-02 Special Council Meeting Minutes
  - c. 2025-06-10 Special Council Meeting Minutes
  - d. 2025-06-16 Special Council Meeting Minutes

The minutes were accepted as presented.

7. Public Hearings (6:09 p.m.)

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

- a) Peace and Good Order By-Law RCOPG-001 (6:09 p.m.)

The meeting moved into Public Hearing at 6:09 p.m. Further information on the Public Hearing is available in the 2025-06-24 Public Hearing Minutes.

**MOVED BY COUNCILLORS LEARY-PINCH AND J. SMITH THAT COUNCIL  
MOVE INTO PUBLIC HEARING AT 6:09 P.M. MOTION CARRIED**

Deputy Mayor Francis proposed postponing the Public Hearing and Second Reading of the draft by law until the October 28th Council meeting in response to the significant volume of feedback received, indicating that further review and consultation was necessary before proceeding. The additional time would allow Council and staff to thoroughly consider the input and ensure the by-law reflects the community's concerns and interests. Council engaged in further discussion regarding the draft Peace and Good Order by-law. It was agreed additional work was required before the draft could be formally considered. Council could choose to revisit the revised draft at the September Committee of the Whole meeting to reflect on the proposed changes. However, deferring the matter until October would allow more time for thorough review and revisions by staff and the municipal solicitor, particularly given the absence of Council meetings in August. It was noted that although significant effort has gone into developing the draft noise by-law—as well as the current Peace and Good Order By-law—the latest version of the draft lacked substantive provisions as it appeared to focus more on regulating personal behaviour than

on addressing specific activities that contribute to noise concerns. More comprehensive revisions were needed before the by-law was ready for further consideration.

**MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR P. MORTON THAT COUNCIL POSTPONE PUBLIC HEARING AND SECOND READING FOR THE PEACE AND GOOD ORDER BY-LAW UNTIL THE OCTOBER 28<sup>TH</sup> COUNCIL MEETING. MOTION CARRIED.** Nays: McLean, Wheadon, Leary-Pinch and Ivey

b) 60 Old Walton Road (6:17 p.m.)

The meeting moved into Public Hearing at 6:17 p.m. Further information on the Public Hearing is available in the 2025-06-24 Public Hearing Minutes.

**MOVED BY COUNCILLORS P. MORTON AND J. SMITH THAT THE MEETING MOVE INTO PUBLIC HEARING AT 6:17 P.M. MOTION CARRIED**

At 6:26 p.m. the Public Hearing concluded, and the regular Council meeting resumed.

8. b) 60 Old Walton Road (6:26 p.m.)

**MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR MCLEAN THAT COUNCIL GIVES SECOND READING AND APPROVES ENTERING INTO A DEVELOPMENT AGREEMENT TO ALLOW AN AUTOMOTIVE REPAIR SHOP AT 60 OLD WALTON ROAD, UPPER BURLINGTON, PID 45168069 IN A MANNER SUBSTANTIVELY THE SAME AS THE DRAFT SET OUT IN ATTACHMENT C OF THE REPORT FILE #24-11 TO THE PLANNING AND HERITAGE ADVISORY COMMITTEE REPORT DATED MAY 8, 2025. MOTION CARRIED**

**MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR MCLEAN THAT COUNCIL REQUIRES THAT THE DEVELOPMENT AGREEMENT WITH MATTHEW MOORE 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**

7. c) Upper Water Street Development Agreement (6:29 p.m.)

The meeting moved into Public Hearing at 6:29 p.m. Further information on the Public Hearing is available in the 2025-06-24 Public Hearing Minutes.

**MOVED BY COUNCILLORS P. MORTON AND J. SMITH THAT THE MEETING MOVE INTO PUBLIC HEARING AT 6:29 P.M. MOTION CARRIED**

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

8. c) Upper Water Street Development Agreement (6:29 p.m.)

**MOVED BY COUNCILLORS B. SMITH AND WHEADON THAT COUNCIL GIVES SECOND READING AND APPROVES ENTERING INTO A DEVELOPMENT AGREEMENT WHICH REPLACES THE ORIGINAL**

**DEVELOPMENT AGREEMENT ON PID 45056363 ON UPPER WATER STREET, WINDSOR IN A MANNER SUBSTANTIVELY THE SAME AS THE DRAFT SET OUT IN ATTACHMENT D OF THE REPORT FILE #25-04 TO THE PLANNING AND HERITAGE ADVISORY COMMITTEE REPORT DATED MAY 8, 2025, TAKING NOTE THAT THIS DEVELOPMENT AGREEMENT WILL DISCHARGE AND REPLACE THE DEVELOPMENT AGREEMENT RECORDED AT THE LAND REGISTRY OFFICE ON NOVEMBER 25, 2009, AS DOCUMENT NUMBER 94794790. MOTION CARRIED**

**MOVED BY COUNCILLORS B. SMITH AND LEARY-PINCH THAT COUNCIL REQUIRES THAT THE DEVELOPMENT AGREEMENT AMENDMENT WITH SEASTONE DEVELOPMENTS LIMITED 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**

d) Bent Ridge Geo Domes Development Agreement (First Reading) (6:48 p.m.)

Planner Dunphy reviewed the report. A completed application was received from Ted Misztela on February 4, 2025 to allow the placement of four (4) geodomes on the subject lot, intended to support an agritourism glamping experience. The existing orchard on the property was intended to remain in active use.

The property was a 12-acre lot currently used as an apple orchard and abuts a winery, agricultural uses, and low-density residential uses near the highway, with access from an existing driveway. The property was currently designated as Agriculture and zoned Agriculture Priority Two (AR-2). Planner Dunphy reviewed the enabling policy (8.9.4) that enables Council to consider new non resource Rural Commercial (RC) uses in the AR-2 zone by development agreement and noted the criteria within the policy was considered met as the agrologist report concluded that the proposed use was not located on an area of the subject lot in agricultural production; the proposed use will not compromise the agricultural character of the area or the operation of existing agricultural uses; the Area Manager from the Nova Scotia Department of Public Works had no concerns regarding roadway access or traffic generation; and the size, design, and on-site parking areas are suitable for the proposed use.

Planner Dunphy reviewed the criteria policy 16.3.1 which sets the general criteria for development agreements to be considered and noted the criteria were met.

A Public Information Meeting was held on April 2<sup>nd</sup> and broadcasted live on the Municipal Youtube page. Sixteen (16) members of the public attended the meeting. The deadline for comments was April 16, 2025; some questions were received regarding the locations of the proposal on the lot, bathroom facilities, and potential expansion. The remainder of the comments were in support of the form of accommodation that the proposal was providing.

Discussion Points:

- The property and surrounding properties were zoned Agriculture Priority Two (AR-2). A small property not surrounding the proposal was zoned Rural Commercial (RC).
- The agrologist's report indicated the land in question was not currently being used for

agricultural purposes and suggested that the proposed use was appropriate. In previous agrologist reports presented to Council, the current agricultural use of the land did not appear to significantly influence deliberations or decisions. However, in this instance, the approval process seemed to differ from past processes. Planner Dunphy explained that this proposal was somewhat different because the intended use was designed to complement the agricultural operations on the property. The specific area proposed for the new use was identified as not being part of active agricultural production, as it served as a looped access route around the property. Based on this, the agrologist recommended the proposal. It was suggested this was not the traditional role for the agrologist to determine and make recommendations in this manner.

- The land was zoned as Agriculture Priority Two (AR-2). Planner Dunphy noted there was a difference between the CLI classification which was determined based on the quality of the ground, how fertile the ground was and how good it would be at producing crops vs the zoning. They were two separate areas due to distinctions between the CLI classes and WHRM zoning.
- There was an opportunity to gain a better understanding of the agrologist's report. Staff could contact the agrologist directly to seek further clarification regarding the report's findings and relevance to WHRM's policies. This additional information could be presented either by postponing First Reading or by proceeding to Public Hearing and Second Reading, at which point the information would be shared. A suggestion was made to postpone First Reading.

MOVED BY COUNCILLOR LEARY-PINCH AND DEPUTY MAYOR FRANCIS THAT COUNCIL GIVES FIRST READING AND WILL HOLD A PUBLIC HEARING TO CONSIDER 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.

**MOVED BY COUNCILLORS JANNASCH AND IVEY THAT COUNCIL AMEND THE MOTION TO INCLUDE WITH SUPPLEMENTARY INFORMATION TO COME BACK PER COMMENTS FROM COUNCIL AT THE JUNE 24, 2025 COUNCIL MEETING. MOTION CARRIED.** Nays: B. Smith

Full Motion as amended:

**MOVED BY COUNCILLOR LEARY-PINCH AND DEPUTY MAYOR FRANCIS THAT COUNCIL GIVES FIRST READING AND WILL HOLD A PUBLIC HEARING TO CONSIDER ENTERING INTO A DEVELOPMENT AGREEMENT TO ALLOW 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, 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 WITH SUPPLEMENTARY  
INFORMATION TO COME BACK PER COMMENTS FROM COUNCIL AT THE  
JUNE 24, 2025 COUNCIL MEETING. MOTION CARRIED**

9. Unfinished Business/Postponed Motions - None

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

The written report was included in the agenda package.

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

a) General Operating as of March 31, 2025

Director Rochon provided an update, noting that final adjustments may still occur as the previous fiscal year is being closed. Since the February 28, 2025 report, the anticipated surplus has increased by approximately \$56,000. Revenues rose by 1.9%, primarily due to higher deed transfer tax. On the expense side, increases were seen in winter snow removal, transportation, environmental health services (due to higher operating and depreciation costs), and cost allocations. Additional contributing factors included gains from investments, interest income, and increased recreation revenue.

Fundraising Update – March 31, 2025

As of March 31, 2025, a total of \$16,400 was received in sponsorships and \$24,725 in advertising revenue.

Discussion Points:

- The transportation expenses related to J Class roads, specifically the Etter Road invoice, came in under budget and did not contribute to increased transportation costs. While expenses for these roads are recorded in this account, there are also offsetting revenues contributing to it.
- During budget deliberations, amounts from variable revenue sources were increased to help balance the budget and offset a projected surplus. However, figures may still change, as transfers from Reserves—such as sewer and depreciation—have not yet been calculated.
- It was hard to budget for transfers as a lot of the transfers done were based on actual costs and year end values.

b) Water Utility Operating as of March 31, 2025

Director Rochon reported a projected utility surplus of \$142,868, driven by higher-than-budgeted bulk water sales and increased residential consumption under new rates. Fire protection revenue also rose by \$128,000 due to updated regulations. Expenses were slightly below projections, coming in at within 0.8% of the forecast. Some transfers related to the rate study are still pending.

Discussion Points:

- Bulk water sales exceeded expectations, with \$120,000 in revenue compared to the budgeted \$73,000.
- The second bulk water station has arrived on site and was being inspected 2 weeks ago.

c) Water Consumption as of March 31, 2025

Director Rochon presented the full fourth-quarter report, noting a 55.2% variance in total bulk water consumption. Authorized and accounted-for non-revenue water totaled 2.9 million. Total water consumption was 172 million for the former Town of Windsor and 90.8 million for West Hants.

Discussion Points:

- Underwood experienced a second-quarter battery issue, now resolved. This also led to an extra quarter being billed in the previous year.
- Additionally, the Dill Road buried meter, known for fluctuating readings, was flagged for further review by Public Works.

12. Committee(s) of Council Excerpts/Recommendations

a. Committee of the Whole Excerpts (June 10<sup>th</sup>, 2025)

i. 2025 Grants and Contributions Excerpt (7:29 p.m.)

**MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR LEARY-PINCH THAT COUNCIL ADOPTS THE ATTACHED SUMMARY, AS PRESENTED, RECOMMENDING GRANT FUNDING TO THE LISTED RECIPIENTS AND AUTHORIZING STAFF TO RELEASE FUNDS ONCE ALL REQUIREMENTS, AS OUTLINED UNDER THE GRANT AND CONTRIBUTION POLICY, HAVE BEEN MET. FURTHER, IT IS RECOMMENDED THE FOLLOWING GRANTS BE APPROVED FROM THE CANADA COMMUNITY BUILDING FUND:**

**A. BELMONT COMMUNITY HALL – TO ASSIST WITH THE COST OF THE HALL KITCHEN RENOVATION - \$3,000**

**B. FALMOUTH COMMUNITY HALL – TO ASSIST WITH THE ELECTRICAL UPGRADE - \$2,000**

**C. HANTS SHORE KARATE CLUB – TO ASSIST WITH THE COSTS ASSOCIATED WITH A NEW ROOF, STEEPLE REMOVAL, NEW HEATING SOURCE, ELECTRICAL UPGRADE, AND NEW SIGNAGE - \$10,000**

**D. MERMAID THEATRE OF NOVA SCOTIA – TO ASSIST WITH CAPITAL UPGRADES TO THE 400-SEAT THEATRE AND REHEARSAL SPACE - \$16,000**

**E. MOUNT DENSON COMMUNITY HALL – TO ASSIST WITH COSTS ASSOCIATED WITH INSULATION AND SIDING FOR THE HALL \$3,000**

**F. WINDSOR ELEMENTARY SCHOOL HOME & SCHOOL COMMITTEE – TO ASSIST WITH THE COSTS ASSOCIATED WITH THE COMMUNITY PUMP TRACK DEVELOPMENT PROJECT – \$6,000.**

**FURTHER, IT BE RECOMMENDED THAT COUNCIL APPROVE FROM THE 5% RESERVE FUND**

**A. HALIBURTON GARDEN CLUB/NOVA SCOTIA GARDEN CLUB - TO ASSIST WITH THE EXPANSION AND IMPROVEMENTS TO A SMALL PLAYGROUND PROJECT AT THE ARDOISE COMMUNITY PARK TO PURCHASE FALL ARREST MATERIAL (WOODCHIPS) AND MATERIALS TO MAKE THE SPACE SAFE. - \$2,500**

**B. BROOKLYN VOLUNTEER FIRE DEPARTMENT AUXILIARY – TO ASSIST WITH THE COST ASSOCIATED IN UPGRADING A 300-METER SECTION OF THE TRAIL TO MAKE THE TRAIL MORE ACCESSIBLE TO PEOPLE WITH MOBILITY ISSUES. - \$2,420. MOTION CARRIED. Nays: McLean**

- ii. Accessibility Advisory Committee Resident Member Appointment Excerpt (7:32 p.m.)

**MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR LEARY-PINCH THAT COUNCIL APPOINT VANESSA WOODWORTH TO THE ACCESSIBILITY ADVISORY COMMITTEE BEGINNING JUNE 24, 2025 AND ENDING JUNE 24, 2027. MOTION CARRIED**

- iii. Mineral Resource Extraction (7:33 p.m.)

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

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

Planning and Heritage Advisory Committee Excerpt (First Reading)

- i. Bent Ridge Geo Domes Development Agreement (First Reading) - Item was moved up on the agenda.

- 13. Councillor(s) Municipal Business/Activity Reports (7:36 p.m.)

Written reports were included in the agenda package.

- 14. Councillor(s) Municipal Advisory Board Activity Reports – None

15. New Business (7:36 p.m.)

a) Elmcroft Playground Equipment

Councillor B. Smith reviewed the report. The playground equipment at Elmcroft Park was nearly 30 years old and in poor condition. A missing slide was boarded up, a crawl-through section has a hole cut into it, and parts of the structure are weather-worn with damaged plastic and exposed metal. The equipment was also heavily vandalized with graffiti, creating an unsafe and uninviting environment for children. As the only park within walking distance to downtown Windsor—an area with many young families—its deteriorated state was especially concerning. Once a popular gathering spot, the park was seen as no longer being considered safe for children's play.

Discussion Points:

- It was noted that most playground equipment cannot be relocated without causing damage, and much of it is no longer structurally sound. Concerns were also raised about relocating to areas with higher visibility, such as near the gazebo, which was recently vandalized. Some questioned investing further in an area that already has a playground where other areas lack such amenities. Staff have inspected the playground and addressed immediate safety concerns. The hole in the tunnel tube is an intentional safety feature to assist in removing a child if needed.
- There was general support to proceed with necessary actions if safety-related issues with the playground were identified and required attention.

**MOVED BY COUNCILLOR B. SMITH AND DEPUTY MAYOR FRANCIS THAT COUNCIL RECOMMENDS THAT STAFF COMPLETE A VISIT AND ASSESSMENT OF THE PLAYGROUND EQUIPMENT AT THE ELMCROFT PARK AND PROVIDE A REPORT TO COUNCIL ON ASSESSING THE AREA TO DETERMINE IF IT IS A SUITABLE LOCATION AND EXPLORE POTENTIAL OPTIONS FOR RELOCATING THE PLAYGROUND EQUIPMENT—EITHER ON THE SAME PROPERTY OR AT A NEW SITE—WITH IMPROVED VISIBILITY TO HELP DETER DAMAGE AND EVALUATE THE CURRENT STRUCTURAL SAFETY AND PROVIDE ESTIMATES FOR REPLACING AND INSTALLING NEW EQUIPMENT TO CREATE A SAFE AND INVITING COMMUNITY SPACE FOR THE CHILDREN OF WEST HANTS. MOTION CARRIED.** Nays: Leary-Pinch

b) Notice of Reconsideration – Peace and Good Order By-Law – Item was removed.

c) Diverse, Equitable Inclusive Communities Committee Citizen Appointment (7:41 p.m.)

Clerk Snair reviewed the report. The Diverse, Equitable, and Inclusive Communities Committee currently has three vacant positions, which remain unfilled despite ongoing recruitment efforts. Advertisements have been posted on the municipal website, social media, and in the WHRM newsletter, but responses have been limited. However, a recent community event provided an opportunity for engagement, resulting in one individual from a marginalized community expressing interest in joining the committee.

**MOVED BY COUNCILLOR WHEADON AND LEARY-PINCH THAT COUNCIL APPOINTS IZA RAYWORTH AS VOTING CITIZEN MEMBER TO BECOME A REPRESENTATIVE AND SUPPORT TO THE DIVERSE, EQUITABLE AND**

**INCLUSIVE COMMUNITIES COMMITTEE FOR A TWO (2) YEAR TERM  
BEGINNING JUNE 24, 2025 UNTIL JUNE 24, 2027. MOTION CARRIED**

d) Code of Conduct - Appointment of Investigator Recommendation Report (7:44 p.m.)

Clerk Snair reviewed the report. The adoption of the Code delivers long-term benefits to municipalities and villages across the province, reinforcing a shared commitment to excellence in public service. Each municipal unit was responsible for selecting and contracting directly with a qualified investigator from the approved list to handle Code of Conduct complaints.

**MOVED BY COUNCILLORS LEARY-PINCH AND WHEADON THAT COUNCIL RECOMMENDS THAT BARDSLEY INVESTIGATIVE SOLUTIONS BE APPOINTED AS THE PRIMARY INVESTIGATOR AND THAT THE CAO BE AUTHORIZED TO ENTER INTO A CONTRACT ON BEHALF OF THE WEST HANTS REGIONAL MUNICIPALITY. MOTION CARRIED**

e) District 11 Activity Report (7:48 p.m.)

Councillor Ivey reviewed the report. During the special budget session, a well-deserving organization (Dial-A-Ride) was given the opportunity to be included in the budget. Approval was granted to include them for funding through the Reserve Budget. However, it appears that motion may have conflicted with the established rules of order; it was a belief this concern was not identified at the time due to oversight.

The Reserve and Operating Budgets were approved on June 10, 2025. Upon review of the West Hants Meeting and Committee Procedural Policy, it was believed it appears that there was no provision allowing for reconsideration or rescinding of budgets once they were formally approved. It was believed that as such, the matter now presented cause for an uncertainty and procedural concern. It was believed the appropriate course of action would be to correct the error and formally endorse new motions to suspend the rules of order and put new motions on the table to reconsider the previous motions made which included both the motions made pertaining to Dial-A-Ride and the 2025/26 Capital Budget. Council discussed the matter further.

Discussion Points:

The solicitor's advice provided Council with a direct route to move forward with discussions and approval (if they chose to do so) of the Capital Budget which was previously defeated. Although the action taken could have been improved it did provide a level of comfort that the steps taken were correct. In order to suspend the rules a 2/3rds vote was required.

*Dial-A-Ride*

**MOVED BY COUNCILLORS IVEY AND REMME THAT COUNCIL SUSPENDS THE RULES OF RECONSIDERATION THAT RESTRICT DEBATE, THAT WOULD SUSPEND THE NEED FOR THE MOTION TO BE BROUGHT FORWARD BY A PARTY ON THE PREVAILING SIDE, THAT WOULD SUSPEND THE NEED FOR ANY PERIOD OF ADVANCE NOTICE AND THAT WOULD SUSPEND THE RESTRICTION THAT DOES NOT PERMIT RECONSIDERATION OF THE RESERVE BUDGET AFTER IT WAS PASSED ON JUNE 10<sup>TH</sup> THAT WOULD PERMIT THE MOTION EVEN IF ACTIONS HAVE BEEN TAKEN THAT CANNOT BE UNDONE TO ALLOW COUNCIL TO RECONSIDER AND PROPERLY**

ENDORSE THE MOTION OF COUNCIL FOR FUNDING DIAL A RIDE AS ORIGINALLY INTENDED ON JUNE 16, 2025. MOTION DEFEATED. Nays: Francis, P. Morton, J. Smith, B. Smith and Zebian

### *2025/26 Capital Budget*

#### Discussion Points

- It was unclear whether the Capital Budget was actioned, as some Directors were not in attendance to confirm whether any projects not requiring Council approval had been initiated. However, it was noted the required Provincial and Federal reporting had already been completed and submitted to the relevant authorities.

**MOVED BY COUNCILLORS IVEY AND REMME THAT COUNCIL SUSPENDS THE RULES OF RECONSIDERATION THAT RESTRICT DEBATE, THAT WOULD SUSPEND THE NEED FOR THE MOTION TO BE BROUGHT FORWARD BY A PARTY ON THE PREVAILING SIDE, THAT WOULD SUSPEND THE NEED FOR ANY PERIOD OF ADVANCE NOTICE AND THAT WOULD SUSPEND THE RESTRICTION THAT DOES NOT PERMIT RECONSIDERATION OF THE CAPITAL BUDGET AFTER IT WAS PASSED, THAT WOULD PERMIT THE MOTIONS NECESSARY EVEN IF ACTIONS HAVE BEEN TAKEN THAT CANNOT BE UNDONE, TO ALLOW COUNCIL TO RECONSIDER AND PROPERLY ENDORSE THE MOTION OF COUNCIL FOR FUNDING ITS CAPITAL BUDGET AS IS DETERMINED AND INTENDED BY COUNCIL. MOTION CARRIED.** Nays: Francis, P. Morton, B. Smith and Zebian

**MOVED BY COUNCILLORS IVEY AND MCLEAN THAT COUNCIL RECONSIDERS THE MOTION APPROVING THE CAPITAL BUDGET AS UNDERTAKEN BY COUNCIL ON JUNE 16, 2025. MOTION CARRIED.** Nays: Francis, P. Morton and Zebian

The original motion from June 16th was brought back to the floor for discussion. It was unclear what the specific concern was regarding the Capital Budget, as there had been little debate on the matter at the time. However, it was agreed there was value in further discussing any concerns and determining a path forward, whether that involved removing or adding items to the budget. Council discussed several concerns regarding the proposed Public Works/Community Development Operations building, including the high cost, the number of existing municipal buildings, and unresolved plans for Morison Drive and King Street. The sudden introduction of safety concerns during the meeting also raised questions.

There were concerns the proposed facility may not accommodate future growth, citing the recently renovated staff room that quickly became too small. Although the Public Works building was not accounted for in the current budget, it would need to be accounted for in future budgets. In addition, concern was raised with the overall budget process, particularly the lack of updated information provided ahead of meetings.

The inclusion of splash pads in the Capital Budget without any specified or allocated funding was flagged as a concern. Given this, it was suggested that splash pads be removed from the budget

entirely. Should there be support for a splash pad project in the future, funding could be sourced from the Canada Community Building Fund.

Another issue highlighted was the limited discussion around Capital Road spending, an area where costs could potentially be reduced by delaying certain projects.

There was value in holding off on the Public Works/Community Development Operations building but the issues around safety and heating be prioritized to ensure staff have what they need in the current space to make it safe and functional. But also having a hard look at all the assets owned and prioritizing a decision on some on the municipal buildings (100 King and Morison Drive). Consensus was to remove the Public Works/Community Development Operations facility from this year's budget to the 2026/27 budget.

**MOVED BY COUNCILLORS IVEY AND LEARY-PINCH THAT COUNCIL REMOVE THE OUTSIDE OPERATIONS FACILITY FROM THE CURRENT FISCAL BUDGET.**

There was value in postponing this item until Council was able to have an assessment completed and look at all municipally owned facilities and look at a plan based on this information.

At 8:37 p.m. both the **MOVER** and **SECONDER** agreed to withdraw the motion.

**MOVED BY COUNCILLOR IVEY AND WHEADON THAT COUNCIL REMOVE THE OUTSIDE OPERATIONS FACILITY PENDING FURTHER DISCUSSION OF COUNCIL. MOTION CARRIED.** Nays: Francis, P. Morton and B. Smith

A suggestion was made to remove the two (2) Splash pads.

**MOVED BY COUNCILLORS IVEY AND WHEADON THAT COUNCIL REWMOVE THE SPLASH PADS FROM THE BUDGET. MOTION CARRIED.**  
Nays: Francis, Leary-Pinch, P. Morton, J. Smith and Zebian

It was suggested there may be value in exploring a 20% reduction in Capital expenditures allocated to Roads. The justification /argument that everyone uses roads to go to the grocery store or access services was getting harder to justice to rural residents.

A break was taken at 8:42 p.m. to allow staff time to provide the Capital Budget for further review by Council. The meeting resumed at 9:12 p.m. The 5-year Capital Budget/plan was provided to all members of Council (broken down by project, by category and by year). The outside operations facility and splash pads were removed from the budget.

Concern was raised that Capital projects and funding were doubled for the next 5 years, and it was not achievable.

Little River Bridge at \$750,000 was the critical last piece that allows people to access north and south going towards Sackville or East Hants.

If more time was required to discuss and make a decision regarding the Capital budget, another meeting could be arranged.

It was important the Payzant to King Street connection remains in the budget as it was seen as an important connection.

The structural assessment for the Windsor Community Centre was complete and will be presented to Council for discussion at a future meeting.

**MOVED BY COUNCILLORS P. MORTON AND B. SMITH THAT WEST HANTS REGIONAL MUNICIPAL COUNCIL APPROVES AND PASSES THE 2025/2026 CAPITAL BUDGET AS AMENDED PER DISCUSSION OF COUNCIL ON JUNE 24, 2025. MOTION CARRIED.** Nays: Francis and McLean

16. Correspondence (9:35 p.m.)

a) Information

i. General Correspondence Received Activity Log (as of June 20, 2025)

a) Uranium/Mineral Extraction

- Karen F. Beazley Re Thank you!
- Wendi Stewart Re Uranium Exploration and mining
- Canadian Association of Physicians for the Environment Open letter to Premier Houston
- Jackie Davis & Jesse Griffith Re Addressing Uranium Mining Exploration
- Karen Beazley Re Uranium exploration and mining in NS (WHRM copied)
- Premier Houston Letter to Mr. Mark Phillips and West Hants Council
- Rob Moffat Re 3 more municipalities ask province to hit the brakes on uranium exploration in N.S.
- Karen Robb Re Thank you for standing up for public consultation first on uranium exploration.
- Cheryl Carter Re No to uranium....and lithium

b) Letter from the Diverse Equitable Inclusive Communities Committee Re Support for the Unhoused in West Hants

c) Eugene Verdon, President Maritime Branch Canadian Post Masters Association

b) Outgoing Correspondence Log - None

17. In-Camera (9:36 p.m.)

a) 2025-05-27 Council In-Camera Minutes

b) Land Matter MGA 22(2)(a)

c) Land Matter MGA 22(2)(a)

d) Land Matter MGA 22(2)(a)

e) Land Matter MGA 22(2)(a)

f) Land Matter MGA 22(2)(a)

g) Legal Matter MGA 22(2)(g)

h) Legal Matter MGA 22(2)(g)

**MOVED BY COUNCILLORS B. SMITH AND IVEY THAT THE MEETING MOVE IN-CAMERA AT 9:36 P.M. MOTION CARRIED**

**MOVED BY COUNCILLORS LEARY-PINCH AND P. MORTON AND THAT  
THE MEETING MOVE OUT OF IN-CAMERA AT 10:15 P.M. MOTION  
CARRIED**

18. Next Meeting Date / Adjournment – July 8<sup>th</sup>, 2025 Committee of the Whole Meeting 6 pm  
The meeting adjourned at 10:15 p.m. as there was no further business to discuss.

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Mayor Zebian (Chair)

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Deanna Snair, Municipal Clerk