

WEST HANTS REGIONAL MUNICIPALITY

Council Meeting Agenda

May 28, 2024 - 6:00 p.m.

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

Virtual via Zoom (also FB 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) 2024-04-23 Council Meeting Minutes
 - b) 2024-04-24 Council Meeting Minutes (Continuation of 2023-04-23 meeting)
 - c) 2024-04-23 Public Hearing Minutes 4236 Hwy 14 Windsor Forks WHLUB Map Amendment
 - d) 2024-04-23 Public Hearing Minutes Hwy 215, Summerville, PID 45180635 Development Agreement
 - e) 2024-04-23 Public Hearing Minutes Willow Street, Hantsport HLUB Map Amendment PID 45045879
 - f) 2024-04-23 Public Hearing Minutes Payzant Drive Development Agreement PIDs 45053030, 45343878, 45343894, and 45234382
 - g) 2024-04-23 Public Hearing Minutes Pesaquid Comprehensive Development District WMPS and WLUB Amendments
7. Public Hearings
 - a) Payzant Drive, Windsor Development Agreement: PIDs 45053030, 45343878, 45343894, and 45234382 – Planner Dunphy (**Recommending Postponing**)
 - b) 586 O'Brien Street, Windsor PID 45054350 Development Agreement – Planner Dunphy
 - c) Willow Street, Hantsport HLUB Map Amendment PID 45045879 – Planner Dunphy
 - d) Albert Street, Portion of PID 45058872 (August House) Rezoning – Director Poirier
 - e) West Hants LUB 1781 King Street, Windsor PID 45162005 - Director Poirier
 - f) Hwy 215, Summerville, PID 45180635 Development Agreement – Director Poirier
8. Second Readings (as it pertains to Public Hearings)
 - a) Payzant Drive, Windsor Development Agreement: PIDs 45053030, 45343878, 45343894, and 45234382

- b) 586 O'Brien Street, Windsor PID 45054350 Development Agreement – Planner Dunphy
 - c) Willow Street, Hantsport HLUB Map Amendment PID 45045879 – Planner Dunphy
 - d) Albert Street, Portion of PID 45058872 (August House) Rezoning – Director Poirier
 - e) 1781 King Street, Windsor PID 45162005 - Director Poirier
 - f) Hwy 215, Summerville, PID 45180635 Development Agreement – Director Poirier
9. Unfinished Business/Postponed Motions
- a) Municipal Complex – Mayor Zebian
 - b) Solar Feasibility Study Recommendation Report – Coordinator Ogilvie
10. Mayor's Report
11. Committee(s) of Council Excerpts/Recommendations
- a) Committee of the Whole Excerpts (May 14, 2024)
 - i. 2024 Municipal and CSAP Election Budget
 - ii. Bay of Fundy Adventure Trail Request for Support
 - iii. Diverse and Inclusive Communities Committee Request for Support for a Pride Crosswalk
 - iv. Fees Policy Amendments pertaining to Secondary Suites
 - v. Financial Services Policies
 - vi. Home Flood Protection Pilot Program
 - vii. PACHAC Citizen Member Appointment
 - viii. Parks & Grounds Articulating Mower Lease
 - ix. Parks & Grounds Sub-Compact Mowers (Tractors)
 - b) Planning and Heritage Advisory Committee Recommendations
 - i. Wagners Court Non-substantive DA Amendment Decision Request – Planner Dunphy
 - c) Planning and Heritage Advisory Committee Recommendations (May 9, 2024) (as it relates to First Readings)
 - i. Windsor Municipal Planning Strategy Text Amendments (Policy 5.4.6 Criteria for Development Agreements) – Director Poirier
 - ii. West Hants Municipal Planning Strategy Amendments: Wind Farm Setback Review – Director Poirier
12. Councillor Municipal Business/Activity Reports
- a) Councillor Ivey, District 11 Activity Report
13. Correspondence
- a) Information
 - 1. Avon Causeway Activity Log – None

2. Ever Wind/Bear Lake Wind Farm - None
3. Correspondence Received Activity Log
 - i. 2024-05-16 Response letter from Minister Masland Re Flooding on Belmont and New Town Roads in WHRM
 - ii. 2024-05-19 Bruce Wright, HCFA Re Preservation of farmland in Hants County
 - iii. 2024-05-24 WHHS Letter of Support Re Percy Paris (2024-01-0-17)
- b) Requests
 - i. 2024-05-17 Windsor Bluefins Re loss of funding for the Windsor Bluefins Swim team
- c) Outgoing Correspondence Log
15. New Business - None
16. In-Camera
 - a) 2024-01-23 In-Camera Meeting Minutes
 - b) 2024-02-27 In-Camera Meeting Minutes
 - c) 2024-03-26 In-Camera Meeting Minutes
 - d) 2024-04-24 In-Camera Meeting Minutes
 - e) MGA 22(2)(a) Legal Matter
 - f) MGA 22(2)(a) Legal Matter
17. Next Meeting Date / Adjournment – June 11th, 2024 Council Meeting 6 p.m.