

WEST HANTS REGIONAL MUNICIPALITY

Council Meeting Agenda

September 24, 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) 2024-07-23 Council Minutes
 - b) 2024-07-24 Council Minutes (continuation of the 2024-07-23 Council meeting)
 - c) 2024-07-23 PH Minutes Large-scale wind turbine setbacks, WHMPS & WHLUB Amendments
 - d) 2024-07-23 PH Minutes 368 Nesbitt Street, PID 45056447 and PID 45227279, Colonial Road, WMPS & WLUB Amendments
 - e) 2024-07-23 PH Minutes Payzant Drive, Windsor Development Agreement: PIDs 45053030, 45343878, 45343894, and 45234382
7. Public Hearings
 - a) [Windsor Back Road, Three Mile Plains Development Agreement PID 45402831 – Planner Dunphy](#)
 - b) [198 Water Street, Windsor PID 45056926 Development Agreement – Planner Dunphy](#)
 - c) [4859 Highway 1, Three Mile Plains PID 45016763 WHLUB Map Amendment – Planner Dunphy](#)
 - d) [1781 King Street, Windsor \(PID 45162005\) and PID 45408374, Edward Drive, Garlands Crossing Development Agreement – Director Poirier](#)
8. Second Readings (as it pertains to Public Hearings)
 - a) [Windsor Back Road, Three Mile Plains Development Agreement PID 45402831 –Planner Dunphy](#)
 - b) [198 Water Street, Windsor PID 45056926 Development Agreement – Planner Dunphy](#)
 - c) [4859 Highway 1, Three Mile Plains PID 45016763 WHLUB Map Amendment – Planner Dunphy](#)

- d) 1781 King Street, Windsor (PID 45162005) and PID 45408374, Edward Drive, Garlands Crossing Development Agreement – Director Poirier
 - e) WHMPS and WHLUB Amendments: Large-scale wind turbine setbacks; File# 24-10 – Director Poirier
9. Unfinished Business/Postponed Motions
- a) Flood Chronology Information Report – Councillor Ivey
 - b) Brooklyn Fire Dept (Station 2) Battery-Powered Extrication Tools Recommendation Report – Municipal Operations Supervisor Thronton
 - c) Financial Services Assistance Policies Information Report – Director Rochon
 - d) Temporary Borrowing Resolution Recommendation Report – Director Rochon
 - e) Water Utility Consolidation Executive Summary – Director Rochon
 - f) CET Position Recommendation Report – Director Richard
 - g) Regional Council Remuneration Recommendation Report – CAO Phillips
 - h) Residential Property Buyout Report Request for Direction – CAO Phillips
10. Mayor’s Report
11. Financial Updates
- a) 2024-25 Capital Report as of June 30, 2024
 - b) 2024-25 Financial Update as of June 30, 2024
12. Committee(s) of Council Excerpts/Recommendations
- a) Committee of the Whole Excerpts (September 10, 2024)
 - i. Active Transportation Trail Strategy RFP Award
 - ii. Avon Street Erosion Society Letter of Support
 - iii. Avon River Heritage Society Funding Request
 - iv. Encroachment Agreement 98 Gerrish Street (PID 45057502) - **Supplementary Information included**
 - v. HMCC 2023-24 Financial Statements
 - vi. Request for advocacy to have vaccinations covered for those exposed to Combined sewer overflow events
 - vii. Sewer By-Law
 - viii. Solid Waste By-Law - **Supplementary Information included**
 - ix. System of Municipal Fire Inspections Policy
 - x. Waste Collection Transportation Services Contract
 - xi. West Hants Broomball Association Request for Support
 - b) Planning and Heritage Advisory Committee Recommendations (September 12, 2024) (as it relates to First Readings)
 - a) 1809 Highway 1, Falmouth (PID 45026820) Development Agreement – Planner Dunphy

b) Ellershouse 3 Wind Project Development Agreement – Planner Dunphy

13. Councillor Municipal Business/Activity Reports
 - a) Councillor Ivey, District 11 Activity Report

14. Correspondence
 - a) Information
 - i. Avon Causeway Activity Log – None

 - ii. Ever Wind/Bear Lake Wind Farm – None

 - iii. Correspondence Received Activity Log
 - i. Steven and Jason Hart Re Follow up Windfarm Setbacks
 - ii. Suzanne Ley Re Response to WHRM letter for Support for the Unhoused

 - b) Requests
 - i. Stephen Adams Re Beech Brook Road Upgrade Request

 - c) Outgoing Correspondence Log - None

15. New Business
 - a) Emergency Funding for Sweets Corner Community Hall – Mayor Zebian
 - b) Grant for Early Bird Hockey Tournament - Valley Jets – Councillor Smith

16. In-Camera
 - a) 2024-07-24 In-Camera Meeting Minutes
 - b) 2024-08-28 In-Camera Special Council
 - c) MGA 22(2)(a) Land Matters
 - d) MGA 22(2)(a) Land Matters

17. Next Meeting Date / Adjournment – October 8th, 2024 Committee of the Whole Meeting 6 p.m.