



**WEST HANTS REGIONAL MUNICIPALITY**  
**Planning & Heritage Advisory Committee (PAC/HAC) Minutes**  
**June 12, 2025, 6:00pm – 7:15pm**  
**Sanford Council Chambers, Zoom / YouTube Live**

**PRESENT:** Tim Carr, Hantsport Representative, Chair  
Abraham Zebian, Mayor  
Kayla Leary-Pinch, Councillor (District 7)  
Jim Ivey, Councillor (District 11)  
Guido Furlani, Windsor Representative  
Paul Beazley, Windsor Representative  
Jane Davis, Hantsport Representative  
Michel Bourgeois, WHRM Representative  
KJ Conyers-Steede, WHRM Representative  
Mark Kehoe, WHRM Representative

**STAFF:** Kari Fougere, Acting Director of Planning and Development  
Alex Dunphy, Senior Planner  
Vanessa Lake, Planning Assistant

**GALLERY:** Councillor Paul Wheadon (District 4)

**REGRETS:** There were no regrets.

## **1.0 Call to Order and Attendance**

Chair Carr called the meeting to order at 6:00pm. Quorum was achieved. Councillor Leary-Pinch arrived at 6:12pm. All Committee members were present.

## **2.0 Announcements**

West Hants Regional Municipality acknowledges that we are in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq People and that this land is governed by the treaties of Peace and Friendship signed in 1726. West Hants Regional Municipality recognizes that we are all treaty people and have responsibilities to this land and each other. West Hants Regional Municipality 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. We acknowledge the historic and ongoing racism against these communities, and we are committed to mending our relationships by listening, learning, and recognizing our wrongs.

The Committee and members of the audience are reminded of the proper behaviour expected of them from the Municipal Code of Conduct, and that the meeting is live in YouTube.

June is Indigenous History Month, with Indigenous Peoples Day celebrated on June 21. Events will be held in various communities, with one in Glooscap this Saturday (June 14). Father's Day is on June 15. June is Pride Month, celebrating the 2SLGBTQIA+ community. The Pride Parade will be held on July 5, and this year's theme is "Louder and Prouder."

Chair Carr acknowledged Doug MacInnis, Development Officer with the Planning and Development department, for his many years of service and wished him well with his retirement at the end of this month. The Committee thanked him for his service.

Mark shared that the Upper Vaughan Garden Club will be having a massive plant sale on Saturday (June 14) from 9:00am to 2:00pm, with proceeds supporting the community garden projects. The Upper Vaughan Hall will be hosting a BBQ from 10:00am-1:00pm, with proceeds supporting upgrading the lighting in the Hall. There will also be a Big Breakfast at the Fire Hall at 8:00am.

KJ shared that the Valley Regional Enterprise Network (VREN) will be having its annual general meeting on June 23, at the Greenwood Golf Club. The focus will be on how to market a collective valley region. KJ encouraged everyone to come out and see the work being done. The VREN is

doing a lot of work on agriculture technology. There will also be an announcement about the drone project that has been going on at the Greenwood base.

### **3.0 Approval of Agenda and Additions**

Moved by KJ Conyers-Steede and seconded by Councillor Ivey that the agenda be approved as circulated. Motion carried unanimously.

### **4.0 Declaration of Conflict of Interest**

Mark noted, for transparency, that he is on the Community Liaison Committee (CLC) for Bear Lake, should there be any discussion on item 8.1.

### **5.0 Approval of Minutes (May 8, 2025)**

Moved by Jane Davis and seconded by Councillor Ivey that the minutes be approved as circulated. Motion carried unanimously.

## **6.0 New Business**

### **6.1 File #25-05 Development Agreement: PID 45382934, Hwy 14, Windsor Forks (Alex Dunphy)**

This is a development agreement application to permit four geodesic domes (tourist accommodations) on the subject lot. The Public Information Meeting was held on April 2, 2025, with mostly positive feedback. One comment was received during the comment period.

Committee members praised the developer for the project, for keeping agricultural land intact and for offering much-needed accommodation in the area. Councillor Leary-Pinch asked who enforces the on-site staff member. Alex replied that it is a requirement within the development agreement and would be enforced by the development officer, based on any complaints. KJ asked if staff have looked at the economic benefit of this development. Alex replied that Planning is unable to review economic benefits of projects.

Moved by Mayor Zebian and seconded by Mark Kehoe that PAC/HAC recommends that Council give First Reading and 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. Motion carried unanimously.

Moved by Mayor Zebian and seconded by Councillor Ivey that PAC/HAC recommends that Council require 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 unanimously.

## **7.0 Business Arising from the Minutes**

### **7.1 Committee Q&A Dashboard**

The dashboard was provided with the agenda package. Related information was forward to the Committee prior to the meeting date.

Jane asked about the signing and commencement date of the Fairfield Court development agreement. Kari will investigate and bring information back to the next meeting. KJ asked for clarification on the Minas Basin flood study's status. Kari replied that she had spoken to a provincial staff member who said the final mapping will not be ready for public release until 2027. The Committee discussed the purpose of the Q&A segment, and how to best utilize it. The intent is to answer questions arising from previous meetings without dedicating a full agenda item to each. Staff and the Chair review each dashboard item for relevance. Members were encouraged to direct the public to West Hants resources when they receive questions.

## **8.0 Business Arising from the Public Information Meetings/Engagement Sessions**

### **8.1 File #25-18 Development Agreement: Bear Lake Wind Farm Revised (Kari Fougere) – May 21, 2025**

This is a development agreement application to permit up to 7 wind turbines in the Vaughn and Upper Vaughn areas on PID 45060068, 45060076, 45381209, 45381217, 45399540, 45399573, and 45399532. The Public Information Meeting for the application was held on May 21, 2025. The comment period was open until June 4, 2025. Kari is processing feedback received from the

meeting and the comment period and has begun work on finalizing the draft Development Agreement which is expected to be presented to PAC/HAC within the next few months.

Mark asked if the applicant has submitted a lease agreement with the Crown. Kari replied that a requirement of the development agreement is to have the lease in place by a certain date.

### **8.2 File #25-15 Development Agreement: PID 45053220 King St, Windsor (Will Hong) – June 4, 2025**

This is a development agreement application to permit a 4.5 storey, 72-unit residential building on the subject lot. The Public Information Meeting was held on June 4, 2025, with approximately 17 members of the public present. Several comments were made, and the comment period remains open until June 18, 2025. Will is reviewing feedback as it comes in and working on the draft development agreement with the applicant.

Mark asked how many storeys the building is. Alex replied that 4.5 is the listed dimension, but due to the slope of the land and how the building will be built into that slope, the answer may vary by how “storeys” are defined. Mark asked about the trees on the lot, and if there has been discussion with the developer to maintain them. Kari replied that discussions with the developer are still ongoing. The individual who mentioned the trees at the Public Information Meeting was also at the Plan Review engagement session and all feedback will be incorporated and relayed to the developer. Mark also asked if the West Hants Historical Society could be approached to preserve or repurpose the stone wall on the property.

Paul asked about the setbacks for the building and compared it to the similarly sized Clockmaker’s Inn. Kari replied that the setbacks can be negotiated within the development agreement. The proposed setbacks are based on the underlying zone and are a starting point.

### **8.3 Plan Review Public Engagement – June 2, 3, and 5, 2025**

Planning Staff and WSP held three Public Engagement sessions for the Plan Review project. A virtual engagement session on June 2, 2025, via Zoom, an open house in Falmouth on June 3, 2025, and an open house in Brooklyn on June 5, 2025. This provided stakeholders and the public a chance to discuss policy direction with staff and provide feedback. 17 individuals participated. The virtual session was recorded and is available on the Municipal YouTube Page. The presentation from the virtual session and information boards from the Open Houses are available

on the Municipal website. The next steps are to consolidate feedback and incorporate it into the draft documents.

Chair Carr attended the Falmouth session and encouraged Committee members and the public to provide feedback to the Planning department. It is a tremendous undertaking to consolidate the planning documents, and they need public feedback to make meaningful changes.

Councillor Ivey asked if there would be a summary of key points and an opportunity for the public to view the draft documents. Kari replied that staff do intend to make the draft documents available to the public. Staff will be working on the documents over the summer, and they will be available for further public comment before any PAC/HAC or Council decisions.

### **9.0 File Updates**

The file updates were circulated with the agenda package and are available on the Municipal website. There were no questions or comments.

### **10.0 Building and Development Activity Reports (May 2025)**

The report was circulated with the agenda package and is available on the Municipal website. There were no questions or comments.

### **11.0 Notices from Adjacent Municipal Units – None**

### **12.0 Public Comments**

The public is encouraged to attend the meetings or contact staff directly if they have any questions or comments. An email can be sent to [planning@westhants.ca](mailto:planning@westhants.ca) and the appropriate staff member will respond. Contact information is also available on the Municipal website. There were no members of the public present to comment.

### **12.0 Next Meeting Date / Adjournment**

The next meeting is scheduled for July 10, 2025, at 6:00pm. A notice will be sent out if there are any changes. With no further business, the meeting adjourned at 7:15pm. Happy early Father's Day to all the fathers and father figures, and Happy Pride month to all.