



West Hants
something inspiring awaits

WEST HANTS REGIONAL MUNICIPALITY
Planning and Heritage Advisory Committee (PAC/HAC) Agenda
July 10, 2025 6:00pm

Amended July 10, 2025

Sanford Council Chambers and Zoom / YouTube Live

- 1.0 Call to Order and Attendance**
- 2.0 Announcements**
- 3.0 Approval of Agenda and Additions**
- 4.0 Declaration of Conflict of Interest**
- 5.0 Approval of Minutes (June 12, 2025)**
- 6.0 New Business**
 - ~~6.1 A Historic Downtown Revitalization Framework for Windsor (KJ Conyers-Steede)~~
 - 6.1 Heritage Grant Application: 294 Falmouth Back Road (Alex Dunphy)
 - 6.2 File #25-18 Development Agreement: Bear Lake Wind Farm Revised (Kari Fougere)
- 7.0 Business Arising from the Public Information Meetings – None**
- 8.0 File Updates**
 - 8.1 File #24-22 Development Agreement: 411 King Street, Windsor Phase 2 (Alex Dunphy)
 - 8.2 File #25-07/11/12 Development Agreement and Rezoning: PIDs 45055241, 45190386, and 45366457, Wentworth Rd, Windsor (Will Hong)
 - 8.3 File #25-15 Development Agreement: PID 45053220 King St, Windsor (Will Hong)
 - 8.4 File #25-05 Development Agreement: PID 45382934, Highway 14, Windsor Forks (Alex Dunphy)
 - 8.5 File #24-11 Development Agreement: 60 Old Walton Rd, Upper Burlington (Will Hong)
 - 8.6 File #25-04 Development Agreement Amendment: PID 45056363 Upper Water Street, Windsor (Kari Fougere)
 - 8.7 File #23-33 Development Agreement: PID 45402831 Windsor Back Road, Three Mile Plains (Alex Dunphy)

- 9.0 Building and Development Activity Reports (June 2025)**
- 10.0 Notices from Adjacent Municipal Units**
 - 10.1 Notice from Kings County**
- 11.0 Public Comments**
- 12.0 Next Meeting Date (September 11, 2025) / Adjournment**



WEST HANTS REGIONAL MUNICIPALITY
Planning & Heritage Advisory Committee (PAC/HAC) Minutes
July 10, 2025, 6:00pm – 7:28pm
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
Mark Kehoe, WHRM Representative

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

GALLERY: Councillor B. Smith
Councillor Wheadon
1 member of the public

REGRETS: KJ Conyers-Steede, WHRM Representative

1.0 Call to Order and Attendance

Chair Carr called the meeting to order at 6:01pm. Quorum was achieved. KJ Conyers-Steede had sent regrets. All other 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. Audience members are not permitted to record the meeting on personal devices.

Chair Carr congratulated Hantsport for another wonderful Canada Day celebration, the West Hants Pride society on an incredible Pride Parade and thanked all staff and volunteers who helped make these events happen. Avon River Days is scheduled for August 1-3, and volunteers are still needed. He reminded everyone that the Committee does not meet in August.

Councillor Leary-Pinch shared that the Fire Hall in Vaughan will be hosting a breakfast from 8:00am to 10:00am on Saturday (July 12). All are welcome.

Mayor Zebian shared that the Windsor Bluefins will be having their first swim meet on Saturday, beginning at 7:00am, at the Hants Aquatic Centre.

3.0 Approval of Agenda and Additions

Due to KJ's absence, his report has been deferred to a future meeting. Alex requested that his item (Heritage Grant Request: 294 Falmouth Back Rd.) be moved to 6.1. Moved by Jane Davis and seconded by Michel Bourgeois that the agenda be approved as amended. Motion carried unanimously.

4.0 Declaration of Conflict of Interest

No conflicts were declared.

5.0 Approval of Minutes (June 12, 2025)

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

6.0 New Business

6.1 Heritage Grant Application: 294 Falmouth Back Road (Alex Dunphy)

A heritage grant application was received from the property owners Richard and Helen Murphy to assist in repairing four windows on the main building, including: replacing the sills for two of the windows, replacing the trim, as well as priming, painting, and puttying. The alterations are considered non-substantial, as they are a replacement of compromised architectural elements, thus no heritage permit is required. This is the first application for the property, allowing them the maximum of \$10,000 in funding. The grant is being requested for 50% of the estimated cost at \$3,320, totaling approximately \$1,660. The Director of Financial Services has confirmed a reserve of \$14,368.31 is available for this heritage grant request. Alex confirmed that the account number mentioned is specific to heritage grants.

Moved by Mayor Zebian and seconded by Mark Kehoe that HAC recommends that Council provide up to 50% of eligible project costs up to a maximum of \$10,000 to 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 unanimously.

6.2 File #25-18 Development Agreement: Bear Lake Wind Farm Revised (Kari Fougere)

This is a development agreement application to permit 7 wind turbines within the West Hants Regional Municipality. This application was previously submitted under previous MPS policy and withdrawn; the applicants have resubmitted a new, revised, application to be considered under new MPS Policy. The development agreement allows 7 turbines total, with 4 alternate locations

in the event of any complications with the other sites. Each turbine has an 8.0 MW capacity and will be 211m in height. Kari reviewed the development agreement requirements and substantive matters, including setback distances, the maximum number of and location of turbines, emergency access/egress for Chalet Hamlet, a stormwater management plan, and a decommissioning fund. The proposed development received Environmental Assessment approval in December 2023, and a project description update was submitted and received approval for the changes on April 28, 2025. The developer is working with representatives from the Nova Scotia Department of Public Works to ensure all necessary permits and road upgrades are completed. Kari noted that the references to the attachment, file number, and date, were incorrect in the staff report, and the correct versions were shown in her presentation.

The Committee asked if the emergency egress road for Chalet Hamlet would be gated. Kari replied that the applicant had discussed this with the Chalet Hamlet Homeowner's Association, who did not want a gate, so there is no intent to install a gate at this time. The Committee expressed concern over there being no gate. A gate would prevent the public from using the emergency egress as a throughfare or workaround for the main road and help to prevent the road from being used for illegal dumping.

There were questions about the stormwater management plan. The plan is required before the development permit is issued. Following construction, the municipal engineer will follow up to ensure it was constructed as planned. It is the responsibility of the developer that the plan is followed and maintained.

Kari explained that only seven total turbines will be permitted, according to the site plan attached to the development agreement. Any changes (number or location of turbines) would be a substantive amendment and would require going through the public process from the beginning. Concerns were raised about impacts to well water quality after blasting in the area. Kari has not received any additional information on this matter, but the applicant is doing work in the background. This is within the provincial jurisdiction.

A suggestion was made to include a community park within the Community Benefits Program (vibrancy fund). This would be a benefit to the whole community rather than individuals.

It was asked why woods camps setbacks were separated out when they were not mentioned in the WHMPS amendments. Kari explained that this was a carry over from the previous version of the development agreement, as there are no requirements for woods camps in the amended documents. This was left in to ensure adequate setbacks. A woods camp does not usually meet the Municipal Government Act's definitions of a dwelling. A comment was also made about the pattern of development in the area and that Vaughan is experiencing considerable residential growth, and the installation of wind farms may negatively impact this.

The Committee requested clarification on the Community Liaison Committee (CLC)'s administration. It is a requirement within the DA, but it is administered by the CLC itself. It is a joint effort between the developer and the community and outside the Planning mandate. Kari also confirmed that the development agreement requires the land lease to be signed by a certain date before the developer can obtain their development permit.

The Committee discussed fire suppression. It was a major concern at the Public Information Meeting. With or without a suppression system, the response would be the same; the damaged part(s) will eventually fall to the ground where the fire will then be put out. The equipment is not available to reach a fire at the full height of the turbine.

Moved by Paul Beazley and seconded by Mayor Zebian that PAC/HAC recommends 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 10th, 2025. Motion carried with Guido Furlani, Jane Davis, and Mark Kehoe opposed.

Moved by Mayor Zebian and seconded by Paul Beazley that PAC/HAC recommends 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 with Guido Furlani and Jane Davis opposed.

The Committee discussed additional items they would like to see Council to consider. Four main points were decided upon; fire suppression, a gate on the access road, discussions on the vibrancy fund to contain a community park, and reassurance and potential compensation for wells that may be affected by blasting in the area.

Moved by Councillor Ivey and seconded by Councillor Leary-Pinch that PAC/HAC recommends that Council also give consideration to the gated emergency access, questions on fire suppression, the vibrancy fund including a community park, and assurances related to well water that potentially could be impacted due to blasting. Motion carried unanimously.

7.0 Business Arising from the Public Information Meetings – None

8.0 File Updates

The file updates were circulated with the agenda package and are available on the Municipal website. It was asked if there was any further discussion about the trees on Item 8.3, PID 45053220 King Street, Windsor. Kari explained that all feedback received from the Public Information Meeting and following comment period is relayed to the developer. Regarding Item 8.7, PID 45402831 Windsor Back Road, Three Mile Plains, Alex explained that the Nova Scotia Regulatory and Appeal Board's (NSRAB) amendments were specific to DA Section 2.9 b) iii) regarding the cost-sharing for stormwater management. The wording was changed to add the word "may" to this section, so it reads that "the Municipality *may* provide cost-sharing..." This provides the option to the Municipality. He confirmed that Council does not need to vote on it again, it was technically approved by the NSRAB, and the DA may now be executed by staff.

9.0 Building and Development Activity Reports (June 2025)

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

10.0 Notices from Adjacent Municipal Units

10.1 Notice from Kings County

A notice was received from the Municipality of the County of Kings on July 7, 2025, after the PAC/HAC agenda had already been sent out. It was circulated to the Committee via email on July 8, 2025, and has been included with the minutes. There were no questions or comments.

11.0 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 and the appropriate staff member will respond. Contact information is also available on the Municipal website.

12.0 Next Meeting Date / Adjournment

The Committee does not meet in August. The next meeting is scheduled for September 11, at 6:00pm. A notice will be sent out if there are any changes. With no further business, the meeting adjourned at 7:28pm.



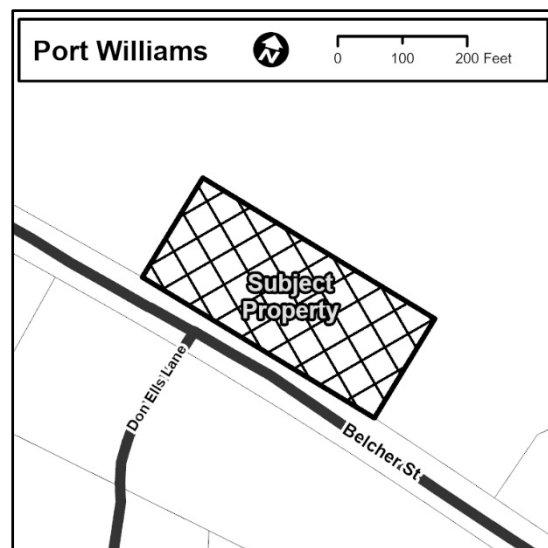
MUNICIPALITY *of the*
COUNTY *of* KINGS

July 7th, 2025

File #25-17

Re: Notification of an application to expand an existing Agricultural Related Industry at 830 Belcher Street (PID 55030498), Port Williams

Drew Redden, on behalf of Atlantic Poultry Incorporated, has submitted an application to expand an existing agricultural related industry (egg grading facility) at 830 Belcher Street (PID 55030498), Port Williams. The application proposes to amend the text of the Land Use By-Law to permit 'existing agricultural related industries' within the Agricultural (A1) Zone, along side the proposal to rezone 830 Belcher Street, Port Williams from the Rural Industrial (M3) Zone to the Agricultural (A1) Zone.



You are welcome to attend a Public Information Meeting on Tuesday, July 15th, 2025, at 6pm, in the Council Chambers of the Municipal Complex at 181 Coldbrook Village Park Drive, Coldbrook. The intent of the meeting

is to give an early overview of the proposal, review the relevant planning policies, explain the process that will be followed during the municipal review of the application, and receive early questions and feedback from the public on the proposal.

You are being notified of this Public Information Meeting because you have been identified as a neighbouring Village, Town or Municipality and the planning applications being considered involves an amendment to a map and the text of the Municipality of the County of Kings Land Use By-Law.

If you have any comments or concerns with regard to this application, or if you would like more information, please do not hesitate to contact me at 902-690-6150 or by email at pbowman@countyofkings.ca Accommodations are available for this meeting, please submit your request at: www.countyofkings.ca/accommodationsrequest

Sincerely,

Peri Bowman

Peri Bowman
Planner - Planning Services