

WEST HANTS REGIONAL MUNICIPALITY

Council Meeting Agenda

April 23, 2024 - 6:00 p.m.

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

Virtual via Zoom (also FB Livestream)



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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) 2024-03-26 Council Meeting Minutes
 - b) 2024-03-26 Public Hearing Minutes Payzant Drive Development Agreement PIDs 45053030, 45343878, 45343894, and 45234382
 - c) 2024-03-26 Public Hearing Minutes WHMPS and WLUB Amendments to the Hamlet Designation
7. Public Hearings
 - a) Payzant Drive, Windsor Development Agreement: PIDs 45053030, 45343878, 45343894, and 45234382 – Planner Dunphy
 - b) Willow Street, Hantsport HLAB Map Amendment PID 45045879 – Planner Dunphy
 - c) Pesaquid Comprehensive Development District WMPS and WLUB Amendments – Planner Dunphy
 - d) Hwy 215, Summerville, PID 45180635 Development Agreement – Planner Fredericks
 - e) 4236 Hwy 14 Windsor Forks WLUB Map Amendment Planner Fredericks
8. Second Readings (as it pertains to Public Hearings)
 - a) Payzant Drive, Windsor Development Agreement: PIDs 45053030, 45343878, 45343894, and 45234382 (Recommending Postponing)
 - b) Willow Street, Hantsport HLAB Map Amendment PID 45045879 – Planner Dunphy
 - c) Pesaquid Comprehensive Development District WMPS and WLUB Amendments – Planner Dunphy
 - d) Hwy 215, Summerville, PID 45180635 Development Agreement – Planner Fredericks
 - e) 4236 Hwy 14 Windsor Forks WLUB Map Amendment Planner Fredericks)

9. Unfinished Business/Postponed Motions
 - a) Emergency Plan for Windsor Flood Zone – Councillor Ivey
 - b) Financial Report ending February 29, 2024 – Director Rochon

10. Mayor’s Report

11. Committee(s) of Council Excerpts/Recommendations
 - a) Committee of the Whole Excerpts (April 9, 2024)
 - i. 2024 Municipal and CSAP Elections Advance Poll Dates and Locations
 - ii. 2024 Spring Debentures - MFC
 - iii. Deer Management Information
 - iv. Letter of Concern Regarding Dykes
 - v. PACHAC Citizen Recommendation
 - vi. PACHAC Terms of Reference
 - vii. Payzant to King Connection
 - viii. Payzant/Wentworth Connection - Lights
 - ix. Railway Trail Parking Lot Light
 - x. Windsor Water Storage Tank Construction
 - xi. WHRM 2024 Provincial Representative Volunteer
 - xii. Windsor Flood Study Phase 2

 - b) Planning and Heritage Advisory Committee Recommendations (April 11, 2024) (as it relates to First Readings)
 - i. 586 O'Brien Street, Windsor (PID 45054350) Development Agreement – Planner Dunphy
 - ii. 523 Albert Street, Windsor (PID 45058872) WLUB Map Amendment - Planner Fredericks
 - iii. 1781 King Street, Windsor (PID 45162005) WLUB Map Amendment – Planner Fredericks

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
 - i. Combined Correspondence as of April 23, 2024

 3. Correspondence Received Activity Log
 - i. Michael Hackett Re Information Council Meetings

- ii. Honourable John A. Lohr Re Canyon Point
- iii. Minister Masland Re Cost Shared Program for Paving of Subdivision (J Class) Streets for fiscal year (2024-25)
- iv. Denise Forand Re Armstrong Lake OS
- v. Angela Hiltz Re Landfill
- vi. Edward Edelstein Letter to West Hants Municipality Re Regarding the Proposed Development Agreement for Lot W-7 A Gray Street, Windsor NS
- vii. Bonnie Rankin, Executive Director of Policy and Corporate Services at the Department of Public Works Re Railway Act Response
- viii. Troy Harvie Re Payzant Drive roundabout
- ix. Michael Langois Re Payzant to King Connection
- x. Letter to CAOs Re CCBF

b) Requests

c) Outgoing Correspondence Log

- i. 2024-04-16 WHRM Letter to Premier, Minister Masland, MLA Sheehy-Richard and Mr. Lamal Re Flood concerns on the Belmont & New Town Roads

15. New Business - None

16. In-Camera

- a) MGA 22(2)(a) Labour Matter
- b) MGA 22(2)(a) Legal Matter
- c) MGA 22(2)(a) Legal Matter

17. Next Meeting Date / Adjournment – May 14th, 2024 Committee of the Whole Meeting 6 p.m.

WEST HANTS REGIONAL MUNICIPALITY

Public Hearing Minutes – Payzant Drive, Windsor Development Agreement:

PIDs 45053030, 45343878, 45343894, and 45234382

Tuesday, April 23, 2024 6:09 pm – 6:12 pm

In-person Sanford Council Chambers and virtually via ZOOM

(also Facebook Livestreamed)



1. Call to Order

The Public Hearing was called to order at 6:09 pm.

2. Council:

Rupert Jannasch, Councillor, District 1

Scott McLean, Councillor, District 2

Mark McLean, Councillor, District 3

Jeff Hartt, Councillor, District 4

Paul Morton, Deputy Mayor, District 8

Bob Morton Councillor District 6

Ed Sherman, Councillor, District 7

John A. Smith, Councillor, District 9

Laurie Murley, Councillor, District 10

Jim Ivey, Councillor, District 11

Staff and Guests:

Mark Phillips, CAO

Sara Poirier, Dir. Planning & Development

Todd Richard, Dir. Public Works

Deanna Snair, Municipal Clerk

Carlee Rochon, Dir. Financial Services

Alex Dunphy, Planner

Mark Fredericks, Senior Planner

Regrets:

Kathy Kehoe, Director Community
Development

Shelleena Thornton, Municipal Ops Sup

3. Public Hearings – All public hearings and presentations are available on the Municipal website.

a) Payzant Drive Development Agreement PIDs 45053030, 45343878, 45343894, and 45234382

Planner Dunphy provided a brief update on the postponed public hearing for a Development Agreement located at Payzant Drive in Windsor. The previous recommendation was to postpone the Public Hearing due to wording that needed to be finalized in the draft Development Agreement.

The recommendation presented tonight was to continue to postpone until the May Council meeting. Due to an updated road reserve request from WHRM Public Works, the site plan was not able to be completed in time for the meeting.

The Public Hearing was postponed until the May 28th Council meeting.

Deputy Mayor P. Morton, Chair

Deanna Snair, Executive Assistant/Clerk



West Hants

Public Hearing Agenda

1. Intro by Mayor
2. Presentation by Planner (Alex Dunphy)
3. Presentation by Applicant (Noel Taiani)
4. Comments or Questions from Public
5. Conclusion of Public Hearing



Payzant Drive, Windsor Development Agreement

Postponed Public Hearing

April 23, 2024

something inspiring awaits



Postponement Recommendation

...that Council postpones the Public Hearing until 6:00 pm on May 28 and postpones the Second Reading until May 28, 2024 in order to complete a revised site plan for the draft development agreement following the updated Road Reserve request from the Municipal Public Works Department.





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