

WEST HANTS REGIONAL MUNICIPALITY

Council Meeting Agenda **AMENDED**

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 HLAB 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) Special Committee of the Whole Budget Excerpts (May 21 and 27th)~~
- ~~c) Planning and Heritage Advisory Committee Recommendations~~
 - ~~i. Wagners Court Non-substantive DA Amendment Decision Request – Planner Dunphy~~
- ~~d) 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.~~

WEST HANTS REGIONAL MUNICIPALITY

Public Hearing Minutes – Payzant Drive, Windsor Development Agreement
PID’s 45053030, 45343878, 45343894 and 45234382

Tuesday, May 28, 2024 6:08 pm – 6:09 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 6:08 pm.

2. Council:

Rupert Jannasch, Councillor, District 1
Scott McLean, Councillor, District 2
Mark McLean, Councillor, District
Jeff Hartt, Councillor, District 4
Bob Morton Councillor District 6

Paul Morton, Deputy Mayor, District
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, Chief Administrative Officer
Carlee Rochon, Director of Financial Services
Erin Amirault, Project Engineer
Alex Dunphy, Planner

Deanna Snair, Municipal Clerk
Sara Poirier, Dir. Planning & Development
John Ogilvie, Climate Action Coordinator

Regrets:

Kathy Kehoe, Director Community Development
Shelleena Thornton, Municipal Ops Supervisor

Todd Richard, Dir. Public Works

Presenter and Gallery

26 in the Gallery

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

a) Payzant Drive Development Agreement PID 45162005

Planner Dunphy advised that staff were recommending postponing Second Reading until the June 25th Council meeting due to ongoing negotiations Payzant drive extension.

**MOVED BY COUNCILLORS S. MCLEAN AND SMITH THAT THE MEETING
MOVE OUT OF PUBLIC HEARING AT 6:09 P.M. MOTION CARRIED**

Deputy Mayor P. Morton, Chair

Deanna Snair, Executive Assistant/Clerk