

WEST HANTS REGIONAL MUNICIPALITY

Council Meeting Agenda Amended February 26, 2025

February 25, 2025 - 6:00 p.m.

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

Virtual via Zoom (also YouTube Livestream)



West Hants
something inspiring awaits

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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) 2024-01-28 Council Minutes
 - b) 2025-01-28 PH Minutes West Hants Regional Municipal Sewer By-Law
 7. Presentations
 - a) Windsor Township Business Association Quarterly Update (verbal) – **Ezra Edelstein Brennan Fitzgerald, Vice Chair**
 8. Public Hearings
 - a) 439 Clifton Avenue (PID 45049921), Windsor Development Agreement
 - b) WHRM Solid Waste By-Law – Waste Coordinator LaPierre
 9. Second Readings (as it pertains to Public Hearings)
 - a) 439 Clifton Avenue (PID 45049921), Windsor Development Agreement – Planner Dunphy
 - b) WHRM Solid Waste By-Law – Waste Coordinator LaPierre
 10. Unfinished Business/Postponed Motions
 - a) Notice to Reconsider PACHAC Motion Re Committee Composition – Mayor Zebian
 - b) Flood Study Meeting Request – Mayor Zebian
 - c) Visual effects study of existing and proposed wind farms – Acting Director Fougere and CAO Phillips
 11. Mayor’s Report
 12. Financial Updates

- a) General Operating as of December 31, 2024
- b) Water Utility Operating as of December 31, 2024
- c) Water Consumption as of December 31, 2024
- d) Financial Update - Capital Budget as of December 31, 2024

13. Committee(s) of Council Excerpts/Recommendations

a) Committee of the Whole Excerpts (February 11, 2025)

- i. Active Living Strategy
- ii. Avon Community Farmers Market Funding
- iii. Windsor Food Bank Funding
- iv. Region 6 Solid Waste Management 2025-26 Budget
- v. RFP Awarding WHRMPD24-2, Pre-approved Housing Design Options
- vi. Riverview Road Renewal

b) Housing Accelerator Fund Initiatives #1-3 Amendments to Planning Documents

- i. Hantsport MPS and Hantsport LUB Amendments: Housing Accelerator Fund Initiatives #1-3 – Planner Hong
- ii. Windsor MPS and Windsor LUB Amendments: Housing Accelerator Fund Initiatives #1-3 - Planner Hong
- iii. West Hants MPS and West Hants LUB Amendments: Housing Accelerator Fund Initiatives #1-3 - Planner Hong

c) Audit Committee Excerpt (February 19, 2025)

14. Councillor(s) Municipal Business/Activity Monthly Reports (Districts 1-11)

15. Correspondence

a) Information

- i. Avon Causeway Activity Log (as of February 25, 2025) – None
- ii. General Correspondence Received Activity Log (as of February 25, 2025)
 - a) Regarding Minister Lohr’s Letter Requesting Support (Bill 6)
 - Premiers Letter requesting support to Mayors and Wardens
 - NSFAM Letter to Elected Officials Re Minister Lohr Letter to Mayors and Wardens
 - Anna Steadman Re Letter from Premier Houston requesting your support (Hon. John Lohr)
 - Barb Harris
 - Denise Forand
 - NSFAM Letter to Elected Officials
 - Karen Beazley (several pieces of correspondence)

- Amanda Dunfield
- Anne Bishop
- Jan Morrell
- **Andrea Lynn**

b) Alicia Hennessey Re Feb 11th COTW comments

c) ~~Glenn~~ Ruth Ross Re Library Closure Concerns

iii. PACHAC Correspondence Received (as of February 25, 2025)

- a) Carrilee Eddy
- b) Donna Dunfield
- c) Jeff Dunfield
- d) Guide Furlani
- e) Markus Kehoe
- f) Jennifer Moore

b) Requests (as of February 25, 2025)

- i. Amanda Dunfield Re Cunnabel Creek Stormwater Management Report and Buyout Program
- ii. Krista Lloy Re Support for Stannus Street Rink
- iii. Brian Casey Re Stannus Street Rink

c) Outgoing Correspondence Log (as of February 21, 2025) - None

16. New Business

a) Windsor Hockey Heritage Avon View Girls High School Provincial Championship Funding – Mayor Zebian

17. In-Camera - None

18. Next Meeting Date / Adjournment – March 11, 2025 Committee of the Whole Meeting 6 p.m.



1. Call to Order – Mayor Zebian called the meeting to order at 6:34 p.m.
2. Attendance

Council:

Abraham Zebian, Mayor
Rupert Jannasch, Councillor, District 1
Scott McLean, Councillor, District 2
Chrystal Remme, Councillor, District 3
Paul Wheadon, Councillor, District 4
Bob Morton, Councillor, District 6

Debbie Francis, Deputy Mayor, Dist. 5 (ZOOM)
Kayla Leary-Pinch, Councillor, District 7
Paul Morton, Councillor, District 8
John Smith, Councillor, District 9
Bonnie Smith, Councillor, District 10
Jim Ivey, Councillor, District 11

Staff:

Mark Phillips, Chief Administrative Officer
Todd Richard, Director Public Works
Alex Dunphy, Senior Planner
Will Hong, Planner

Carlee Rochon, Director Financial Services
Deanna Snair, Municipal Clerk
Jenny LaPierre, Waste Coordinator
Kari Fougere, Acting Director Planning Dev

Regrets:

Kathy Kehoe, Director Community Development

Presenter and Gallery:

Fourteen (14) in the Gallery

3. Public Hearings (6:34 p.m.)
 - b) West Hants Regional Municipal Solid Waste By-Law
Waste Coordinator LaPierre gave a brief presentation to review the proposed regional solid waste by-law.
On September 10, 2024, a draft Solid Waste Bylaw was presented for review and consideration. Based on discussion and feedback received at that meeting, changes were recommended and incorporated into a revised draft Solid Waste By-law. At the September 26th, 2024, a revised draft by-law was approved with the addition of improved language to ensure the Bylaw reflected the Municipality's ability to collect solid waste curbside on private roads.
During the November 12th, 2024, a Solid Waste Curbside Collection & Transportation Services on Private Roads Policy Recommendation Report was presented for consideration and for Council to approve the new Private Roads Solid Waste Curbside Collection Policy. The Private

Roads Solid Waste Curbside Collection policy required Council to approve the additional annual operational expenses needed to fund the increase in service levels for applicable curbside collection of solid waste collection on private roads that qualified; however, this motion was defeated.

Coordinator LaPierre reviewed some of the proposed changes identified in the by-law for all areas within the Municipality (Black bags have been eliminated for all of WHRM, a total of five clear garbage bags for the entire region, and six bags for Leaf and Yard Waste, collected bi-weekly, year-round). Additional changes related to organic collection carts included (1 green cart per unit per single-unit buildings, duplex buildings, semi-detached buildings and manufactured homes. Buildings with 3 to 6 units will have 2 green carts per building).

Coordinator LaPierre advised Circular Materials (CM) were taking steps toward implementing extended producer responsibility (EPR) programs for packaging, paper products and other blue bag materials with an implementation date of December 1st, 2025. Circular Materials required a Solid Waste Bylaw to not restrict source separation, frequency of collection, bag limits and flow control on recyclable materials.

Education will be a key component once the *Solid Waste By-law is approved*. Staff intend to utilize the Municipal website and social media sites, the Municipal quarterly “Inspired” newsletter, R6Recycles App, create a FAQ sheet explaining clear bag usage & bag limits and host Community Trash Talks at the local community halls throughout WHRM. In addition, a Notice of Approval will be placed in the local newspaper advising residents of change.

With respect to enforcement, a one-month grace period will be provided to residents. The hauler will continue to collect black bags and previous bag limit amounts; however, they will note the address and non-compliant issues and provide this information to the Waste Services Coordinator, who will contact the homeowner/resident and deliver a letter to advise them of the changes and need for compliance. Once the one-month grace period has expired, the hauler will place a rejection sticker on the non-compliant waste and leave it for the resident to correct the issue.

Coordinator LaPierre noted that all residual waste generated within the Municipality shall be disposed of at the facility designated by the Municipality and that no person shall transport residual waste outside of the Municipality without permission.

First Reading occurred January 28, 2025. Public Hearing and Seconding reading was occurring now (February 25, 2025). The Public Hearing was advertised in the local newspaper on February 7th and 14th, 2025. It was noted all former solid waste by-laws currently in place would be repealed with the approval of this by-law.

Mayor Zebian opened the floor for questions from Council members.

A question was asked if rejection stickers could be used as a tool to inform residents of the changes taking place. Coordinator LaPierre advised a request would need to be made to GFL. Timelines for garbage and recyclables collection were extremely tight, and it may be too much of an ask for them.

Coordinator LaPierre confirmed Leaf and Yard Waste collected increased to six (6) bags bi-weekly instead of three (3) bags and would be collected year-round.

A request was made to provide a reminder on operational costs for collection. Operationally there would be a savings of approximately \$500,000 annually. The previous report regarding curbside collection on private roads (presented November 12, 2024) noted there would be significant costs associated with the increase in service levels and there would still be issues of illegal dumping and wildlife concerns as not all private roads would be eligible for curb side collection. Coordinator LaPierre noted that recommendation was defeated, and staff have not pursued the matter any further.

Mayor Zebian opened the floor to questions and comments from the public. There were no questions from the public.

With no further questions or comments, the Public Hearing concluded, and the meeting moved out of Public Hearing at 6:44 p.m.

Mayor Abraham Zebian, Chair

Deanna Snair, Executive Assistant/Clerk