

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 6:11 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
Debbie Francis, Deputy Mayor, District 5 (ZOOM)

Bob Morton, Councillor, District 6
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
Kari Fougere, Acting Dir. Planning & Development
Alex Dunphy, Senior Planner
Jenny LaPierre, Waste Services Coordinator

Carlee Rochon, Dir. Finance
Will Hong, Planner
Deanna Snair, Municipal Clerk
Todd Richard, Dr. Public Works

Regrets:

Kathy Kehoe, Director Community Development

Presenter and Gallery:

Fourteen (14) in the Gallery
Dave LeRiche, Applicant

Ning Liang, Brighter Planning
Sara LeRiche, Applicant

8. Public Hearings

a) 439 Clifton Avenue, Windsor Development Agreement

Planner Dunphy gave a presentation to overview the application and development agreement.

The application was received from Brighter Community Planning on behalf of Dave and Sarah LeRiche on August 12, 2024. The application is to convert the interior of the existing single-unit building and detached garage into 8 dwelling units, with 7 units in the main building and one in the garage. The lot is approximately 1 acre in size, within the Residential designation and zoned Single-Unit Residential (R-1). The criteria from the Windsor Municipal Planning Strategy Policies 5.4.6 and 16.3.1 are considered met.

Requirements of the development agreement include up to 8 units within the existing buildings, setbacks consistent with the R-1 zone, driveway and pedestrian access from Alexander Street, a minimum ratio of 1 parking space per unit, buffering for the parking area, and the only substantive

matter is uses permitted on the property. Alex noted that the developers plan will provide more than the minimum number of parking spaces.

The Public Information Meeting for this application was held on September 4, 2024, and livestreamed on the Municipal Facebook page. One person attended this meeting and asked about the timing and tenancy of the development. The comment period was open until September 18, 2024, and staff received no further comments during this period.

Ning Liang of Brighter Community Planning gave a presentation on behalf of the applicants.

He provided an overview of the unit types. There will be 5 one-bedroom units, including an accessible unit within the garage, and 3 two-bedroom units. He shared a floor plan to show how the units will be distributed through the buildings. He noted that the average unit size is 915sqft. Each unit will have its own laundry and kitchen facilities. The green space will be preserved, with only 3 additional parking spaces added, including one accessible space for the accessible unit, for a ratio of 1.25 spaces per unit. The developers also plan to preserve the exterior of the building.

Mr. Liang showed a map of nearby amenities, describing the location as “advantageous” due to its proximity to the downtown core and other services, both by foot and vehicle. The property is already connected to municipal water and sewer and utilizes an existing structure to provide more housing and high-quality rental in the area. The use is compatible with neighbouring properties. The building was previously a yoga studio, and it is expected to generate less traffic as a permanent residence.

Dave LeRiche introduced himself to give a face to the numbered company. He, his sister, and his mother run the company together and have been in real estate for several years. They love the area and wish to preserve as much as the interior and exterior as possible for the building.

Mayor Zebian opened the floor to questions or comments from the public. There were none.

Mayor Zebian opened the floor to questions or comments from Council. There were none.

The meeting moved out of Public Hearing at 6:30 p.m. and the regular Council meeting resumed.

Mayor Abraham Zebian, Chair

Deanna Snair, Executive Assistant/Clerk