

WEST HANTS REGIONAL MUNICIPALITY

Council Meeting Agenda Amended April 23, 2025

April 22, 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

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) 2025-03-25 Council Minutes
 - b) 2025-03-25 PH Minutes Housing Accelerator Funding Initiatives 1-3 (Hantsport, West Hants and Windsor)
7. Presentations
 - ~~a) Northern Creative – Ben Bennett~~
 - b) Mermaid Theatre - Danny Everson
 - c) Flood Risk Infrastructure Investment Program Funding Application Recommendation Report- Coordinator Ogilvie
8. Public Hearings
 - a) 33 Lakewood Drive, Brooklyn, PID 45017183 Rezoning – Planner Hong
 - b) College Rd, Windsor PID 45405784, Rezoning and WHLUB Amendments – Planner Hong
9. Second Readings (as it pertains to Public Hearings)
 - a) 33 Lakewood Drive, Brooklyn, PID 45017183 Rezoning – Planner Hong
 - b) College Rd, Windsor PID 45405784, Rezoning and WHLUB Amendments – Planner Hong
10. Unfinished Business/Postponed Motions – None
11. Mayor’s Report
12. Financial Updates
 - a) General Operating as of February 28, 2025

- b) Water Utility Operating as of February 28, 2025
 - c) Water Consumption as of February 28, 2025
13. Committee(s) of Council Excerpts/Recommendations
- a) Committee of the Whole Excerpts (April 8, 2025)
 - i. Bear Lake Wind Farm Liaison Committee
 - ii. Extended Producer Responsibility (EPR) Agreement
 - iii. Grants and Contributions Policy Update
 - iv. Hantsport Main Street Renewal Tender Award
 - v. Rising Tide Shore Signage
 - vi. Tregothic Creek Sanitary Crossing Tender Award
 - ~~b) Climate Action Committee Excerpt (April 9, 2025)~~
 - ~~i. Flood Risk Infrastructure Investment Program Funding Application Recommendation Report – Coordinator Ogilvie~~
14. Councillor(s) Municipal Business/Activity Monthly Reports (Districts 1-11)
15. Correspondence
- a) Information
 - i. General Correspondence Received Activity Log (as of April 17, 2025)
 - a) Attorney General and Minister of Justice Re Adapting the Additional Officer Program Re Adapting the Additional Officer Program
 - b) Letter to NSFM 12 months' notice 2026-2027 (WHRM copied)
 - c) Minister Masland and Lohr Letter to All Municipalities Fire Services Review
 - b) Outgoing Correspondence Log (as of April 17, 2025) – None
16. New Business – None
17. In-Camera
- a) 2025-03-25 Council In-Camera Minutes
 - b) MGA 22(2)(a) In-Camera Land Matter
 - c) ~~MGA 22(2)(a) In-Camera Land Matter~~
18. Next Meeting Date / Adjournment – May 13, 2025 Committee of the Whole Meeting 6 p.m.



1. Call to Order – Mayor Zebian called the meeting to order at 6:40 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

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

Deanna Snair, Municipal Clerk

Carlee Rochon, Dir. Finance

Will Hong, Planner

Todd Richard, Dir. Public Works

Regrets:

Shelleena Thornton, Municipal Ops Support

Kathy Kehoe, Dir. Community Development

Presenter and Gallery:

Ten (10) people in the gallery

Joe Seagram, Head of King's-Edgehill School

Lauren Isabelle, Brighter Community Planner

8. Public Hearings (6:40 p.m.)

b) College Rd, Windsor PID 45405784, Rezoning and WHLUB Amendments – Planner Hong

Planner Hong gave a presentation to overview the proposal. The subject property is currently undeveloped and partially utilized for some agricultural activity. It has frontage on College Road and directly abuts King's-Edgehill School. A completed application was received from Brighter Community Planning on behalf of King's-Edgehill School on January 7, 2025. The request is to rezone the subject property from Single Unit Residential (R-1) to Institutional (I) and amend the Windsor Land Use By-law to allow agrivoltaics systems as an accessory use in the Institutional zone.

Agrivoltaics is the dual use of land for solar energy production and agriculture. The panels are positioned in such a way to allow crops to grow underneath or around them.

Policy 16.1.3 of the Windsor MPS enables Council to consider rezoning any area immediately adjacent to a given land use designation on the Generalized Future Land Use Map (Map 1) to a zone permitted on the adjacent designation without requiring an MPS amendment. As the subject property directly abuts a Community Use designation, this criterion is met. Policy GP-1 and GP-2 are considered met as the subject lot is also owned by King's-Edgehill school and the proposed agrivoltaics system will support the school by generating electricity. The Fire Chief, Development Officer, Manager of Building and Fire Inspection Services, Traffic Authority and Public Works Engineering Division have no concerns with the proposed development, and no municipal costs related to the proposal are anticipated.

Staff are proposing amendments to the Windsor Land Use By-law by rezoning the subject property and amending the text of the WLUB to allow agrivoltaics systems as an accessory use in the Institutional (I) zone, along with a definition of "agrivoltaics." Planner Hong reviewed the proposed text amendments. Policies 5.47 and 5.48 will be added under Section 5, General Provisions for All Zones. Policy 5.47 would allow agrivoltaics systems as an accessory use in the Institutional zone, and Policy 5.48 would outline the requirements for these systems, such as setbacks, landscape buffers, etc. A definition for agrivoltaics will also be created and added to the WLUB.

Joe Seagram, Head of King's-Edgehill School, and Lauren Isabelle, Planner from Brighter Community Planning, gave a presentation on their application. Mr. Seagram provided the history of King's-Edgehill School. King's-Edgehill is a certified Green School in Nova Scotia, and they are hoping to achieve national and international certification. Despite all their other efforts, they still use 290,000 litres of heating oil annually. They plan to electrify their campus with geothermal heating, partnerships with wind energy companies, and the solar panels. The agriculture uses will provide food and learning opportunities for the students. He shared a map that showed the proposed location of the solar panels. The panels are expected to be accessed from Bill Wade Drive on the school campus and not from College Road. Mr. Seagram has visited neighbours and hopes the panels will be mostly not be visible from their properties. He spoke directly with neighbours to address any impacts and concerns. King's-Edgehill are committed to being good neighbours and partners with the municipality.

Mayor Zebian opened the floor to questions or comments from Council.

Councillor Ivey asked about the drainage and flooding concerns. Mr. Seagram confirmed that they (King's-Edgehill) will do their part to prevent any excess runoff.

Mayor Zebian opened the floor to questions and comments from the public.

Harold Adams, adjacent landowner, appreciated that many concerns had already been addressed. His main concern is drainage and runoff onto his property. He also had concerns about the inverters that are part of the system and the noise they produce. He wondered if a study had been done for this.

Planner Hong is not a subject matter expert, but he explained that there would be a required 30ft setback which may help address any noise concerns.

Mr. Adams asked about the impact of the solar farm on property values.

Mayor Zebian explained that property values are not considered during planning matters.

Mr. Adams expressed concern about glare from the panels onto nearby property.

Planner Hong explained that the text amendments to the WLUB would have site plan criteria that would address any glare produced. There will be screening or landscape buffering requirements. Mr. Adams wondered about the practicality as a tree buffer may take years to grow. He asked what other buffers may be considered. Planner Hong said that, during discussions with the development officer, the 30ft setbacks are considered sufficient to address any concerns.

There were no further questions or comments. The meeting moved out of Public Hearing at 7:09 p.m. and the regular Council meeting resumed.

Mayor Abraham Zebian, Chair

Deanna Snair, Executive Assistant/Clerk