

WEST HANTS REGIONAL MUNICIPALITY

Council Meeting Agenda Amended April 23, 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 6:24 p.m.

2. Attendance

Council:

Abraham Zebian, Mayor	Bob Morton, Councillor, District 6
Rupert Jannasch, Councillor, District 1	Kayla Leary-Pinch, Councillor, District 7
Scott McLean, Councillor, District 2	Paul Morton, Councillor, District 8
Chrystal Remme, Councillor, District 3	John Smith, Councillor, District 9
Paul Wheadon, Councillor, District 4	Bonnie Smith, Councillor, District 10
Debbie Francis, Deputy Mayor, District 5	Jim Ivey, Councillor, District 11

Staff:

Mark Phillips, Chief Administrative Officer	Carlee Rochon, Dir. Finance
Kari Fougere, Acting Dir. Planning & Dev.	Will Hong, Planner
Deanna Snair, Municipal Clerk	Todd Richard, Dir. Public Works

Regrets:

Kathy Kehoe, Dir. Community Development

Presenter and Gallery:

Ten (10) people in the gallery

8. Public Hearings

a) 33 Lakewood Drive, Brooklyn, PID 45017183 Rezoning – Planner Hong

Planner Hong gave a presentation to overview the proposal. A completed application was received from Michael Redmond on behalf of Diane Saunders on November 5, 2024. The application is to rezone the subject lot from a split zone of Highway Commercial (HC) and Two-Unit Residential (R-2) to entirely Two Unit Residential (R-2) to subdivide into three different residential lots after rezoning. The property is within the Village (V) designation. The property is currently used for a personal residence and has frontage on both Lakewood Drive and Highway 215. The surrounding uses include single-unit residences and a self-storage facility to the southeast.

The criteria of West Hants MPS Policy 6.2.3 are considered met because the subject lot is not in conflict with adjacent existing uses. The criteria of West Hants MPS Policy 16.3.1 are considered

met because the proposal is not considered premature or inappropriate for the area, no municipal costs related to the proposal are anticipated, and the Fire Chief, Development Officer, Manager of Building and Fire Inspection Services, Area Manager of the Nova Scotia Department of Public Works, and Public Works Engineering Division have no concerns which have not been addressed in Planner Hong's report.

The Public Information Meeting was held on January 15, 2025. The meeting was also broadcasted live on the Municipal YouTube channel. Approximately 9 members of the public attended the meeting and one individual spoke. The deadline for comments was January 29, 2025, and no comments were received. Staff did receive one comment prior to the comment period regarding safe roadway access on a potential new driveway on Highway 215. The Nova Scotia Public Works Department (NSDPW) confirmed that the subject lot has safe roadway access to both Lakewood Drive and Highway 215. Staff received no correspondence before the Public Hearing.

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

Al Johnson owns an adjacent property. He had concerns about all the flood water in the area and how new houses may affect the flow of it. The view from his property will be altered by the new houses as well. He was concerned about where the driveway(s) would be located. Lakewood Drive is in rough shape, and an increase in traffic could make it worse. He asked where the entrances would be located.

Mayor Zebian explained that there are no concrete building plans yet, as the application is only for the rezoning process. Planner Hong confirmed this. Planner Hong added that after the rezoning is approved, the applicant will have to go through a separate subdivision process. The applicant does not wish to build any commercial uses on the property fronting on Highway 215 and wants to rezone the property, and the intent is to divide the property into three lots for residential purposes. Site plans are not required for a rezoning application. Planner Hong reiterated that NSDPW has confirmed safe roadway access for both Lakewood Drive and Highway 215.

Mr. Johnson asked how many houses could be constructed. Planner Hong explained that, after the rezoning and subdivision process, each of the three subdivided lots will be allowed one main dwelling. Planner Hong does not have the subdivision plan at this time.

There were no further questions from the public. The meeting moved out of Public Hearing at 6:37 p.m. and the regular Council meeting resumed.

Mayor Abraham Zebian, Chair

Deanna Snair, Executive Assistant/Clerk