

**WEST HANTS REGIONAL MUNICIPALITY**  
**Council Meeting Agenda Amended June 25, 2025**

June 24, 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) 2025-05-27 Council Minutes
  - b) 2025-06-02 Special Council Minutes
  - c) 2025-06-10 Special Council Minutes
  - d) 2025-06-16 Special Council Minutes
7. Public Hearings
  - a) **Peace and Good Order By-Law**
  - b) 60 Old Walton Road Development Agreement
  - c) Upper Water Street Development Agreement
  - d) ~~Peace and Good Order By Law~~
  - e) **Bent Ridge Geo Domes Development Agreement**
8. Second Readings (as it pertains to Public Hearings)
  - a) ~~Peace and Good Order By Law~~
  - b) 60 Old Walton Road Development Agreement
  - c) Upper Water Street Development Agreement
  - d) ~~Peace and Good Order By Law~~
9. Unfinished Business/Postponed Motions – None
10. Mayor's Report
11. Financial Updates
  - a) General Operating as of March 31, 2025

- b) Water Utility Operating as of March 31, 2025
  - c) Water Consumption as of March 31, 2025
12. Committee(s) of Council Excerpts/Recommendations
- a) Committee of the Whole Excerpts (June 10, 2025)
    - i. 2025 Grants and Contributions
    - ii. Accessibility Advisory Committee Resident Member Appointment
    - iii. Mineral Resource Extraction
  - b) Planning and Heritage Advisory Committee Excerpts (First Reading)
    - ~~i. Bent Ridge Geo Domes Development Agreement~~
13. Councillor(s) Municipal Business/Activity Monthly Reports (Districts 1-11)
14. Councillor(s) Municipal Advisory Board Activity Reports – None
15. New Business (moved up on the agenda)
- a) Elmcroft Playground Equipment - Councillor B. Smith
  - ~~b) Notice of Reconsideration – Peace and Good Order By Law – Mayor Zebian~~
  - c) Diverse, Equitable, Inclusive Communities Committee Citizen Recommendation Report – Clerk Snair
  - d) Code of Conduct - Appointment of Investigator Recommendation Report – Clerk Snair
16. Correspondence
- a) Information
    - i. General Correspondence Received Activity Log (as of June 20, 2025)
      - a) Uranium/Mineral Extraction
        - Karen F. Beazley Re Thank you!
        - Wendi Stewart Re Uranium Exploration and mining
        - Canadian Association of Physicians for the Environment Open letter to Premier Houston
        - Jackie Davis & Jesse Griffith Re Addressing Uranium Mining Exploration
        - Karen Beazley Re Uranium exploration and mining in NS (WHRM copied)
        - Premier Houston Letter to Mr. Mark Phillips and West Hants Council
        - Rob Moffat Re 3 more municipalities ask province to hit the brakes on uranium exploration in N.S.
        - Karen Robb Re Thank you for standing up for public consultation first on uranium exploration
        - Cheryl Carter Re No to uranium....and lithium

- b) Letter from the Diverse Equitable Inclusive Communities Committee Re Support for the Unhoused in West Hants
- c) Eugene Verdon, President Maritime Branch Canadian Post Masters Association

b) Outgoing Correspondence Log (as of June 20, 2025) – None

17. In-Camera

- a) 2025-05-27 In-Camera Council Minutes
- b) Land Matter MGA 22(2)(a)
- c) Land Matter MGA 22(2)(a)
- d) Land Matter MGA 22(2)(a)
- e) Land Matter MGA 22(2)(a)
- f) Land Matter MGA 22(2)(a)
- g) Legal Matter MGA 22(2)(g)
- h) Legal Matter MGA 22(2)(g)

18. Next Meeting Date / Adjournment – July 8, 2025 Committee of the Whole Meeting 6 p.m.



1. Call to Order – Mayor Zebian called the meeting to order at 6:30 p.m. – 6:44 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

Alex Dunphy, Senior Planner

Deanna Snair, Municipal Clerk

Carlee Rochon, Dir. Finance

Will Hong, Planner

Regrets:

Kathy Kehoe, Dir. Community Development

Todd Richard, Dir. Public Works

Presenter and Gallery:

Coady Sanford, Applicant

One (1) people in the gallery

7. Public Hearings

c) PID 45056363 Upper Water St, Windsor Development Agreement Amendment – Acting Director Fougere

Acting Director Fougere gave a presentation to overview the proposal. The application was received on January 22, 2025, as a request to amend the existing development agreement registered to the property. The subject property is currently vacant, designated Town Centre (TC) and zoned Town Centre (TC) with surrounding uses consisting of lower density residential and commercial development.

The existing development agreement with Asset Management LTD was approved by Council in 2009 and permits mixed use development consisting of up to 3000sq.ft. of commercial space and 4 residential units on the upper floors. Section 15.2 of the development agreement states that “amendments to any matters not identified in Section 15.1 shall be deemed substantive and may only be amended in accordance with the provision of Section 230 of the Municipal Government Act.” The requested amendments are not listed within Section 15.1, so they are deemed substantive. This application must then follow the regular

planning application process. Staff have suggested drafting a new development agreement to replace the existing rather than adding an addendum. The new agreement is substantively the same and includes the requested amendments.

Acting Director Fougere reviewed the specific changes to the agreement. An additional 2 residential units (up to 6 units), up to 3 storeys, additional commercial uses (all of which are permitted in the TC zone), an updated site plan, 1 parking stall per unit and 1 parking stall per 300sq.ft. of commercial floor area, balconies were removed, and other amendments to language (i.e., stormwater management). The building size has been reduced to accommodate parking in the front of the building. Acting Director Fougere noted that the previous property boundaries were found to be incorrect during a recent survey and have been updated. She reviewed the Policies within the Windsor Municipal Planning Strategy to allow these changes and that all criteria are considered met.

Coady Sanford, president of Seastone Developments and applicant, gave a presentation to explain his proposal. His intent is to hire local talent, purchase local goods, and reinvest in the region's economy. Jobsite workers will earn a minimum of \$23/hour, with skilled tradespersons earning a minimum of \$45/hour. There will be 20 jobs throughout the construction period and 4+ full-time jobs afterwards. The project is designed with sustainability and community impact in mind to contribute to a thriving downtown core and is expected to generate \$2.125 million in local economic activity far beyond the initial build. Mr. Sanford explained that the view plane from Fort Edward was considered in the height of the building. The previous height was 45ft and the new height is less than 36ft and will have no impact on the view plane. The commercial space will be slightly smaller, and the residential units will be updated to have a more modern design and better accessibility.

The Mayor opened the floor to questions and comments from Council.

Councillor Jannasch asked Mr. Sanford to elaborate on the idea of a farmer's market within the building. Mr. Sanford explained that it was an idea based off the success of the Falmouth farmer's market. He would like to invite them or a similar, valley-style business. Councillor Jannasch asked if this proposed market would be seasonal and Mr. Sanford explained that it would be open year-round.

Councillor J. Smith expressed that the building would be beneficial to Windsor and was appreciative that the Fort Edward view plane was taken into consideration.

Councillor Ivey also expressed appreciation for the consideration of the view plane and the overall impact and benefit to the community. Mr. Sanford is open to accommodating peoples' wishes.

There were no further questions or comments. The meeting moved out of Public Hearing at 6:44 p.m. and the regular Council meeting resumed.

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Mayor Abraham Zebian, Chair

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Deanna Snair, Executive Assistant/Clerk