

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 6:17p.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	Deanna Snair, Municipal Clerk
Kari Fougere, Acting Dir. Planning & Development	Carlee Rochon, Dir. Financial Services
Alex Dunphy, Senior Planner	Will Hong, Planner

Regrets:

Kathy Kehoe, Dir. Community Development	Todd Richard, Dir. Public Works
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Presenter and Gallery:

Matt Moore, Applicant	Coady Sanford, Applicant
Three (3) people in the gallery	

7. Public Hearings
b) 60 Old Walton Rd, Upper Burlington Development Agreement – Planner Hong

Planner Hong gave a presentation to overview the proposal. The completed application was received on February 3, 2025, to consider permitting an automotive repair shop by development agreement. The property is currently used as a personal residence with an existing automotive repair business operating out of the garage. Nearby properties consist of single unit residences, a community centre, and agricultural uses.

The property is designated Agriculture, and zoned Agriculture Priority Two (AR-2). Policy 8.9.4 of the West Hants Municipal Planning Strategy permits Council to consider the proposed development, and all the criteria of this policy have been considered met. Policy 8.6.1 sets the requirements for the agrologist report, and all criteria have been met. The subject lot is considered not suitable for agricultural use and will not impact surrounding agricultural uses. Policy 16.3.1 outlines the general criteria for development agreements and these criteria are also met.

Planner Hong provided a summary of the development agreement. The repair shop is to be contained entirely within the existing garage, with hours of operation from 8:00am to 5:00pm, Monday to Friday. There will be a minimum of three (3) parking spaces, parking and refuse containers are required to be screen from the abutting properties, and the property owner is responsible for the safe storage and disposal of waste products.

During the public comment period, one piece of written correspondence was received from the public in favour of this application.

There were no questions or comments. The meeting moved out of Public Hearing at 6:26 p.m. and the regular Council meeting resumed.

Mayor Abraham Zebian, Chair

Deanna Snair, Executive Assistant/Clerk