

WEST HANTS REGIONAL MUNICIPALITY

Council Meeting Agenda

July 22, 2025 - 6:00 p.m.

In-person, Sanford Council Chambers, 76 Morison Dr, Windsor, NS

Virtual via Zoom (also YouTube Livestream)



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) 2025-06-24 Council Minutes
 - b) 2025-06-24 PH Minutes - 60 Old Walton Road Development Agreement
 - c) 2025-06-24 PH Minutes - Upper Water Street, Windsor Development Agreement Amendment
7. Public Hearings
 - a) Bent Ridge Geo Domes Development Agreement – Planner Dunphy
8. Second Readings (as it pertains to Public Hearings)
 - a) Bent Ridge Geo Domes Development Agreement – Planner Dunphy
9. Unfinished Business/Postponed Motions
 - a) Heritage Grant Application: 294 Falmouth Back Road - Planner Dunphy (**Moved up on the agenda**)
 - b) 8 Water Street DA (extend the commencement period) – Planner Dunphy (**Moved up on the agenda**)
 - c) Housing Accelerator Fund Update - Planner Hong (**Moved up on the agenda**)
 - d) Windsor WTP Expansion (Third Process Train) Tender Award Recommendation Report –Director Richard
10. Mayor's Report
11. Financial Updates
 - a) Water Consumption as of April 30, 2025

12. Committee(s) of Council Excerpts/Recommendations
 - a) Committee of the Whole Excerpts (July 8, 2025)
 - i. 2025-26 Chalet Hamlet Updated Taxing Resolution
 - ii. Code of Conduct - Appointment of Second Investigator
 - iii. Municipal Budget Process
 - iv. Municipal Complex - Buildings
 - v. NS Community Solar Project
 - vi. Upper Burlington Land Donation (includes supplementary information)
 - b) Planning and Heritage Advisory Committee Excerpts (First Reading)
 - i. Bear Lake Wind Farm Development Agreement (First Reading) – Act. Director Fougere
13. Councillor(s) Municipal Business/Activity Monthly Reports (Districts 1-11)
14. Councillor(s) Municipal Advisory Board Activity Reports
 - a) Annapolis Valley Regional Library
 - b) Valley Regional Enterprise Network
15. New Business (moved up on the agenda)
 - a) Policy Change - Amending the time period required to provide a Notice of Reconsideration reducing it from 14 days – Councillor Ivey
 - b) Audit Committee Policy Change – Amend Section K, Audit Committee composition– Councillor Ivey
 - c) Crossing Community Tax Parity Report – Mayor Zebian
 - d) Finance and Development Request for Information – Mayor Zebian
 - e) Council Meeting Date Request – Clerk Snair
 - f) Special Council Meeting- July 22 Decision Request – Acting Director Fougere
 - g)
16. Correspondence
 - a) Information
 - i. General Correspondence Received Activity Log (as of July 18, 2025)
 - Correspondence from DEM Re Response to Funding for Property Buyout Program
 - Todd and Staphanie Janes Re Residential waste collection Cozy Crescent, Falls Lake, Vaughan, NS
 - Rick Smith Re WHRM Water Utility Consumption Report Dated March 31, 2025
 - b) Outgoing Correspondence Log (as of July 18, 2025) – None
17. In-Camera

- a) 2025-06-24 In-Camera Council Minutes
- b) MGA 22 (2)(f) Enforcement/Legal Matter
- c) MGA 22(2)(g) Legal Matter
- d) MGA 22(2)(a) Land Matter
- e) MGA 22(2)(c) Personnel Matter
- f) MGA 22(2)(c) Personnel Matter
- g) MGA 22(2)(c) Personnel Matter

18. Next Meeting Date / Adjournment – September 9th, 2025 Committee of the Whole Meeting 6 p.m.