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To: [Abraham Zebian](#); [Dave Moore](#); [Guido Furlani](#); [Jane Davis](#); [Jim Ivey](#); [Kayla Leary-Pinch](#); [Mark Kehoe](#); [Michel Bourgeois](#); [Tim Carr](#)
Cc: [Mark Phillips](#); [Deanna Snair](#); [Will Hong](#); [Kari Fougere](#); [Alexander Dunphy](#); [Vanessa Lake](#)
Subject: CANCELLATION-PAC/HAC Meeting-Thursday, December 11th, 2025
Date: Monday, December 1, 2025 2:09:24 PM
Attachments: [image304822.png](#)
[2025-12-11 PACHAC File Updates.pdf](#)
[2025-11-30 D & B approval report.pdf](#)

Good afternoon, PAC/HAC Members,

Please be advised that next Thursday night's PAC/HAC Meeting will be cancelled due to no new items being on the agenda.

As an update, I have attached the regular file updates to this email and further the November activity report. If there are any questions on the updates prior to the next meeting, please let one of us in Planning and Development know.

The next PAC/HAC Meeting is scheduled for January 8th, 2026 at 6:00pm.

To those of you who I may not see until then, I hope you all have a safe and happy holiday season!

Kari



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File Updates

Staff Review

File #24-22 Development Agreement: 411 King Street, Windsor Phase 2 (Alex Dunphy)

This is a development agreement application for Phase 2 of the residential development at 411 King Street, Windsor. The first phase is already approved and is for 18 stacked townhouse units on the site of the old Baptist church. The second phase is a 7-storey, 60-unit apartment building on the land behind the church. The Public Information Meeting was held on November 6, 2024. Alex is processing feedback from inquires and working with the developer to address that feedback before he brings this file forward to the PAC/HAC.

File #25-23 Development Agreement: PID 45003266, Three Mile Plains (Alex Dunphy)

This is a development agreement application to permit 150 dwelling units across three multi-unit buildings on the south part of the lot. The Public Information Meeting was held on October 8, 2025, with 25 members of public in attendance. Several comments were made about stormwater, flooding, infrastructure capacity and traffic impact. Staff are processing the feedback from the public and working with the developer on the draft development agreement to address the concerns raised from public correspondence.

First Readings / Public Hearings

File #25-22 Rezoning: 5988 Highway 215, Kempt Shore (Will Hong)

This is an application to rezone the subject property from Rural Commercial (RC) to General Resource (GR) to construct a single-unit dwelling. The property was the former site of a Credit Union which has since been demolished. The Public Information Meeting for this file was held on October 8, 2025, and the PAC/HAC voted in favour of this application on November 13, 2025. Council held First Reading on November 25, 2025, and the Public Hearing and Second Reading are expected to be held in January 2026.

File #25-07/11/12 Development Agreement and Rezoning: PIDs 45055241, 45190386, and 45366457 Wentworth Road/Cole Drive, Windsor (Alex Dunphy and Will Hong)

This is an application containing multiple requests. It is being considered in three parts: a development agreement, a rezoning, and a redesignation. The development agreement is to

permit a large-format retail store and several smaller retail stores on PIDs 45439098, 45190386 and 4505528 off Cole Drive, Windsor. The development agreement also includes land transfers and easements for both the applicant and the municipality. The rezoning and redesignation set the foundation for future residential development by the applicant. The Public Information Meeting was held on March 5, 2025, and staff did not receive any comments during the public comment period. PAC/HAC voted in favour of this application on November 13, 2025. Council held First Reading on November 25, 2025, and the Public Hearing and Second Reading are expected to be held in January 2026.

File #25-21 Rezoning: PID 45038510 Highway 14, Windsor Forks (Alex Dunphy)

This is an application to rezone PID 45038510 Highway 14, Windsor Forks, from Rural Commercial (RC) to General Resource (GR) with the intent to subdivide for low-density residential use. The Public Information Meeting was held on September 3, 2025. No questions or comments were received during the public comment period. The applicant recently informed staff that they may wish to retain a portion of the lot as Rural Commercial (RC). PAC/HAC voted in favour of this application on November 13, 2025, noting that a response had not yet been received from the local Fire Chief. Staff have not received a response from the Fire Chief and are seeking alternative methods for inquiry response. Council held First Reading on November 25, 2025, and the Public Hearing and Second Reading are expected to be held in January 2026.

File #25-15 Development Agreement: PID 45053220 King St, Windsor (Will Hong)

This is a development agreement application to permit a 4 storey, 72-unit residential building, plus a basement level. The Public Information Meeting was held on June 4, 2025. In response to public feedback, staff added a requirement to the development agreement to keep as many trees as is feasible and replace any trees on a 1:1 ratio with the same species. PAC/HAC voted in favour of this application on September 11, 2025, and Council gave First Reading on September 23, 2025. The Public Hearing was held on October 28, 2025, where Council approved the application. The Notice of Approval was posted in the paper on November 7, 2025, initiating the 14-day appeal period. No appeals were received, and this item may now be removed from the agenda.

File #25-20 Rezoning: PID 45285103, Old Walton Rd, Upper Burlington (Will Hong)

This is an application to rezone PID 45285103, Old Walton Rd, Upper Burlington, from Open Space (OS) to Institutional (I) and amend the text of the West Hants Land Use By-law (WHLUB) to allow day care centres as a permitted use within the Institutional (I) Zone. This application was submitted by CAO Mark Phillips on behalf of Council. The property currently belongs to the Municipality. The intent is to donate the property to the Hants Shore Childcare Association so they may establish a daycare centre. The Public Information Meeting was held on September 3,

2025, and PAC/HAC voted in favour of this application on October 9, 2025. First Reading was held on October 28, 2025, and the Public Hearing and Second Reading were held on November 25, 2025. Council voted in favour of this application and a notice of approval will be placed in the paper on December 5, 2025, initiating the 14-day appeal period.

File #25-18 Development Agreement: Bear Lake Wind Farm Revised (Kari Fougere)

This is a development agreement application to permit 7 wind turbines in the Vaughan/Upper Vaughan area. This application was previously submitted under previous MPS policy and withdrawn; the applicants have resubmitted a new, revised, application to be considered under new MPS Policy. The Public Information Meeting was held on May 21, 2025, and several members of the public were in attendance. All comments received at the meeting and during the comment period were included in the staff report. PAC/HAC considered this item on July 10, 2025, where the majority voted in favour of this application. The Committee made a separate motion with additional items for Council to consider. First Reading was held on July 22, 2025, and Public Hearing and Second Reading were held on September 23, 2025. Council did not vote in favour of this application. The applicant has appealed Council's decision and staff are working with a lawyer and the Nova Scotia Regulatory and Appeals Board (NSRAB) on the appeal process. The Appeal Hearing is scheduled for late January 2026.

ACTIVITY REPORT

For Month of November 2025-11-30

	Nov 2024			Nov 2025		
Type	Permits	Units	Value of Construction	Permits	Units	Value of Construction
Single Family	17	12	3,569,774	13	6	1,958,783
Duplex/Semi	2	3	367,500	0	0	0
Apartments	0	0	0	1	21	3,675,000
Other Residential	9	1	368,500	9	0	260,000
Commercial	3	3	620,000	2	0	19,000
Industrial	0	0	0	0	0	0
Inst & Gov	0	0	0	0	0	0
Agriculture	0	0	0	3	0	588,000
Other	0	0	0	0	0	0
Total	31	19	4,925,774	28	27	6,500,783
Year To Date	428	222	72,195,246	462	224	200,736,483
Demolition	2	2		2	1	
Sign Permits	0			2		
Sub Applications	9	13 (Lots Requested)		3	6 (Lots Requested)	