



WEST HANTS REGIONAL MUNICIPALITY
Planning & Heritage Advisory Committee (PAC/HAC) Minutes
June 11, 2026, 6:00pm-8:30pm
Sanford Council Chambers, Zoom / YouTube Live

PRESENT: Michel Bourgeois, Chair, WHRM Representative
Councillor Jim Ivey (District 11)
Dave Moore, Windsor Representative
Guido Furlani, Windsor Representative
Tim Carr, Hantsport Representative
Jane Davis, Hantsport Representative
Mark Kehoe, WHRM Representative
Beth Easson, WHRM Representative (6:15pm)
Councillor Kayla Leary-Pinch (District 7) (6:15pm)

STAFF: Kari Fougere, Manager of Planning
Alex Dunphy, Senior Planner
Will Hong, Planner
Vanessa Lake, Planning Assistant

GALLERY: 3 members of the public
Councillor Paul Wheadon
Councillor Bonnie Smith

REGRETS: Abraham Zebian, Mayor

1.0 Call to Order and Attendance

Chair Bourgeois called the meeting to order at 6:01pm. Quorum was achieved. Mayor Zebian had sent regrets. Resident Member Easson and Councillor Leary-Pinch advised they were both running late. All other Committee members were present.

2.0 Announcements

Chair Bourgeois read the Land Acknowledgements, reminded everyone of the expectations from the Code of Conduct, and outlined the emergency exit procedure.

Mark Kehoe shared that there will be Bingo at the Upper Vaughan Community Hall on June 20, 2026, at 6:00pm. There are only a few spots left. On June 25, 2026, there will be the monthly crib game at the Upper Vaughan Community Hall, beginning at 6:30pm. The Big Breakfast will be held this Saturday, June 13, 2026, at 8:00am at the Vaughan Fire Hall.

Tim Carr wished everyone a Happy Pride Month. The community of Hantsport is preparing for their famous Canada Day celebrations on July 1, 2026.

3.0 Approval of Agenda and Additions

There were no changes and the agenda was approved as circulated by unanimous consent.

4.0 Declaration of Conflict of Interest

No conflicts were declared.

5.0 Approval of Minutes (May 14, 2026)

Councillor Ivey mentioned comments made at the last meeting that he felt should have been reflected in the minutes, regarding the commercial nature of the Wentworth Road Gateway District and the maximum height allowed by development agreement within the Nesbitt Island designation. These comments will be added. The minutes were approved as amended by unanimous consent.

6.0 New Business

6.1 File #26-07 Rezoning: 5398 Highway 14, Currys Corner (Will Hong)

This is an application to rezone a portion of the subject lot from Institutional (I) to Low-Density Residential (R-1) to facilitate the subdivision process for future residential use. The Church intends to sell the subdivided portion to help fund their operations. The Public Information Meeting was held on May 20, 2026, where staff received questions about permitted density and building types, past flooding events, and household livestock. The comment period was open until noon on June 3, 2026. Staff received one email and one phone call. The full staff report is available with the agenda package on the municipal website.

The subject property is approximately 2.7 acres (~117612sqft), and the subdivided portion would be an approximately 0.78-acre (~33976sqft) parcel. This property meets the size requirements for septic. Mark Kehoe asked if the soil type was adequate to support septic without having to increase lot size. Soil content/quality was not part of the application criteria. The landowner would be required to submit a septic approval letter during the permitting stage, which would speak to soil quality and other concerns. The closest agricultural lands are directly across the street (Highway 14), making the distance the width of the street. There are no restrictions or setbacks for how close a development can be to agricultural land.

Beth Easson arrived at 6:15pm. Councillor Leary-Pinch also arrived at 6:15pm.

Moved by Tim Carr and seconded by Guido Furlani that PAC/HAC recommends that Council give First Reading and hold a Public Hearing to consider amending the maps of Schedule A of the West Hants Land Use By-law to rezone a portion of lot as identified as PID 45075439 from Institutional (I) to Low Density Residential (R-1) zone as shown in the report #26-07 to the Planning and Heritage Advisory Committee dated June 11, 2026. Motion carried unanimously.

6.2 Plan Review Recommendation (Kari Fougere)

Planning staff have been working with consultants from WSP to update and consolidate the current Windsor, West Hants, and Hantsport planning documents into a comprehensive set for the entire region. This project has been ongoing for several years and included consultation with both the public and private stakeholders. At the May 14, 2026, PAC/HAC meeting, Staff brought forward an information report to provide an overview of the project and allow the Committee the opportunity to ask questions to staff and discuss the content of the draft plans in a workshop

format. Staff are now bringing forward the recommendation report, including some of the changes as requested by PAC/HAC. The full staff report, including draft documents, is available with the agenda package on the municipal website.

Discussion points:

- The Committee felt unprepared to make a recommendation at this time. The documents are quite large, and they felt they did not have enough time to review them in full and did not want to make an uninformed recommendation to Council or inadvertently recommend in favour of something they disagree with. The Committee would like to have more time to review the information and have a chance to speak with staff about why each change was made.
- Members expressed frustration about the way the information was presented.
- The possibility of a special workshop with PAC/HAC and Council was discussed.
- There was support in advancing the documents and appreciation shown for how much work and time has gone into the project already.
- Concerns about the disparity between Hantsport and Windsor regarding household livestock. While each Growth Centre is unique, they should all be treated equally.
- Support for the requirement for secondary access/egress for private developments to be included in the documents as well as a new approach for solid waste pick up on private roads.
- Saying residential development is “discouraged” within the General Resource zone is strong language. It is implied by the policies already in place. Staff can adjust the wording.
- Concerns about the maximum height of 210ft (64m) by development agreement within the Nesbitt Island designation.
- The Wentworth Road Gateway District was established to be a commercial zone. Residential development on the ground floor would be acceptable to the Committee if it was only permitted at the rear of a building, to preserve the commercial streetscape.
- The community of Ellershouse being a Local Centre with no private roads is limiting. It holds potential for growth and development and is in a convenient location.

- The paramount goal of the Resource zones is resource development. “Encouraged” is a common word used in Municipal Planning Strategies throughout the province and is not specific to renewable energy (wind farms, etc.).
- “Services” in Resource areas refers to a property with on-site sewer and water, not municipal services.
- There is no legislated timeline to approve the documents.
- The Committee discussed possibly submitting their own recommendation report to Council. They want to be clear that they support the project, while emphasizing their concerns with the process and draft contents.

Moved by Guido Furlani and seconded by Tim Carr that PAC/HAC recommends that Council give First Reading and holds a Public Hearing to consider adopting the new Regional Municipal Planning Strategy and repeals the Town of Windsor Municipal Planning Strategy (2005), the Town of Hantsport Municipal Planning Strategy (2010) and the Municipality of the District of West Hants Municipal Planning Strategy (2008). Motion defeated unanimously.

Moved by Guido Furlani and seconded by Tim Carr that PAC/HAC recommends that Council give First Reading and holds a Public Hearing to consider adopting the new Regional Land use By-law and repeals the Town of Windsor Land Use By-law (2005), the Town of Hantsport Land Use By-law (2012) and the Municipality of the District of West Hants Land Use By-law (2008). Motion defeated unanimously.

Moved by Guido Furlani and seconded by Tim Carr that PAC/HAC recommends that Council give First Reading and holds a Public Hearing to consider adopting the new Regional Subdivision By-law and repeals the Town of Windsor Subdivision By-law (2012), the Town of Hantsport Subdivision By-law (2010) and the Municipality of the District of West Hants Subdivision By-law (2008). Motion defeated with Guido Furlani, Jane Davis, Michel Bourgeois, Beth Easson, Dave Moore, Mark Kehoe, Jim Ivey and Kayla Leary-Pinch opposed. In favour: Tim Carr.

The Committee discussed how they would like to move forward. Staff will bring the First Reading recommendation report to Council at the next meeting (June 23, 2026) and it will include PAC/HAC’s motions and reasoning as well as Staff’s recommendation. The Committee would like to have more time to review the documents in-depth so they may give an informed

recommendation to Council. They would like to request Council delay their decision on the matter until PAC/HAC has had time to conduct their review and/or hold a workshop. Staff would like to know what they expect from such a workshop.

Moved by Guido Furlani and seconded by Tim Carr that, whereas PAC/HAC requests a summary of all changes to the MPS and Land Use By-Law and followed up with a workshop opportunity with planning staff to provide clarity and understanding of the updated MPS and Land Use By-law to make its best recommendation to council; therefore be it resolved that PAC/HAC is requesting that council considers delaying the plan review to allow additional time to provide an in-depth and comprehensive recommendation. Motion carried unanimously.

7.0 Business Arising from the Minutes

There was no business.

8.0 Business Arising from Public Information Meetings – June 3, 2026

8.1 File #26-05 Development Agreement: PIDs 45005584 and 45337748 Panuke Rd, Three Mile Plains (Alex Dunphy)

This is a development agreement application to permit 11 stacked townhouse blocks with eight units per block. The Public Information Meeting was held on June 3, 2026. Approximately 18 members of the public were in attendance and eight people gave comments. Concerns included traffic impact, one access/egress, water and sewer capacity, flooding and environmental impact, wildlife impact, landscaping and buffering, and incompatibility with the low-density neighbourhood. The public comment period will be open until noon on June 17, 2026, and all questions and comments can be submitted to Planner Alex Dunphy at adunphy@westhants.ca or 902-798-8391 ext. 118. All public feedback will be incorporated into the inquiries that Planners send to the subject matter experts.

There was a question about the wording that Council “may” consider a development agreement. Council is unable to decline an application from the onset. Staff operate under the policies outlined in the planning documents. If an application is made that cites the policies, it is staff’s responsibility to review it. Staff will hold a preliminary meeting to see if there are any major,

immediate red flags. Council *must* at least consider each application. Staff do not make the decisions. It is up to Council to decide if the application does meet the criteria or not.

9.0 File Updates

The file updates were circulated with the agenda package and are available on the municipal website. Mark Kehoe asked about the Nova Scotia Regulatory and Appeals Board's (NSRAB) ruling on the Bear Lake wind farm, and if Council was still able to make any changes to the development agreement. Manager Fougere responded that the NSRAB decision is final and Council must now approve the development agreement as-is, with the inclusion of a gated access road per the Board's decision.

10.0 Building and Development Activity Reports (May 2026)

The report was circulated with the agenda package and is available on the municipal website. There were no questions or comments on the report.

11.0 Notices from Adjacent Municipal Units

No notices had been received.

12.0 Public Comments

The public is encouraged to attend the meetings or contact staff directly if they have any questions or comments. Contact information is available on the municipal website. If you are unsure who to contact, an email can be sent to planning@westhants.ca and the appropriate staff member will respond.

Mark Kehoe commented as a member of the public. Avon View students recently had a "bring your tractor to school day," where some of the students held a miniature parade, driving their tractors to school in the morning. These youth are the future stewards of West Hants's agricultural land, and it highlights the importance of agriculture in this region.

13.0 Next Meeting Date / Adjournment

The next meeting is scheduled for July 9, 2026, at 6:00pm. A notice will be sent out if there are any changes. With no further business, the meeting adjourned at 8:30pm.