

**WEST HANTS REGIONAL MUNICIPALITY**  
**Council Meeting Agenda Amended July 23, 2025**

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

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

Virtual via Zoom (also YouTube Livestream)



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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 Vallley 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
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 9<sup>th</sup>, 2025 Committee of the Whole Meeting 6 p.m.



**1. Call to Order** – Mayor Zebian called the meeting to order at 6:13 p.m.

**2. Attendance**

Council:

Abraham Zebian, Mayor	Debbie Francis, Deputy Mayor, Dist. 5
Rupert Jannasch, Councillor, District 1	Kayla Learey-Pinch, Councillor, District 7
Scott McLean, Councillor, District 2 (6:27 pm)	Paul Morton, Councillor, District 8 (6:17 pm)
Chrystal Remme, Councillor, District 3	John Smith, Councillor, District 9
Paul Wheadon, Councillor, District 4	Bonnie Smith, Councillor, District 10
Bob Morton, Councillor, District 6	Jim Ivey, Councillor, District 11

Staff:

Mark Phillips, Chief Administrative Officer	Deanna Snair, Municipal Clerk
Kari Fougere, Acting Director Planning & Dev	Alex Dunphy, Senior Planner
Carlee Rochon, Director of Financial Services	Tim Bouter, Project Engineer
Will Hong, Planner	

Regrets:

Todd Richard, Director Public Works	Kathy Kehoe, Director Community Dev.
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Presenter and Gallery:

Ted Misztela, Applicant	Mat Murrant, Applicant
Glenn Dodge, owner of Bent Ridge Winery	Four (4) people in the gallery

**7. Public Hearings (6:13 p.m.)**

**a) Bent Ridge Geo Domes Development Agreement**

Senior Planner Dunphy gave an overview of the proposal. A completed application was received from Ted Misztela on February 4, 2025, to request a development agreement to allow four (4) geodomes on the subject lot, PID 45382934 Highway 14, Windsor Forks, intended as part of an agritourism glamping experience. He showed a site plan for the proposal. The geodomes will be situated in a small section of the lot and will have access from an existing driveway. It is a 12-acre lot currently used as an apple orchard, and the existing orchard is intended to stay in use. The property abuts a winery, agricultural uses, and low-density residential uses nearer to the highway. This property, as well as all surrounding properties, are zoned Agricultural and within the Agricultural designation.

Senior Planner Dunphy reviewed the West Hants MPS Policies 8.9.4 and 16.3.1. All necessary criteria are considered met. He reviewed the requirements of the development agreement, which permits up to four (4) geodesic domes and necessary utilities, access from the existing driveway off of Highway 14, a minimum of four (4) parking spaces, buffering from abutting properties, a

designated individual available at all times guests are present on the property, and that no guests will be present during the spraying of the orchard.

The Public Information Meeting was held on April 2, 2025, and was broadcast live on the Municipal YouTube page. 16 members of the public attended the meeting and the deadline for comments was April 16, 2025. Staff received questions regarding the location of the geodomes on the lot, bathroom facilities, and potential expansion. The remainder of the comments were in support of the accommodation that the proposal would provide.

During the First Reading, Council requested supplemental information regarding the Agricultural policy. Senior Planner Dunphy reviewed the information provided in his report. Due to the development site of the proposal not reducing agricultural production, not adversely affecting nearby agricultural operations, nor fragmenting agricultural land, staff have determined that the proposal meets the intent of Policy 8.6.1 and 8.9.4 of the WHMPS.

Ted Misztela, applicant, Mat Murrant, applicant, and Glenn Dodge, owner of Bent Ridge winery, came to the table to explain their proposal. They hope their project will have a positive impact on the area. They have discussed this project over several years. Mr. Dodge has seen the need for accommodation at his business, where he hosts weddings and other events. Mr. Dodge explained that people are often asking about places to stay as there are very few options in the area. It would help not only his business, but other local businesses, such as Ski Martock.

The Mayor opened the floor to questions and comments from the public. There were no questions or comments at this time. Senior Planner Dunphy added that the Public Hearing comment period had been advertised on July 7 and 14, letters were sent to adjacent property owners, and a sign was posted on the lot. Staff had received some correspondence, and it was included with the submitted report.

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

Councillor Ivey asked if the applicants had any plans to expand their project, as they'd have to go back through the public process if they did.

Mr. Misztela replied that, if it performs well and there is a demand for it, they may resubmit an application to build more domes. They will operate the project as-is for a few years to gather data. He commented that the land on the other side of the rise is not currently in agricultural production, so there may be a second phase, but it is too early to say at this time.

Councillor Wheadon asked when the applicants anticipate starting this project, if approved.

Mr. Misztela said they hope to begin as soon as possible.

There were no further questions or comments. The meeting moved out of Public Hearing at 6:28 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