

**WEST HANTS REGIONAL MUNICIPALITY**

**Council Meeting Agenda Amended December 11, 2025**

December 9, 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 (includes presentation for appreciation of support during the 2025 drought)
4. Approval of the Agenda, including additions or deletions
5. Declaration(s) of Conflict of Interest
6. Approval of Previous Meeting Minutes
  - a) 2025-11-25 Council Minutes
  - b) 2025-11-25 Rezoning PID 45285103 Old Walton Rd, Upper Burlington Public Hearing Minutes
  - c) **Little River Bridge Tender Award Recommendation Report - Manager Bennett**
7. Public Hearings
  - a) Donation of Land-PID 45285103 Old Walton Rd, Upper Burlington – Clerk Snair
8. Second Readings (as it pertains to Public Hearings)
  - a) Donation of Land-PID 45285103 Old Walton Rd, Upper Burlington – Clerk Snair
9. Unfinished Business/Postponed Motions
  - ~~a) **Little River Bridge Tender Award Recommendation Report – Manager Bennett**~~
  - b) Speed bumps in the Crossing Request for Information Report – Councillor Bob Morton
  - c) Waste Collection on Private Road Request for Information – Councillor Leary-Pinch
10. Mayor’s Report
11. Financial Updates
  - a) Water Consumption ~~Information Report~~ **Memo**
  - b) **Financial Update – Capital Budget**
12. Committee(s) of Council Excerpts/Recommendations
  - a) Committee of the Whole Excerpts (December 2, 2025)
    - i. 2025/26 Warming Centre Funding Allocation
    - ii. 30% Design Award - Stannus Street Stormwater Management

- iii. Emergency Water Relief During Droughts Policy
  - iv. WHRM Tender Award Plow Salt Truck
13. Councillor(s) Municipal Business/Activity Monthly Reports (Districts 1-11)
14. Councillor(s) Municipal Advisory Board Activity Reports
- i. Accessibility Advisory Committee Information Report
  - ii. AVRL Board Information Report
  - iii. VCFN Information Report
  - iv. **Region 6 Information Report**
15. New Business - None
16. Correspondence
- a) General Correspondence Received Activity Log (as of December 5, 2025)
    - i. 2025-12-04 Letter from The Royal Canadian Legion Hants County Branch #9 Re Poppy Campaign
  - b) Outgoing Correspondence Log (as of December 5, 2025) - None
18. In-Camera - None
19. Next Meeting Date / Adjournment – January 13, 2025 Committee of the Whole Meeting 6 p.m.

## WEST HANTS REGIONAL MUNICIPALITY

### Public Hearing Minutes

Donation of Land PID 45285103 Old Walton Rd, Upper Burlington

December 9, 2025, 6:20 p.m. – 6:40 p.m.

Sanford Council Chambers, 76 Morison Dr, Windsor, NS

And via Zoom (also YouTube Livestreamed)



1. Call to Order – Mayor Zebian called the meeting to order at 6:20 p.m.

2. Attendance

#### Council:

Abraham Zebian, Mayor

Rupert Jannasch, Councillor, District 1

Scott McLean, Councillor, District 2

Chrystal Remme, Councillor, District 3

Paul Wheadon, Councillor, District 4

Bob Morton, Councillor, District 6

Debbie Francis, Deputy Mayor, District 5

Kayla Leary-Pinch, Councillor, District 7

Paul Morton, Councillor, District 8

John Smith, Councillor, District 9

Bonnie Smith, Councillor, District 10

Jim Ivey, Councillor, District 11

#### Staff:

Mark Phillips, Chief Administrative Officer

Carlee Rochon, Dir. Finance

Kevin Bennett, Manager of Parks & Rec Facilities

Deanna Snair, Municipal Clerk

Todd Richard, Dir. Public Works

Kathy Kehoe, Dir. Community Dev.

#### Regrets:

Kari Fougere, Acting Dir. Planning & Development

#### Presenter and Gallery:

Lori Maxwell, Hants Shore Childcare Association

5 members of the public

7. Public Hearings (6:20 p.m.)

b) Donation of Land PID 45285103 Old Walton Rd, Upper Burlington

Clerk Snair reviewed the report, providing background information, outlined provisions and requirements within the Municipal Government Act that permits land to be donated, the processes to date (two different processes, a; a planning process and then the donation of land process) and next steps.

On May 13, 2025, the Hants Shore Childcare Association presented Council with a proposal to develop a fully serviced, registered childcare facility in the Hants Shore area, providing 60 spaces for children aged six months to 11 years. To advance the project, the Association requested the donation of a 3-acre municipal parcel (PID 45285103) and municipal assistance with the rezoning process, noting that provincial funding eligibility requires the organization to hold legal title to the land. In response, Council undertook a series of steps, including declaring the property surplus, completing the rezoning from Open Space (OS) to Institutional (I), and amending the West Hants Land Use By-law to permit licensed and non-licensed daycare centres within the Institutional zone through the planning process. Following a Public Information Meeting, recommendations from the

Planning and Heritage Advisory Committee, and a Public Hearing and Second Reading on November 25, 2025, Council unanimously approved the rezoning and text amendments.

With the planning process completed, the remaining step was the formal consideration of the land donation, which required compliance with the Municipal Government Act, including a public hearing for the disposal of municipal land below market value and a Council decision to transfer title. Approval of the donation will allow the project to proceed to the provincial funding and construction phases.

The Public Hearing was advertised in the local paper on November 21 and November 28, and on advertised on the municipal website and social media pages beginning November 25, 2025. The deadline for comments was Friday, December 5, 2025. Two emails were received during the comment period. One comment expressed a desire to have the comment period extended until December 19, 2025 and the second comment supported the donation of the land for the proposed Day Care Centre and emphasized the need for a centre in the area.

Lori Maxwell of the Hants Shore Childcare Association expressed their full support for the proposed gift of land to the not-for-profit Hants Shore Childcare Association. A “yes” vote would not only endorse the project but also demonstrate a clear commitment to the community by providing the Association with a meaningful head start, allowing it to focus its resources on bringing this much-needed childcare facility to life. The initiative was described as a collective effort, and the group conveyed its sincere gratitude to Council and municipal staff for their continued support of families in the community. Ms. Maxwell also extended an open invitation to attend the Association’s first Annual General Meeting (AGM), to be held tomorrow evening at 6:00 p.m.

Brett Robertson, a neighbouring property owner stated that while he was aware of the proposal, he had not understood its full extent. He raised questions about the process, noting that different municipalities have different rules and regulations, and that when he constructed his own building, he was required to physically notify each property within a 1,000-metre radius. He explained that he does not regularly receive mail and was only aware of the progression of the application thanks to neighbours who informed him, which was why he attended the meeting.

His primary concern related to safety. He noted that the proposed project was located between Highway 215 and Walton Road, an area where, over the past four to five years, numerous vehicle accidents have occurred, including vehicles ending up in ditches and ponds. He described the area as one where traffic frequently exceeds posted speed limits, with drivers often in a hurry to travel from point A to point B. He also pointed out the lack of road shoulders, which he felt further heightened safety risks.

He questioned where the daycare’s entrance and exit would be located and how vehicles would access the site (from Old Walton Road or Highway 215) and whether either option would be safe or appropriate. Mr. Robertson expressed that he did not feel the area was safe, as he personally enters and exits the roadway daily and must exercise extreme caution when navigating the nearby corner. This concern was amplified by the nature of the development, particularly with young children involved. He added that parents rushing to get to work after dropping off their children

could further compound traffic issues, increasing the potential for accidents and overall safety concerns.

He also raised concerns about the local water table. He explained that he has had to have water delivered to his home five times, with the addition of approximately 50 children and at least 10 staff, he was concerned about increased water consumption and the potential strain on the shared water table. He felt this could negatively impact nearby homes. He suggested that there are other suitable locations available that already have wells, parking, and safer access away from major highways.

He raised concerns about the impact of the septic system and increased water use on neighbouring properties and the shared water table, questioning the system's size, location, and separation from wells, parking, and play areas. He also expressed concern about long-term growth, noting that while the proposal referenced a limited number of 50 children, an existing waitlist suggested future expansion. He questioned how enrolment limits would be monitored and worried that increased capacity over time could further strain water and septic systems and negatively affect the neighbourhood.

Mayor Zebian explained the process at this meeting was in relation to the donation of the land. At the previous Council meeting, Council approved the rezoning of the land which would allow for the construction of a facility of this nature. The concerns raised should have been discussed during the rezoning application phase. It was noted that the processes other municipalities undertake were different that the processes within WHRM.

There were no further public questions or comments. The meeting moved out of Public Hearing at 6:40 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