

WEST HANTS REGIONAL MUNICIPALITY

Council Meeting Agenda **Amended July 29, 2026**

July 28, 2026 - 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
5. Declaration(s) of Conflict of Interest
6. Approval of Previous Meeting Minutes
 - a) 2026-06-23 Council Minutes
 - b) 2026-06-23 MPS and LUB amendments to allow approval of Development and Building Permits PH Minutes
7. Public Hearings
 - a) Appeal of Variance Approval: 532-542 O'Brien Street, Windsor, PID 45054392 Development Officer Overholt and Manager Robertson
 - b) Rezoning Application for 5398 Highway 14, Currys Corner (PID 45075439) – Director Poirier
8. Second Readings (as it pertains to Public Hearings)
 - a) Appeal of Variance Approval: 532-542 O'Brien Street, Windsor, PID 45054392 Development Officer Overholt and Manager Robertson
 - b) Rezoning Application for 5398 Highway 14, Currys Corner (PID 45075439) – Director Poirier
9. Climate Action Committee (CAC) Excerpt (July 22, 2026) **(Moved up on the agenda)**
 - a) **Financial ERP System Recommendation Report – Director Rochon**
 - b) Climate Action Committee (CAC) Excerpt (July 22, 2026)
 - i. Adoption of Zero Emissions Transportation Feasibility Study Recommendation – Coordinator Ogilvie
 - ii. Report Form Template Amendments for Environmental Considerations Recommendation – Coordinator Ogilvie
10. Unfinished Business/Postponed Motions
 - a) Tregothic Trail Culvert Replacement Tender Award Recommendation Report – Manager Bennett

- b) West Hants Sports Complex LED Sign Tender Award Recommendation Report – Manager Bennett
 - c) West Hants Homelessness Engagement Discussion Report – Clerk Snair
- 11. Mayor’s Report
- 12. Committee(s) of Council Excerpts/Recommendations
 - a) Committee of the Whole Excerpts (July 14, 2026)
 - i. Annapolis Valley Regional Library Meeting and Council Direction
 - ~~ii. Blue Route Sweeping Request~~
 - iii. Change in Scope RFP Consultant Services to Complete Municipal Planning Document Review
 - iv. WHRM Reserve Policy Changes
 - v. WHRM Procurement Practices - Audit Services Excerpt
- 13. Councillor(s) Municipal Business/Activity Monthly Reports (Districts 1-11)
- 14. Councillor(s) Municipal Advisory Board Activity/Information Reports
 - a) Accessibility Advisory Committee Information Report
 - b) Valley REN LOC Information Report
- 15. New Business
 - ~~a) Financial ERP System – Recommendation Report – Director Rochon~~
 - b) Strengthening Subdivision Standards for Future Private Road Developments – Councillor Leary-Pinch
 - c) Addition of Forest Lakes development to Curbside Collection Pilot Program Recommendation Report Recommendation Report – Councillor Wheadon
- 16. Correspondence
 - a) 2024-2028 Council Term General Correspondence Received Ledger as of July 24, 2026
 - i. Waste Concerns
 - ii. 2026-07-17 AVRL to WHRM
 - b) 2024-2028 Council Term Correspondence Sent as of July 24, 2026 - None
- 17. In-Camera
 - a) 2026-06-23 Council In-Camera Minutes
 - b) MGA 22(2)(a) Land Matter
- 18. Next Meeting Date / Adjournment – September 8, 2026 Committee of the Whole Meeting

WEST HANTS REGIONAL MUNICIPALITY

Council Meeting Minutes

July 28, 2026 - 6:00 p.m.

Sanford Council Chambers, 76 Morison Dr, Windsor, NS

And virtually via Zoom (also YouTube Livestreamed)



1. **Call to Order** – The meeting was called to order at 6:00 pm

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 (6:09 pm)

Debbie Francis, Deputy Mayor, Dist. 5

Kayla Leary-Pinch, Councillor, District 7

Paul Morton, Councillor, District 8 (ZOOM)

John Smith, Councillor, District 9

Bonnie Smith, Councillor, District 10

Jim Ivey, Councillor, District 11

Staff:

Mark Phillips, Chief Administrative Officer

Todd Richard, Dir. Public Works

Carlee Rochon, Dir. Financial Services

Sara Poirier, Dir. Planning & Development

Nicholas Glover, IT Specialist

Will Overholt, Development Officer

Deanna Snair, Municipal Clerk

Kevin Bennett, Man. Parks & Rec. Fac.

Kathy Kehoe, Dir Community Dev

Derek Robertson, Manager Dev. Control

John Ogilivie, Climate Action Coor.

Presenter and Gallery:

Six (6) in the gallery

Maria Sikal, Applicant

David Mccusker, WSP

3. **Announcements** (6:01 pm)

Mayor Zebian provided the Land Acknowledgement, Code of Conduct reminder and Emergency Evacuation details.

A reminder was shared about Avon River Days and all the events which were happening this coming weekend. There were lots of events scheduled and all were encouraged to attend.

A reminder was shared that 2026 marks the 50th Anniversary of the Hants County Christmas Angels. In recognition of this, the Cambridge Hills Golf Course will host a Charity Golf Tournament on September 18 to help raise funds. The group was seeking donations for the event, and anyone interested in contributing was encouraged to contact the Hants County Christmas Angels directly.

4. **Approval of the Agenda including additions or deletions** (6:03 pm)

Item 15(a) was moved up to Item 9(a) and Item 12(ii) was removed from the agenda as the request had already been completed. With the proposed changes the agenda was approved as amended.

5. Declaration of Conflict of Interest (6:03 pm) - None

6. Approval of the Previous Meeting Minutes (6:04 pm)

a) 2026-06-23 Council Minutes

b) 2026-06-23 MPS and LUB amendments to allow approval of Development and Building Permits PH Minutes

The minutes were approved as presented.

7. Public Hearings

Public Hearings and Second Readings (Second reading was held immediately following Public Hearing)

a) MPS and Appeal of Variance Approval: 532-542 O'Brien Street, Windsor, PID 45054392 Development Officer Overholt and Manager Robertson (6:06 pm)

The meeting moved into Public Hearing at 6:06 pm. Further information on the Public Hearing was available in the 2026-07-28 Public Hearing Minutes.

**MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR J. SMITH THAT
THE MEETING MOVE INTO PUBLIC HEARING AT 6:06 P.M. MOTION
CARRIED**

At 6:33 p.m. the Public Hearing concluded, and the regular Council meeting resumed.

8. Second Readings

a) MPS and Appeal of Variance Approval: 532-542 O'Brien Street, Windsor, PID 45054392 Development Officer Overholt and Manager Robertson (6:33 pm)

Discussion Points:

- Concern was expressed regarding the absence of a definition for a minor variance in the Municipal Government Act (MGA), resulting in a subjective interpretation of the term.
- The MGA does not limit variances.
- There was no opportunity to appeal a denied variance application, as Council's decision was final.
- At a minimum the actual variance ranged from 15' to 22 ½'.

**MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR B. SMITH THAT
COUNCIL UPHOLDS THE DECISION OF THE DEVELOPMENT OFFICER WITH
REGARD TO THE GRANTING OF A VARIANCE TO REDUCE THE REAR YARD
SETBACK DISTANCE TO PROPERTY LINES FOR A MULTI-UNIT RESIDENTIAL
BUILDING AT 532-542 O'BRIEN STREET, WINDSOR (PID 45054392).
MOTION DEFEATED. Nays: Ivey, J. Smith, Leary-Pinch, Wheadon, Remme,
McLean and Jannasch**

7. Public Hearings

Public Hearings and Second Readings (Second reading was held immediately following Public Hearing)

b) Rezoning Application for 5398 Highway 14, Currys Corner (PID 45075439) (6:38 pm)

The meeting moved into Public Hearing at 6:38 pm. Further information on the Public Hearing was available in the 2026-07-28 Public Hearing Minutes.

**MOVED BY COUNCILLORS LEARY-PINCH AND IVEY THAT THE MEETING
MOVE INTO PUBLIC HEARING AT 6:38 P.M. MOTION CARRIED**

At 6:48 p.m. the Public Hearing concluded, and the regular Council meeting resumed.

8. Second Readings (as it pertains to Public Hearings)

b) Rezoning Application for 5398 Highway 14, Currys Corner (PID 45075439)

**MOVED BY COUNCILLORS B. SMITH AND LEARY-PINCH THAT COUNCIL
GIVES SECOND READING AND APPROVES AMENDING SCHEDULE A OF
THE WEST HANTS LAND USE BY-LAW TO REZONE A PORTION OF THE
LOT AS IDENTIFIED AS PID 45075439 FROM THE INSTITUTIONAL (I) TO
THE 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**

9. Climate Action Committee (CAC) Excerpt (July 22, 2026)

a) Financial ERP System - Recommendation Report (6:49 pm) (Moved up on the agenda)

Director Rochon and IT Specialist Glover reviewed the report. Staff were recommending the acquisition and implementation of a new Enterprise Resource Planning (ERP) system from TownSuite Municipal Software Inc. to replace the Municipality's aging financial and administrative software before vendor support ends in 2029. Following an extensive procurement and evaluation process, TownSuite was identified as the preferred solution due to its stronger technical capabilities, greater functionality, lower long-term ownership costs, and ability to better support municipal operations with fewer customizations. The proposed system would enhance integration across finance, payroll, human resources, procurement, planning, and community development functions, while improving digital service delivery through online payments, permitting, recreation registration, and a future citizen service portal. The total project cost, including the recommended recreation module and implementation contingency, was estimated at approximately \$506,900, with up to \$220,000 anticipated from Housing Accelerator Fund support and the remaining balance funded through municipal operating reserves. Although the overall investment was higher, it was believed the initial investment was better over the long term and will improve efficiency, accessibility, security, and service delivery for residents and municipal operations.

Discussion Points:

- The proposed system would replace the existing Community Development system and provide a single platform for recreation program registration, facility bookings, and equipment loans. The solution was expected to improve operational efficiency by reducing work duplication, shortening refund processing times, and ensuring more up-to-date accounts receivable information and be accessible and user friendly.
- Five qualified vendors were reviewed; three were eliminated because they could not guarantee implementation before the current system reaches end of life.
- Alternative procurement was justified by specialized requirements, including tax billing, water utility functions, security of sensitive municipal data, online payments, and e-permitting integration.

- Many of the alternative options could not meet Nova Scotia-specific municipal requirements and relied on third-party implementation teams.
- TownSuite included implementation, training, and support services, with WHRM staff supporting the transition process.
- The priority was to migrate core municipal services, with additional public-facing features viewed as added benefits that improve service integration and resident access.

MOVED BY COUNCILLORS WHEADON AND B. SMITH THAT COUNCIL APPROVE THE ACQUISITION AND IMPLEMENTATION OF A NEW ENTERPRISE RESOURCE PLANNING (ERP) SYSTEM FROM TOWNSUITE MUNICIPAL SOFTWARE INC. FOR THE AMOUNT OF \$396,000 PLUS APPLICABLE TAXES. MOTION CARRIED. Nays: Ivey, Leary-Pinch and McLean

MOVED BY COUNCILLORS WHEADON AND B. SMITH THAT COUNCIL FURTHER APPROVE THE ADD ON OF THE RECREATION MODULE FOR APPROXIMATELY \$52,500 PLUS APPLICABLE TAXES. MOTION CARRIED. Nays: Ivey and McLean

MOVED BY COUNCILLORS WHEADON AND B. SMITH THAT COUNCIL APPROVE AN IMPLEMENTATION CONTINGENCY AMOUNT OF \$39,600 PLUS APPLICABLE TAXES. MOTION CARRIED. Nays: Ivey and McLean

b) Climate Action Committee Excerpt (7:26 pm)

- i. Adoption of Zero Emissions Transportation Feasibility Study Recommendation (7:26 pm)

David McCusker of WSP provided an overview of the Zero Emission Transportation Feasibility Study, outlining the study methodology, stakeholder and public feedback received, potential service delivery models and route options, vehicle considerations, and the estimated capital and annual operating costs associated with implementing a transit service similar to the model presented.

Discussion Points:

- During the discussion, it was noted that any future transit service would be fully funded by the Municipality, with the majority of operating costs attributed to driver staffing.
- For the Urban Fixed Route option, WSP recommended a fleet consisting of a primary battery-electric urban transit bus and a smaller diesel or gasoline-powered minibus to serve as a backup vehicle. It was also highlighted that urban-style transit buses were designed for significantly longer service lives, typically more than double that of smaller vehicle types, with this longevity being attributable to the vehicle design and construction rather than being electric.
- The recommended motion was simply to receive the Zero Emission Transportation Feasibility Study, with no commitment to proceed with implementation or incur future expenditures.

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR LEARY-PINCH THAT COUNCIL ADOPT THE ZERO EMISSIONS TRANSPORTATION

FEASIBILITY STUDY, AUTHORED BY WSP CANADA INC., IN A MANNER SUBSTANTIVELY THE SAME AS ATTACHMENT A TO THE STAFF REPORT TITLED “ADOPTION OF THE ZERO EMISSIONS TRANSPORTATION FEASIBILITY STUDY”, DATED JULY 22, 2026. MOTION CARRIED

- ii. Report Form Template Amendments for Environmental Considerations Recommendation (7:57 pm)

Coordinator Ogilvie reviewed the report. The recommendation supports actions identified in the Greenhouse Gas Emission Local Action Plan and the Climate Action Committee Work Plan. Adding an environmental lens to Council reports would ensure climate, sustainability, and environmental impacts are considered in decision-making, align municipal reporting with provincial and federal funding requirements, and support proactive investments that enhance long-term sustainability, resilience, and cost savings.

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR B. SMITH THAT COUNCIL DIRECT STAFF TO AMEND APPENDIX A “REPORT FORM” OF THE MEETING AND COMMITTEE PROCEDURAL POLICY, IN A MANNER SUBSTANTIVELY THE SAME AS OUTLINED IN THE STAFF REPORT TITLED “REPORT FORM TEMPLATE: AMENDMENTS FOR ENVIRONMENTAL CONSIDERATIONS”, DATED JULY 22, 2026. MOTION CARRIED

10. Unfinished Business/Postponed Motions

- a) Tregothic Trail Culvert Replacement Tender Award Recommendation Report (7:58 pm)

Manager Bennett reviewed the report. Following significant damage caused by the July 2023 heavy rainfall event, including impacts to the Tregothic Trail culvert, WHRM undertook a damage assessment and developed a replacement project to restore and enhance the infrastructure. The project was redesigned to include a precast Shaw Span structure capable of withstanding a 1-in-100-year flood event, improving long-term resilience. The total project cost was estimated at approximately \$348,500, and the project has been approved for full funding through the Province’s Disaster Financial Assistance program.

Discussion Points:

- Confirmation of bid security was provided.

MOVED BY COUNCILLORS LEARY-PINCH AND B MORTON THAT COUNCIL APPROVE THE AWARD OF TENDER WHRMCD26-03 TO BRISON DEVELOPMENTS LTD. FOR THE TREGOTHIC TRAIL CULVERT REPLACEMENT IN THE AMOUNT OF \$295,700 PLUS APPLICABLE TAXES TO BE FUNDED THROUGH THE DISASTER FINANCIAL ASSISTANCE PROGRAM. MOTION CARRIED

MOVED BY COUNCILLORS LEARY-PINCH AND B MORTON THAT COUNCIL APPROVE THE AWARD OF THE TREGOTHIC TRAIL CULVERT REPLACEMENT PROJECT MANAGEMENT SERVICES TO DESIGNPOINT ENGINEERING & SURVEYING LTD. FOR THE PRICE OF \$9,330, BEFORE APPLICABLE TAXES. MOTION CARRIED

MOVED BY COUNCILLORS LEARY-PINCH AND B MORTON THAT COUNCIL APPROVES A CONTINGENCY AMOUNT OF \$30,503 (10%) PLUS APPLICABLE TAXES FOR THE PROJECT TO BE FUNDED THROUGH THE DISASTER FINANCIAL ASSISTANCE PROGRAM. MOTION CARRIED

b) West Hants Sports Complex LED Sign Tender Award Recommendation Report (8:02 pm)
Manager Bennett reviewed the report. Council approved the inclusion of a double-sided LED sign for the West Hants Sports Complex in 2023, with tendering delayed until 2026 due to coordination with the Windsor Agricultural Society. Three bids were received, with Mattatall Signs submitting the lowest compliant bid at \$77,158.53. The total project cost, including contingency and taxes, was estimated at \$88,150.87, exceeding the approved budget by approximately \$8,151.

Discussion Points:

- The proposed 10'x5' sign would be wider than the current sign in place and modified to fit the existing framework already on sight.
- The intent on the OK Tire sign was unknown, as discussions were occurring around this that did not involve WHRM.
- An agreement between WHRM and the Agricultural Society will be in place.

MOVED BY COUNCILLOR B. SMITH AND DEPUTY MAYOR FRANCIS THAT COUNCIL APPROVE THE AWARD OF TENDER WHRMCD26-04 TO MATTATALL SIGNS. FOR THE SPORTS COMPLEX EXTERIOR LED SIGN IN THE AMOUNT OF \$77,158.83 PLUS APPLICABLE TAXES TO BE FUNDED THROUGH THE CANADA COMMUNITY BUILDING FUND. MOTION CARRIED

MOVED BY COUNCILLOR B. SMITH AND DEPUTY MAYOR FRANCIS THAT COUNCIL APPROVES A CONTINGENCY AMOUNT OF \$7,715.88 (10%) PLUS APPLICABLE TAXES FOR THE PROJECT TO BE FUNDED THROUGH THE CANADA COMMUNITY BUILDING FUND. MOTION CARRIED

A break occurred at 8:09 pm. The meeting resumed at 8:24 pm.

c) West Hants Homelessness Engagement Discussion Report (8:24 pm)
Clerk Snair reviewed the report. Following the direction provided at the February 2026 meeting, a stakeholder engagement was undertaken to explore options for a coordinated regional approach to homelessness in West Hants. Discussions with municipal, provincial, community, housing, health, and social service partners identified homelessness as a growing and complex issue driven by housing shortages, affordability challenges, mental health needs, and fragmented service delivery. While significant solutions such as supportive housing, shelter services, and mental health support fall largely within provincial responsibility, there was broad consensus that the Municipality can play an important role as a convenor, facilitator, advocate, and community partner. Stakeholders emphasized that meaningful progress would require stronger coordination, collaborative leadership, and sustained partnerships across all levels of government and community organizations to develop effective, long-term solutions.

Discussion Points:

- It was felt the housing coalition was the way to proceed. That group was best equipped and experienced to work together collaboratively on next steps and potential options to support the unhoused community and a Councillor already sits at this table.

MOVED BY COUNCILLORS WHEADON AND B. SMITH THAT COUNCIL ESTABLISH A HOMELESSNESS ENGAGEMENT SUBCOMMITTEE UNDER THE DIVERSE, EQUITABLE AND INCLUSIVE COMMUNITIES COMMITTEE TO ADVANCE STRATEGIC ACTION #23 OF THE WEST HANTS REGIONAL MUNICIPALITY EQUITY, ANTI-RACISM, AND ACCESSIBILITY STRATEGY PLAN, AND TO PROVIDE A FORUM FOR COLLABORATION AMONG COMMUNITY PARTNERS, SERVICE PROVIDERS, AND INDIVIDUALS WITH LIVED EXPERIENCE TO IDENTIFY PRIORITIES AND MAKE RECOMMENDATIONS REGARDING HOMELESSNESS AND HOUSING INSECURITY IN WEST HANTS. MOTION DEFEATED. Nays: Ivey, J. Smith, P. Morton, B. Morton, Remme, McLean, Francis and Zebian

11. Mayor's Report (8:36 pm)

Mayor Zebian provided a verbal report highlighting recent meetings, events, and community engagement activities. Participated in Township promotional videos showcasing businesses within the core area. Attended the Little Entrepreneurs event, which was well attended by young participants from across all districts. Met with the Mayor of Queens County to discuss areas of mutual interest between Queens and West Hants. Participated in Tim Hortons Camp Day activities and attended Avondale Wharf Days, congratulations to the organizers on delivering an outstanding community event.

Provided a brief update regarding the Annapolis Valley Regional Library's additional funding request and noted an upcoming Zoom meeting with the Minister of Justice to discuss the updated Police Billing Model. Ongoing discussions continued with residents regarding the proposed development in Ellershuse, as well as concerns related to local roads and potholes.

12. Committee(s) of Council Excerpts/Recommendations

a) Committee of the Whole Excerpts (July 14, 2026)

i. Annapolis Valley Regional Library Meeting and Council Direction (8:41 pm)

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR LEARY-PINCH THAT COUNCIL DIRECT THE CAO AND MAYOR TO EXPLORE OPTIONS FOR THE FUTURE OF LIBRARY SERVICES WITHIN THE WEST HANTS REGIONAL MUNICIPALITY WITH THE PROVINCE OF NOVA SCOTIA AND THE ANNAPOLIS VALLEY REGIONAL LIBRARY AND TO REPORT BACK TO COUNCIL AT THE EARLIEST OPPORTUNITY. MOTION CARRIED

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR LEARY-PINCH THAT COUNCIL RECONFIRMAN ADDITIONAL \$67,200 FOR THE CONTINUED OPERATION OF BOTH THE WINDSOR AND HANTSPORT LIBRARIES UP TO FEBRUARY 28, 2027 AS PER THE AVRL FUNDING REQUEST.

Concern was raised that there was no wording in place that identified funding in relation to any changes in service levels. A suggestion was made to make a friendly amendment to include the wording “in alignment with the previous motion approved by Council”.

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR LEARY-PINCH THAT COUNCIL RECONFIRM AN ADDITIONAL \$67,200 FOR THE CONTINUED OPERATION OF BOTH THE WINDSOR AND HANTSPORT LIBRARIES UP TO FEBRUARY 28, 2027 IN ALIGNMENT WITH THE PREVIOUS MOTION APPROVED BY COUNCIL AS PER THE AVRL FUNDING REQUEST. MOTION CARRIED

ii. Blue Route Sweeping Request – removed from the agenda

iii. Change in Scope RFP Consultant Services to Complete Municipal Planning Document Review (8:45 pm)

Discussion Points:

- No feedback or questions have been received from Councillors since the previous discussion; additional feedback was expected in the coming weeks.
- Members of council emphasized the importance of clearly highlighting and understanding the proposed changes within the planning documents.
- The new planning documents cannot be used until they were formally approved by Council. In the interim, staff will continue to use the existing Windsor, West Hants, and Hantsport planning documents when reviewing development applications.
- The planning documents were intended to be living documents and would be updated or amended as needed in the future.

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR IVEY THAT COUNCIL APPROVES THE ADDITIONAL BUDGET OF \$38,490.00 PLUS HST FOR WSP CANADA INC. TO COMPLETE THE CHANGE IN SCOPE IN RELATION TO THE REQUEST FOR PROPOSALS # WHRMPD23-04, CONSULTANT SERVICES TO COMPLETE MUNICIPAL PLANNING DOCUMENT REVIEW. MOTION CARRIED. Nays: J. Smith, Zebian, Francis, P. Morton and B. Morton

iii. WHRM Reserve Policy Changes (8:55 pm)

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR IVEY THAT COUNCIL APPROVES THE UPDATED RESERVE POLICY RCOFN-010.01 FOR THE WEST HANTS REGIONAL MUNICIPALITY. MOTION CARRIED

iv. WHRM Procurement Practices - Audit Services Excerpt (8:56 pm)

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR IVEY THAT COUNCIL DIRECT THE CAO TO PROVIDE THE CORRESPONDENCE RECEIVED ON JUNE 30TH, TITLED “WHRM PROCUREMENT PRACTICES – AUDIT SERVICES” IN ADVANCE OF THE NEXT MEETING OF THE AUDIT

COMMITTEE FOR ITS REVIEW AND CONSIDERATION. MOTION CARRIED.

Nays: Francis

13. Councillor(s) Municipal Business/Activity Reports (8:57 pm)

Written reports were included in the agenda package.

14. Councillor(s) Municipal Advisory Board Activity Reports (8:57 pm)

- a) Accessibility Advisory Committee Information Report
- b) Valley REN LOC Information Report

Written reports were included in the agenda package.

15. New Business

- a) Financial ERP System - Recommendation Report – item moved up on the agenda.

- b) Strengthening Subdivision Standards for Future Private Road Developments (8:58 pm)

Councillor Leary-Pinch reviewed the report. With the recent lessons learned from servicing challenges in developments such as Destination Way and Cozy Crescent, combined with evolving best practices across Nova Scotia following the 2023 wildfires, highlight the need for proactive subdivision planning. The report recommended strengthening future private road development standards by incorporating secondary emergency access, FireSmart and hazard-resilient design principles, and designated common waste collection areas. These measures would enhance emergency preparedness, improve municipal operations, reduce future servicing challenges, and support safer, more sustainable communities.

Discussion Points:

- Fire smart initiatives appreciated.
- Overall, the recommendation was supported.

MOVED BY COUNCILLORS LEARY-PINCH AND WHEADON THAT COUNCIL DIRECT STAFF TO PREPARE THE NECESSARY AMENDMENTS TO THE MUNICIPAL PLANNING STRATEGY, LAND USE BY-LAW, SUBDIVISION BY-LAW AND ANY OTHER APPLICABLE MUNICIPAL POLICIES TO ESTABLISH SUBDIVISION STANDARDS FOR ALL FUTURE PRIVATE ROAD DEVELOPMENTS REQUIRING:

1. A DESIGNATED COMMON WASTE COLLECTION AREA LOCATED AT OR NEAR THE ENTRANCE OF PRIVATE ROAD DEVELOPMENTS;

2. SECONDARY EMERGENCY ACCESS (SECONDARY EGRESS) WHERE APPROPRIATE, BASED ON DEVELOPMENT SIZE, ROAD LENGTH, TOPOGRAPHY, HAZARD RISK, AND OTHER COMMUNITY VULNERABILITY FACTORS; AND

3. THE APPROPRIATE INCORPORATION OF FIRESMART AND OTHER HAZARD-RESILIENT COMMUNITY DESIGN PRINCIPLES INTO SUBDIVISION PLANNING AND APPROVAL PROCESSES, WHERE APPROPRIATE. MOTION CARRIED. Nays: P. Morton and Francis

- b) Addition of Forest Lakes development to Curbside Collection Pilot Program Recommendation Report Recommendation Report (9:03 pm)

Councillor Wheadon reviewed the report. Forest Lakes Country Club residents have raised

ongoing concerns about the current centralized waste, recycling, and compost collection system, citing increased illegal dumping, wildlife-related disturbances, safety risks, and property maintenance issues. Residents have submitted a petition, completed the curbside collection survey, and expressed strong support for implementing curbside collection services to improve cleanliness, safety, and the overall appearance of the community.

Discussion Points:

- If the project was supported, the communal dumpsters and compost bins would be removed and replaced with curbside collection.
- The pilot program was developed to address the lack of a dedicated community waste collection area for residents of Cozy Crescent and Destination Way, unlike Forest Lakes and other private roads that have established collection sites.

MOVED BY COUNCILLORS WHEADON AND LEARY-PINCH THAT COUNCIL DIRECT STAFF TO ADD FOREST LAKE DEVELOPMENT IN ARDOISE, HANTS COUNTY TO THE NEWLY ADAPTED CURBSIDE WASTE COLLECTION PILOT PROGRAM. THIS WILL BE SPECIFIC TO EAGLE VIEW DRIVE AND ASSOCIATED ROADS WITHIN THE DEVELOPMENT FOR A PERIOD OF 1 YEAR. COMMENCING SEPTEMBER 1, 2026 UNTIL AUGUST 31, 2027 FOR AN AMOUNT OF UP TO \$4000.00 TO BE FUNDED THROUGH OPERATING RESERVES. MOTION CARRIED. Nays: Ivey, P. Morton, Jannasch and Francis

16. Correspondence (9:15 pm)

- a) General 2024-2028 Council Term General Correspondence Received Ledger as of July 24, 2026
 - i. Waste Concerns
 - ii. 2026-07-17 AVRL letter to WHRM
- b) 2024-2028 Council Term Correspondence Sent as of July 24, 2026 - None

17. In-Camera

- a) 20256-06-23 Council In-Camera Minutes
- b) MGA 22(2)(a) Land Matter

MOVED BY COUNCILLORS LEARY-PINCH AND IVEY THAT THE MEETING MOVE IN-CAMERA AT 9:16 P.M. MOTION CARRIED

MOVED BY COUNCILLORS B. MORTON AND LEARY-PINCH THAT THE MEETING MOVE OUT IN-CAMERA AT 9:45 P.M. MOTION CARRIED

18. Next Meeting Date / Adjournment

With no further business, the meeting adjourned at 9:45 pm. The next meeting will be the Committee of the Whole meeting on September 8, 2026.

Mayor Zebian (Chair)

Deanna Snair, Municipal Clerk