

From: Todd Janes
To: [Kayla Leary-Pinch](#); [Abraham Zebian](#); [Jenny LaPierre](#); [Todd Richard](#); [PublicOnlyCouncilEmail](#)
Subject: Re: Residential waste collection 68 Cozy Crescent, Falls Lake, Vaughan, NS
Date: June 2, 2026 1:11:06 PM

Caution [External Email]

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Dear Councillor,

I write to you again in concern of our waste collection situation. We continue to have problems with our waste collection as evident in the attached photo. Residents in our development have enough difficulty in bringing our garbage receptacles all the way to New Ross Rd each week, only to walk down to retrieve them and find this mess! I am unsure if the bags of garbage are being left there by Airbnb occupants departing on Sunday evenings, or by someone passing by on New Ross Rd., After checking with residents in our development, we are all using garbage receptacles to leave at roadside, so our problem is now being enhanced by non-residents who leave their uncovered, unsorted refuse at our roadside without concern or repercussion, as we the residents have to deal with the mess. Frustration levels run high among our residents at a lack of resolve to this issue. As a resident who has to pay in excess of \$10,000.00 per year in municipal tax, I find it difficult to find inspiration to routinely clean up other people's garbage because I am being denied a basic waste collection service that my tax contribution should more than sufficiently cover. (Especially, seeing we draw on no other municipal services budgets in the form of water and sewer, road maintenance, snow removal, recreational facilities, etc)

We have again requested a parcel of land from the developer to use as a site for community dumpsters, however he again refuses as he says he is not responsible under the development agreement with the municipality. I have to wonder how he was given approval to proceed with this development by the municipality, without the condition of providing a space for waste collection, when the municipality knew in advance that they would not be providing roadside collection to the development? Was this an oversight on behalf of the municipality, and if so, would the council be in the position to require the developer to provide such a space before allowing them to subdivide the remaining property in our area for development and resale?

I once again respectfully request the council re-examine and seek resolution to this ongoing issue, as failure to do so appears to be leading to escalation to the problem.

Sincerely,
Todd Janes



On Thu, 5 Mar 2026 at 10:46, Kayla Leary-Pinch <Councillor.Leary-Pinch@westhants.ca> wrote:

Good morning Todd,

Thank you for following-up regarding residential waste collection for Cozy Crescent.

I did bring a second report forward to Council to revisit the matter of curbside waste collection for Destination Way and Cozy Crescent. That report was also ultimately defeated

by Council. Under the governance process, I am unable to bring the same matter forward for consideration again until a six-month period has passed.

At this time, the remaining option available would be the establishment of a central waste collection point for the subdivision. This approach is consistent with the model currently used for other private roads across the municipality. If the developer were willing to consider it, the municipality could request that GFL place collection bins at a designated location within the subdivision for resident use.

Should there be interest from the developer in exploring this option, staff could work with GFL to determine a suitable location for the bins.

I understand that waste collection has been a point of frustration for residents, and I remain hopeful that a workable resolution can be found.

Best regards,

Kayla Leary-Pinch

On Mar 5, 2026, at 10:20 AM, Todd Janes [REDACTED] wrote:

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Dear Councillor Leary-Pinch,
I write in hopes of receiving any update in progress or discussions regarding the issue of Residential Waste Collection for our street [REDACTED]
[REDACTED]

Thank you,
Todd Janes

----- Forwarded message -----

From: **Todd Janes** [REDACTED]
Date: Wed, 1 Oct 2025 at 22:05
Subject: Fwd: Residential waste collection [REDACTED]
Vaughan, NS
To: Stephanie Janes [REDACTED]

----- Forwarded message -----

From: **Todd Janes** [REDACTED]

Date: Wed, 1 Oct 2025 at 21:51

Subject: Fwd: Residential waste collection [REDACTED]

Vaughan, NS

To: <councillor.leary-pinch@westhants.ca>, <mayor.zebian@westhants.ca>, <jlapierre@westhants.ca>

Councillor Leary-Pinch

Mayor Zebian

We write you as a follow up to our past correspondence below. We were able to view your efforts via the online video link for the last Council meeting. As we were very appreciative of your efforts in bringing our concerns forward, the results did come as a great disappointment for us. The issue appeared to be derailed from a matter of providing an essential service to tax paying residents, to a misdirected issue of additional cost to provide such service. We have difficulty in understanding where the additional cost would be incurred? Is not the budgeted cost of garbage collection for the municipality based on a "per household" model. I see a number of new streets and home developments in the community of Windsor currently ongoing. Will they be automatically included in the municipal waste collection program or does a cost analysis have to be done to assess the fiscal feasibility of providing such a service to them? Our assumption is no such assessment will be requested or required, as the expense of the collection will be pooled into the cost of collection "per household" for which is equally divided and accounted for in each household's municipal taxes. Doing so in Windsor means everyone pays the same and receives the same service, regardless if you live in an existing residential area or a newly developed one. Further to this, it is our assumption that our house in Vaughan is included in this same waste collection budget and is charged on our taxes in the same fashion. Do we not pay the same for waste collection as all other residents? Does the amount we pay not help cover the cost of waste collection for Windsor residents as much as paying for our own? If by chance our waste collection were to actually cost less than providing waste collection in Windsor, would we not still pay the same because it is a "pooled" cost to cover the entire budget? To decide to neglect to provide us with our rightful waste collection service because there is an assumption of additional cost to the municipality is flawed and unjust. We pay the same as everyone else, so therefore we should receive nothing less than the same level of service. Furthermore, we have difficulty understanding just where the additional cost to provide roadside collection in our development would be incurred? The

service provider will be collecting the exact same amount of waste as they do currently. The volume will not increase. They may have to drive a short distance more, however our development road is not lengthy, and to suggest it is an additional cost to the municipality is not rational. How could it be considered an additional cost when they already provide the service to every other household with the driving distance factored in their fees? The fact that they do not currently provide the roadside service to us now should be considered a cost savings for the service provider as we are currently paying for it but not receiving it. For these reasons we cannot agree that cost is a determining factor for the council to vote against your motion.

In addition, we disagree with the argument from council that if you provide service to our street then you would have to provide waste collection to all private roads in the area. This is not a reasonable generalization. If their road is not deemed accessible and safe, then they have the option to upgrade the road to standard width, compaction, and surface condition to be eligible for the service. Any private road that is already considered viable and safe (which is the case for Destination Way and Cozy Crescent) should be afforded the opportunity to request the full service they pay for and are entitled to receive. The waste management provider has already stated our road is safe and accessible, and is undeniable, as evident in the photo below of one of their trucks turning around on Destination Way this past summer. I am unsure of the number of private roads in the municipality that meet the standard, but regardless if it is just ours or 50 others, if they meet the standard they should be provided with their rightful waste removal service if they request it. To continue to deny them of the service just because they are a private road is an oversimplification and unjust. It is our belief that concerns of safety would be better directed toward our developments residents, including our seniors, who on every Sunday night must make multiple trips, dragging heavy bins, down unlight, slippery roads, in the middle of winter, to the edge of New Ross Road, where vehicles pass you in excess of the posted speed limit of 80 kms per hour on a sharp turn in the road! This is what is truly unsafe and extreme in expectations for our municipality to demand of its residents. In addition to safety, there is the consideration for sanitation as well. The entrance to our development is starting to look like a dump site. The garbage and compost is often torn open by wildlife before it is collected. We are in a heavily wooded area and when we are outside we should be able to do so without the fear of bears and other wildlife roaming in search of garbage.

Our road is considered private and therefore we receive no municipal

snow clearing. We receive no municipal road or drainage maintenance, We have no access to avail of municipal water and sewer services. We have no municipally maintained greenspaces or recreational facilities in our development. There are no street lights or fire hydrants serviced by the municipality. The list goes on, and I am sure an argument could be made by council why they are not responsible for each one of them. This despite the fact that we too are obligated to help finance these services while never utilizing any of them. Just what do we receive for our contributions? It is our belief that the aspirations of those elected to municipal council should be to represent each and every community development. To strive to direct their efforts to find ways to enhance the services provided to all residents, rather than salvaging excuses to deny them assistance.

I know the council as a whole must consider and debate difficult decisions relating to public safety which are often enhanced by budgetary restrictions. However, for the reasons stated, we believe that the decision whether to provide us with roadside waste collection is neither a matter of financial cost nor safety concerns. It was suggested in the last council meeting that proceeding with a vote on this matter at that meeting would mean it could not be brought forward again for a long period of time. I am unsure why. I respectfully plea for you not to shelve this matter of such high importance to us. Delaying the possibility of bringing it before council again does not make it any easier on us with winter coming on and only enhancing the problem.

We continue to appreciate you and thank you for your ongoing efforts in this matter.

Sincerely,

Todd & Stephanie Janes



<Waste Removal Truck.png>

----- Forwarded message -----

From: **Abraham Zebian** <Mayor.Zebian@westhants.ca>

Date: Wed, 16 Jul 2025 at 23:33

Subject: Re: Residential waste collection [REDACTED]

Vaughan, NS

To: Todd Janes [REDACTED]

Cc: Kayla Leary-Pinch <Councillor.Leary-Pinch@westhants.ca>, Jenny

LaPierre <JLaPierre@westhants.ca>, Deanna Snair <DSnair@westhants.ca>

Thank you for the email Todd and Staphanie.
Im so sorry you are experiencing any inconveniences.
We will include your email as correspondence for councils information.
Kindest regards.

Mayor Abraham Zebian
West Hants Regional Municipality
76 Morrison Drive
Windsor NS
B0N 2T0
902-790-1566

On Jul 16, 2025, at 12:19 PM, Todd Janes [REDACTED]
wrote:

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Mayor Zebian,
Councillor Leary-Pinch,

I write to you in plea of assistance with an ongoing problem we are experiencing with our residential waste collection.

We currently reside at [REDACTED] Cozy Crescent at Falls Lake in Vaughan. We are new to this area as recent retirees.. We have invested heavily in developing our property to be our retirement home in which we live full-time permanently.

Since arriving we have been told that our street is a private road and that we are required to carry our garbage bins all the way to the entrance to Destination Way from New Ross Rd. This is about a 15 minute walk each way. So it takes us 1/2 hour to drag our bin behind us to the road and return home. (This is a task often performed in the rain or snow.) Then we have to repeat this process to bring our recycling bags and cardboard which increases our journey to at least 1 hour if we can carry all of it in one trip which is not always the case. The following morning we have to repeat the process to retrieve our bin. This is a frustrating and daunting task, and extreme in expectations as I have recently undergone heart surgery, or for my wife to perform alone.

Enhancing these frustrations is a repeating problem we are experiencing with our compost bin. We are careful to ensure we follow all of the rules and guidelines for composting. We even freeze our compost prior to putting it out on collection day to avoid the smell and insects it creates around our home. We drag our bin

all the way to New Ross Road on the Sunday evening before the Monday morning collection. However, on 3 occasions now, when we return to pick up our bin we find it has not been emptied and there is a green sticker attached to the top stating that there are non-compostable products in the bin. Upon opening the lid we find that someone passing by has disposed of their garbage in our bin on top of our compost making it unacceptable to the employees doing the collection. We are unsure who is doing it. It may be people passing by on New Ross Rd, or the tenants of the AirBnb's of Destination Way, disposing of their garbage on the way home on a Sunday evening. Either way, it leaves us to deal with the stench of rotting compost and insects at our house for another 2 weeks which is something we worked diligently to avoid in the first place. If we are not going to be afforded the service of residential pick-up, I am unsure how we can be accountable for what goes into our bin when it is out of our supervision.

In an effort to avoid this reoccurrence, I even tried moving our bin back a little way from New Ross Rd, however I then got another green sticker stating that my bin was more than 10 feet from the curb and was unacceptable to the employees doing the collection. I have approached the developer of this subdivision and he has informed me that he is not responsible for waste collection as his company does not create the garbage nor are they responsible for its removal. Further he says he went above and beyond the requirements for road construction in the development as to allow for usage by large trucks such as those used for waste collection. He says he has contacted the waste disposal company and they said they have no issue performing residential collection in our area but first they need approval from the municipality.

I have called the municipal waste coordinator who informed me that the matter was brought to council to be resolved but was voted down? I am being told that we are responsible for our own road maintenance and snow clearing, our own water and sewer, our own street lights, but our waste collection is one service that we should receive in return for our municipal tax payments. Council may claim that we are indeed receiving that service, but I have to question if it is anywhere near the same level of service as other residents in this area?

I have followed up with the developer to see if there may be any other solution I could develop with him, such as a dedicated garbage corral, however he has no interest in giving up any further land for such use. His suggestion is to sue the municipality to get the service we should be receiving. This is not a route we desire to take, as we feel this residential collection is not a large ask from the municipality in return for the large municipal tax paid on these the properties in this development that come with high municipal assessments.

I respectfully request that the council could re-examine this ongoing concern in hopes a more reasonable waste collection service can be established.

I offer our sincere gratitude in advance for your consideration and assistance to us in this matter.

Todd and Staphanie Janes

