

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



1. Call to Order – Mayor Zebian called the meeting to order at 6:38 pm.
2. Attendance

Council:

Abraham Zebian, Mayor	Bob Morton, Councillor, District 6
Rupert Jannasch, Councillor, District 1	Kayla Leary-Pinch, Councillor, District 7
Scott McLean, Councillor, District 2	Paul Morton, Councillor, District 8
Chrystal Remme, Councillor, District 3	John Smith, Councillor, District 9
Paul Wheadon, Councillor, District 4	Bonnie Smith, Councillor, District 10
Debbie Francis, Deputy Mayor, District 5	Jim Ivey, Councillor, District 11

Staff:

Mark Phillips, Chief Administrative Officer	Carlee Rochon, Dir. Finance
Sara Poirier, Dir. Planning & Development	Todd Richard, Dir. Public Works
Kathy Kehoe, Dir. Community Development	Deanna Snair, Municipal Clerk
John Ogilvie, Climate Action Coordinator	Nicholas Glover, IT Specialist
Kevin Bennett, Rec. Facilities Manager	

Presenter and Gallery:

Six (6) in the gallery
Maria Sikal, Applicant
David Mccusker, WSP

7. Public Hearings (6:38 pm)

b) Rezoning: 5398 Highway 14, Currys Corner (PID 45075439) – Director Poirier

Director Poirier gave a presentation to review the application. Her report was circulated with the agenda and made available on the Municipal website.

A completed application was received on April 26, 2026, from Maria Sikal, the Lead Pastor of the Glad Tidings Worship centre. The application proposed to rezone a portion at the rear of the subject lot from Institutional (I) to Low-Density Residential (R-1) to facilitate the subdivision process and future residential use and sale. The current lot has lot frontage on both Highway 14 and Dill Road, and the subdivided portion would have frontage on Dill Road only. The surrounding areas were a mixture of low-density residential dwellings, vacant lots, and farms.

The subject lot and surrounding properties on the South side of Highway 14 were designated Residential on the Generalized Future Land Use Map (GFLUM), while those on the North side of Highway 14 were designated Agricultural. The property was currently zoned Institutional (I), and the surrounding area is Low-Density Residential (R-1) on the South side of Highway 14, and Agricultural (AG) on the North side of Highway 14. The proposed rezoning would only apply to the back portion of the lot and would be the same as the neighbouring properties, Low-Density Residential (R-1). The R-1 zone permits dwellings containing up to 4 units and manufactured homes.

Director Poirier reviewed the policies from the West Hants Municipal Planning Strategy (WHMPS) that apply. The subject lot meets the criteria for an on-site sewage system (Policy 5.1.3); The proposed rezoning portion was large enough to accommodate a private septic system, and the proposed use will not conflict with existing adjacent uses (Policy 5.3.2), and; The proposal was not considered premature or inappropriate for the area, no municipal costs related to the proposal were anticipated, and the subject matter experts had no concerns which have not been addressed within the staff report (Policy 16.3.1).

A Public Information Meeting was held on May 20, 2026, and broadcasted live on the Municipal YouTube page. Six (6) members of the public attended the meeting. The deadline for comments was June 3, 2026, and staff received one email and one phone call asking about the background of this application. The Public Hearing was advertised in the July 10 and July 17 editions of the Valley Journal, letters were sent to property owners within 500ft of the subject lot, and a sign was posted on-site. The deadline for comments was Friday, July 24, 2026, and no questions or comments were received. It was noted that all statutory requirements had been met.

Maria Sikal spoke on her application. Based on the requirements that were passed for the survey regarding the testing that was done for the septic systems, based on the current septic system and the septic system that would need to be put on the property, what can be developed was no more than a semi-duplex. Either single-detached, or semi-detached would be allowed. The Glad Tidings Worship Centre has been a part of Windsor since the 1920's and became a part of the Pentecostal Assemblies of Canada almost 80 years ago, and next year, will be celebrating 50 years in their current location. The church relies on donations and was looking to sell this piece of land to fund the church and its services.

At 6:47 pm, the Mayor opened the floor to questions from the public. There were no questions.

At 6:47 pm, the Mayor opened the floor to questions from Council. There were no questions.

There were no further questions or comments. The meeting moved out of Public Hearing at 6:48 pm and the regular Council meeting resumed.

Mayor Abraham Zebian, Chair

Deanna Snair, Executive Assistant/Clerk