

WEST HANTS REGIONAL MUNICIPALITY

Council Meeting Agenda Amended March 2, 2026

February 24, 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) 2025-12-09 Public Hearing Minutes Donation of Land PID 45285103 Old Walton Rd, Upper Burlington
 - b) 2026-01-27 Council Minutes
 - c) 2026-01-27 Public Hearing Minutes JDI - Rezoning and Development Agreement PIDs 45055282, 45439098 and 45190386, Windsor
 - d) 2026-01-27 Public Hearing Minutes Hwy 14 Rezoning
 - e) 2026-01-27 Public Hearing Minutes 5988 Highway 215, Kempt Shore Rezoning
 - f) 2026-02-03 Special Council Minutes
7. Presentations
 - a) Tax Parity - Brighter Community Brighter Community Planning, Chrystal Fuller
8. Public Hearings
 - a) LUB Amendments: 2037 Highway 1, Falmouth (PID 45242112) - Planner Hong
 - b) Peace and Good Order By-Law RCOPG-001
9. Second Readings (as it pertains to Public Hearings)
 - a) LUB Amendments: 2037 Highway 1, Falmouth (PID 45242112) - Planner Hong
 - b) Peace and Good Order By-Law RCOPG-001
10. PAC/HAC/ First Reading
 - a) Rezoning: Clifton Avenue, Windsor (PID 45049921) (Alex Dunphy - Planner Dunphy **(moved up the agenda)**)
11. Climate Action Committee Excerpt **(moved up the agenda)**
 - a) PACE Program Funding Recommendation Report – Coordinator Ogilvie

b) Rand Street Services and Street Renewal Award of Tender – Project Engineer Bouter

12. Unfinished Business/Postponed Motions
 - a) Elmcroft Playground RFP Tender Award Recommendation Report – Director Kehoe
 - b) Updated / amended CSO Buyout Recommendation Report – Councillor Ivey
13. Mayor’s Report
14. Committee(s) of Council Excerpts/Recommendations
 - a) Committee of the Whole Excerpts (February 10, 2026)
 - i. REMO agreement with Kings County
 - ii. Rescind the January 27, 2026 motion, that council request a report from staff on doing the Mill Lakes Pipe Diversion in-house for February Committee of the Whole meeting
 - b) Audit Committee Excerpts (February 4, 2026)
 - c) Diverse, Equitable and Inclusive Communities Committee – Advancement of Strategic Action #23 – Homelessness Engagement and Strategy Development (February 9, 2026)
15. Councillor(s) Municipal Business/Activity Monthly Reports (Districts 1-11)
16. Councillor(s) Municipal Advisory Board Activity/Information Reports
 - a) Accessibility Advisory Committee Information Report
 - b) Valley Regional Enterprise Network LOC Information Report
17. New Business
 - ~~a) Rand Street Services and Street Renewal Award of Tender – Project Engineer Bouter~~
 - a) Mill Lakes Diversion Tender Award – Councillor Ivey
18. Correspondence
 - a) General Correspondence Received Activity Log (as of February 20, 2026) - None
 - b) Requests Log (as of February 20, 2026)
 - i. Amanda Dunfield Request Council engage in a public discussion regarding Strong Mayor Powers
 - c) Outgoing Correspondence Log (as of February 20, 2026) - None
18. In-Camera - None
19. Next Meeting Date / Adjournment – March 10, 2026 Committee of the Whole Meeting 6 p.m.



1. Call to Order – Mayor Zebian called the meeting to order at 6:46pm.

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

Debbie Francis, Deputy Mayor, District 5

Kayla Leary-Pinch, Councillor, District 7

John Smith, Councillor, District 9

Bonnie Smith, Councillor, District 10

Jim Ivey, Councillor, District 11

Regrets:

Paul Morton, Councillor District 8

Staff:

Mark Phillips, Chief Administrative Officer

Kari Fougere, Acting Dir. Planning & Development

Kathy Kehoe, Dir. Community Development

John Ogilvie, Climate Action Coordinator

Alex Dunphy, Senior Planner

Vanessa Lake, Meeting Secretary

Carlee Rochon, Dir. Finance

Todd Richard, Dir. Public Works

Tim Bouter, Project Engineer

Kevin Bennett, Rec. Facilities Manager

Will Hong, Planner

Regrets:

Deanna Snair, Municipal Clerk

Presenter and Gallery:

Bradley Eaglestone, Applicant

Approx. 22 people in the gallery

8. Public Hearings (6:46pm)

a) LUB Amendments: 2037 Highway 1, Falmouth (PID 45242112)

Planner Hong gave a presentation to review the application. His report was circulated with the agenda and is available on the Municipal website.

The completed application was received on November 7, 2025, from Bradley Eaglestone, owner of the Big FUR Grooming shop in Windsor. This was an application to rezone the subject property from General Commercial (GC) to Highway Commercial (HC) and amend section 5.20 of the West Hants Land Use By-law (WHLUB) to permit a dog grooming and boarding business within

the existing structure and outdoor exercise runs. The subject lot has frontage on Highway 1, and surrounding uses include residential dwellings, a dental office, and a farm market. The property was designated Commercial Core and was within the Commercial Development District overlay. Neighbouring properties were also within this designation and zoning. This indicates Council's long-term vision to concentrate commercial development in this area. Planner Hong reviewed the policies of the West Hants Municipal Planning Strategy (WHMPS). All criteria were considered met, and no concerns have been raised.

The proposed zoning of Highway Commercial (HC) does permit dog kennels as of right, however, Section 5.20 of the WHLUB requires there to be a 300ft (91.44m) separation distance from a dwelling on an adjacent property. The subject property was unable to meet this separation distance. Staff were suggesting a text amendment to Section 5.20 to enable this development to proceed by requiring written permission from the owner(s) of residential properties.

At the January 8, 2026, Planning & Heritage Advisory Committee (PAC/HAC) meeting, the Committee discussed alternative methods to allow the kennel, including whether a variance or development agreement could be used. Staff explained that separation distances cannot be varied and there was no supporting policy for a development agreement. The Committee also discussed the definition of "dwelling" and how the separation distances apply. Staff confirmed that the requirement only applies to residential dwellings, not commercial properties. PAC/HAC passed a motion to consider this amendment on a site-specific basis and required that permission be obtained from all nearby residential dwellings within a 300ft radius at the time of permitting.

Following the PAC/HAC meeting, Staff identified six dwellings that would fall within this 300ft radius. The Development Officer and Manager of Development Control Services determined that the term "adjacent" applies to all nearby dwellings in the context of Section 5.20 of the WHLUB, which was consistent with the intent of PAC/HAC's motion. Staff's intent with the draft amendment was to minimize potential land use impacts on the nearby dwellings. Other nearby dwellings were buffered from the site while the immediately abutting dwelling was expected to experience the greatest potential impact from the kennel use. Staff refined the draft amendment to adopt a site-specific approach, thereby limiting potential unintended impacts elsewhere in the municipality.

First Reading was held on January 27, 2026. A question was raised about whether the development would meet the 50ft side yard requirement for kennel use. Staff later confirmed with the Development Officer that the proposal was a change of use within an existing building and may proceed in accordance with Section 5.12 of the WHLUB. While the existing building was exempt from the 50ft side yard requirement, any new structures, including outdoor exercise runs, would be required to comply with the 50ft requirement. Council asked about setting a precedent, and staff responded that applications were assessed individually and do not set binding precedent for future decisions.

Planner Hong summarized the public engagement surrounding this application. Staff received 23 letters, the majority of which expressed support for the application. One letter noted concerns about potential noise impact. Common themes raised for support include the need for a safe and dependable grooming service in the region, employment opportunities related to

animal services, the lack of dog boarding services in the region, and the applicant's business history and reputation within the community.

At 6:58pm, the Mayor opened the floor to questions from the public.

Laura Mosher, from Martock, expressed her support for the business, and noted that many in the audience were there to support it as well. She said this business would have a positive impact on the community. West Hants does not have a limit on the number of dogs someone can own, so potentially, any one of the neighbouring dwellings could have several barking dogs as well. She noted that this property would not be the first Highway Commercial (HC) zoned property in the area and reiterated that it is within the Commercial Development District overlay.

Lisa Bland, from Three Mile Plains, also expressed her support for this business. She felt the PAC/HAC's recommendation was more cautious than necessary.

Savannah commented on the lack of space at the current Big FUR location. She expressed her support for the business's expansion.

Manju Deveraj was Big Fur client from Mt. Uniacke, who comes to Windsor specifically for this business. She expressed her support for the expansion and commented that it would have positive benefits for the community and local businesses.

Jenna Holloway, from Windsor, also commented on how neighbours could potentially have several barking dogs as well. She said that Bradley was very trustworthy, and having a safe and reliable space for pet care was crucial for the community. She hopes he will be able to expand his business.

Tia, from Walton, commented that she was always hearing people ask about dog care in the region, and this business would be a huge benefit.

Susan, from Three Mile Plains, also expressed support for this business. She commented that it would complement the oldest agricultural fair being held in this region.

At 7:20pm, the Mayor opened the floor to questions from Council.

Councillor Ivey said that it was noted within the Municipal Planning Strategy (MPS) that kennels can be a source of annoyance to residential dwellings. Based on the design of the By-law, it should apply to every adjacent residential dwelling, not just the abutting property.

Planner Hong explained that the MPS does have limiting factors for kennel uses, such as hours of operation and greater setbacks. Since the existing dwelling was unable to meet the 300ft separation distance and it cannot be varied under the Municipal Government Act (MGA), the text amendment was required for this development to proceed, either as site-specific or changing the wording from "adjacent" to "abutting." Staff referenced the documents of other municipalities in their review.

Councillor Ivey had concerns about the reduced separation distances and front/side yard requirements. He felt this was a significant change to the policy. He asked where the concept of written permission had come from, and staff explained that they found similar provisions in

other municipalities. Councillor Ivey asked how far written permission would be extended within the planning documents, and if staff anticipate more applications with this type of request. Planner Hong replied that it was difficult to determine this. As the draft amendment stands, only the immediately abutting residential property would need to submit written permission.

Councillor J. Smith asked what resources residents have if they are bothered by the dogs. Planner Hong replied that there was a Dog By-law, and it was under the authority of the By-law Officers.

Councillor Francis expressed concern with requiring written permission. She asked if there was a way to proceed without requiring this. Planner Hong explained that Council was welcome to modify staff's recommendation. Councillor Leary-Pinch asked if this written permission has already been received. Planner Hong said it hasn't, but they have received a letter of support from the adjacent neighbour who would be the most impacted by this development.

There were no further questions or comments. The meeting moved out of Public Hearing at 7:32pm and the regular Council meeting resumed.

Mayor Abraham Zebian, Chair

Deanna Snair, Executive Assistant/Clerk