

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)



West Hants
something inspiring awaits

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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 7:35pm.

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 (7:35pm)

a) Peace and Good Order By-Law RCOPG-001

CAO Phillips reviewed the draft Peace and Good Order By-law, noting that since 2021 the Municipality has worked to create consistent noise standards for the entire region following consolidation. The former District of West Hants had no noise by-law, while the former Towns of Windsor and Hantsport had existing regulations. Several drafts were developed to balance residents' right to peaceful enjoyment with economic growth, but earlier versions lacked sufficient support.

In May 2025, a revised draft advanced to First Reading and Public Hearing. Public feedback was limited but largely opposed, citing concerns about government overreach, clarity, enforceability, and impacts on unhoused and marginalized individuals. Staff revised the draft to focus mainly on municipal public spaces and reduce impacts on private property. Further readings were deferred for legal review, and the Public Hearing was rescheduled due to advertising requirements.

In addition, the Diverse, Equitable, and Inclusive Communities Committee reviewed the draft and raised concerns about potential impacts on marginalized populations. At the Committee's request, Council deferred Second Reading to allow a DEI review. On January 27, 2026, the Committee's Co-Chairs presented recommended amendments addressing vague language, private property concerns, and enforcement practices. Revisions clarified definitions, removed duplication with existing legislation, emphasized proportional and restorative enforcement, exempted legitimate agricultural activities, and affirmed that the by-law was not intended to criminalize homelessness or mental illness or restrict lawful protest. Council accepted these amendments.

Following this, residents were invited to provide input at a Public Hearing or in writing by February 20, 2026. Two written submissions were received. One opposed the by-law, citing concerns about free speech and government overreach. The other questioned the clarity, scope, Charter compliance, potential duplication with existing laws, and the intended enforcement gap and safeguards.

CAO Phillips provided the following responses to the public comments received:

- The proposed by-law was intended to regulate disruptive conduct, not opinions or lawful expression. It was the view of both the Municipality and its solicitor that, as drafted, the by-law does not infringe upon the Canadian Charter of Rights and Freedoms.
- Concerns regarding vague terms such as “profane,” “obscene,” and “public decency” were addressed by noting that the intent was to ensure the language was clear, objective, enforceable, and consistent with existing legislation. Enforcement would be based on observable behaviour that significantly disrupts public peace, not on personal or subjective interpretations.
- With respect to private residences, the draft was revised to apply primarily to public spaces, not private homes. Activities within a private residence or on private property were not the target of the by-law. If conduct on private property were to meet the threshold of criminal activity, it would instead fall under the Criminal Code and be enforceable by the RCMP.
- It was noted that, should additional training be required for By-law Enforcement Officers to properly interpret and apply the intent of the proposed by-law, such training would be supported and provided.
- The proposed by-law was not intended to duplicate existing legislation. Rather, it addressed lower- to medium-level disturbances, whereas the Criminal Code applied at a higher threshold. Enforcement was therefore a matter of determining whether a situation met the threshold of the by-law or rose to the level of a Criminal Code offence.

- Overall, it was felt that the proposed by-law complemented the Charter by addressing conduct at a lower threshold without encroaching on higher-level protections.

At 6:44 pm the floor was opened to the public for questions or comments.

Richard Poole a resident of Windsor expressed appreciation for the responses provided to his email.

It was confirmed revisions had been made so the proposed by-law applied to public property and not private property, and that any breach meeting the Criminal Code threshold would be handled under federal law. His main concern remained around the threshold for enforcement, particularly as it related to private space. He questioned why a new by-law was necessary when existing Criminal Code provisions already address similar matters, suggesting that enforcement of current laws may be sufficient.

Lisa Bland, a resident of Three Mile Plains highlighted the recommendations from the Diverse, Equitable and Inclusive Communities Committee, noting they focused on removing references to private property and revising language that suggested moral judgment rather than enforceable standards. With those changes, she expressed greater support for the revised by-law. While uncertain whether a by-law was necessary, she stated that if adopted, she felt more comfortable with it being based on clear, enforceable criteria rather than moral judgments about individuals' life circumstances.

Questions were raised regarding the purpose of the policy, as it states that it was intended to regulate excessive or unnecessary noise; however, the corresponding clause previously contained within the bylaw was no longer included. It was confirmed that this clause was removed during the review of the document by the Diverse, Equitable and Inclusive Communities Committee.

There were no further questions or comments. The Public Hearing concluded at 7:49pm and the regular Council meeting resumed.

Mayor Abraham Zebian, Chair

Deanna Snair, Executive Assistant/Clerk