WEST HANTS REGIONAL MUNICIPALITY
Council Meeting Agenda
October 27, 2026 - 6:00 p.m.
In-person, Sanford Council Chambers, 76 Morison Dr, Windsor, NS
Virtual via Zoom (also YouTube Livestream)

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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) 2026-09-22 Council Minutes
   b) 2026-09-28 Special Council Minutes
   c) 2026-10-13 Special Council Minutes

7. Public Hearings
   a) 132 Wentworth Road Development Agreement Amendment PID 45059631 – Planner Hong

8. Second Readings (as it pertains to Public Hearings)
   a) 132 Wentworth Road Development Agreement Amendment PID 45059631 – Planner Hong

9. Planning and Heritage Advisory Committee Excerpts (October 8, 2026) **(Moved up on the agenda)**
   a) Development Agreement: 172, 184 and 194 King St, Windsor – Planner Hong

10. Unfinished Business/Postponed Motions
    a) Amendments/Additions to Plan Review Documents Recommendation Report – Councillor Wheadon

11. Mayor's Report

12. Committee(s) of Council Excerpts/Recommendations
    a) Committee of the Whole Excerpts (October 13, 2026)
       i. Water Utility Audit Follow-up RE Meter Reading Decimal Error

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) AVRL Board Information Report

15. New Business
    a) 2026 Resident Advisory Committee Appointments Recommendation Report – Clerk Snair

16. Correspondence
    a) 2024-2028 Council Term General Correspondence Received Ledger as of October 23, 2026
        i. 2026-10-13 Honourable John A. MacDonald, Minister of Municipal Affairs - Request for Funding re Combined Sewer Overflow
        ii. Letters of Opposition to the Proposed Noyava Forest Village Development (Dawson Road, Ellershouse)
    b) 2024-2028 Council Term Correspondence Sent as of October 23, 2026 - None

17. In-Camera
    a) 2026-09-22 Council In-Camera Minutes
    b) 2026-09-28 Special Council In-Camera Minutes
    c) MGA 22(2)(a) Land Matter
    d) MGA 22(2)(a) Land Matter
    e) MGA 22(2)(c) Personnel Matter

18. Next Meeting Date / Adjournment – November 10, 2026 Committee of the Whole Meeting

WEST HANTS REGIONAL MUNICIPALITY
Council Meeting Minutes
October 27, 2026 - 6:00 p.m.
Sanford Council Chambers, 76 Morison Dr, Windsor, NS
And virtually via Zoom (also YouTube Livestreamed)

1. **Call to Order** – 6:00 pm

2. **Attendance**

Council:

Abraham Zebian, Mayor
Rupert Jannasch, Councillor, District 1
Scott McLean, Councillor, District 2 (6:02 pm)
Chrystal Remme, Councillor, District 3
Paul Wheadon, Councillor, District 4
Bob Morton, Councillor, District 6 (6:14 pm)
Debbie Francis, Deputy Mayor, Dist. 5
Kayla Leary-Pinch, Councillor, District 7
Paul Morton, Councillor, District 8
John Smith, Councillor, District 9
Bonnie Smith, Councillor, District 10
Jim Ivey, Councillor, District 11

Staff:

Mark Phillips, Chief Administrative Officer
Kathy Kehoe, Dir Community Development
Todd Richard, Dir. Public Works
Carlee Rochon, Dir. Financial Services
Vanessa Lake, Planning Meeting Secretary
Sara Poirier, Dir. Planning & Development
Will Hong, Planner
Bill Mckee, Dir. Fire Services

Regrets:

Deanna Snair, Municipal Clerk

Presenter and Gallery:

1 member in the gallery
Lauren Isabelle (Applicant for Public Hearing)

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

Mayor Zebian provided the Land Acknowledgement and Code of Conduct reminder.

A reminder was shared that there will be a Halloween breakfast at the Ellershouse community hall on Saturday between 7:30-10:30am.

A reminder was shared that the Brooklyn Fire Dept. Auxiliary will have a craft fair on November 14 and the hall will be a trick-or-treat location on Halloween, starting at 5:30pm. On November 22, there will be a Jamboree for Christmas Angels with Tyler Salsman.

A reminder was shared that on Halloween night, there will be trunk-or-treat at the Southwest Hants Fire Hall from 3-7pm. It was also confirmed that Tyler Salsman and the Christmas Angels Jamboree will be at the SWH Fire Hall on November 22.

4. **Approval of the Agenda including additions or deletions** (6:04 pm)

With no proposed changes the agenda was approved as presented.

5. **Declaration of Conflict of Interest** (6:04 pm) – None

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

a) 2026-09-22 Council Minutes

b) 2026-09-28 Special Council Minutes
c) 2026-10-13 Special Council Minutes

A concern was raised the minutes identified an individual as opposing a motion before the vote took place. It was noted that this was not normally included in the minutes and that, if this level of detail was recorded, it should be applied consistently to all discussions. It was clarified that the comments were intended to support a full discussion before making a final decision. It was agreed that the minutes would be updated to address the concern. The minutes were approved, subject to the correction being made.

7. Public Hearings

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

a) 132 Wentworth Road Development Agreement Amendment PID 45059631 (6:05 pm)

The meeting moved into Public Hearing at 6:05 pm. Further information on the Public Hearing was available in the 2026-10-27 Public Hearing Minutes.

MOVED BY COUNCILLORS IVEY AND J. SMITH THAT THE MEETING MOVE INTO PUBLIC HEARING AT 6:05PM. MOTION CARRIED

At 6:24 pm the Public Hearing concluded.

8. Second Readings

a) 132 Wentworth Road Development Agreement Amendment PID 45059631

Discussion Points:

- A question was raised about the effect of a pitched roof compared to a flat roof as it related to stormwater management. It was anticipated there would not be a lot of difference between the two types of roofs, and it was felt there was adequate capacity. The only difference may be the velocity.

MOVED BY COUNCILLORS LEARY-PINCH AND IVEY THAT COUNCIL GIVES SECOND READING AND APPROVES THE SUBSTANTIVE DEVELOPMENT AGREEMENT AMENDMENT ON PID 45059631 ON WENTWORTH ROAD IN A MANNER SUBSTANTIVELY THE SAME AS THE DRAFT SET OUT IN ATTACHMENT B OF THE REPORT FILE #26-08 TO THE PLANNING AND HERITAGE ADVISORY COMMITTEE DATED SEPTEMBER 10, 2026. MOTION CARRIED UNANIMOUSLY

MOVED BY COUNCILLORS LEARY-PINCH AND PAUL MORTON THAT COUNCIL REQUIRES THAT THE DEVELOPMENT AGREEMENT AMENDMENT WITH 4546011 NOVA SCOTIA LIMITED BE SIGNED WITHIN 120 DAYS FROM THE DATE OF FINAL APPROVAL BY COUNCIL OR THE DATE THAT ANY APPEALS HAVE BEEN DISPOSED OF; OTHERWISE THIS APPROVAL WILL BE VOID AND OBLIGATIONS ARISING HEREUNDER SHALL BE AT AN END. MOTION CARRIED UNANIMOUSLY

9. Planning and Heritage Advisory Committee (PACHAC) Excerpt (October 8, 2026)

a) Development Agreement: 172, 184 and 194 King St, Windsor 1 (First Reading)

Planner Hong reviewed the file. A completed application was received from Jason Parker of New Hope Wesleyan Church on June 15, 2026 to consider entering into a development agreement for the adaptive re-use of the existing buildings on 172, 184 and 194 King Street, Windsor, to convert into a place of worship and associated Institutional uses. Within the architectural control district; however, no review was needed as the applicant intended to preserve the buildings.

MOVED BY COUNCILLORS B. SMITH AND J. SMITH THAT COUNCIL GIVE FIRST READING AND HOLD A PUBLIC HEARING TO CONSIDER ENTERING INTO A DEVELOPMENT AGREEMENT TO ALLOW THE ADAPTIVE REUSE OF THE EXISTING BUILDINGS AS A PLACE OF WORSHIP AND FOR ASSOCIATED INSTITUTIONAL USES ON KING STREET (PIDS 45057817, 45057825, AND 45057833), WHICH IS SUBSTANTIVELY THE SAME AS THE DRAFT SET OUT IN ATTACHMENT B OF THE REPORT FILE #26-11 TO THE PLANNING AND HERITAGE ADVISORY COMMITTEE DATED OCTOBER 8, 2026. MOTION CARRIED UNANIMOUSLY

MOVED BY COUNCILLORS B. SMITH AND J. SMITH THAT COUNCIL REQUIRE THAT THE DEVELOPMENT AGREEMENT WITH NEW HOPE WESLEYAN CHURCH BE SIGNED WITHIN 120 DAYS FROM THE DATE OF FINAL APPROVAL BY COUNCIL OR THE DATE THAT ANY APPEALS HAVE BEEN DISPOSED OF; OTHERWISE THIS APPROVAL WILL BE VOID AND OBLIGATIONS ARISING HEREUNDER SHALL BE AT AN END. MOTION CARRIED UNANIMOUSLY

10. Unfinished Business/Postponed Motions

a) Amendments/Additions to Plan Review Documents Recommendation Report

Councillor Wheadon reviewed the report noting the matter rose following community engagement sessions held by a developer regarding a proposed large-scale development off Dawson Road in Ellershouse. The proposal generated significant community interest and feedback, which resulted in a presentation from an Ellershouse community group at the October 13, 2026 Committee of the Whole meeting. Residents expressed concerns about ensuring responsible development and maintaining appropriate protections within the General Resource and Hamlet zones, particularly given the limited municipal oversight of certain as-of-right developments. In response, three recommendations were presented to address these concerns. While recognizing the importance of the issues raised, there was also acknowledgment that the Municipal Planning Strategy and Land Use By-law review has been underway for an extended period and was nearing completion.

Discussion Points:

- Concern was expressed about delaying completion of the MPS/LUB review, which was nearing completion after an extensive process.
- It was noted the documents could be amended in the future as "living documents," but the regional planning documents should be should first be adopted.
- It was anticipated that an information report would be presented to PAC/HAC in November and a recommendation report in December, with implementation targeted

for the new year and the proposed amendments could be addressed through a separate project to avoid delaying the current review.

- Ongoing water issues was discussed in rural areas and raised concerns about the Municipality's role in regulating wells and water resources, noting that these responsibilities fell under provincial jurisdiction. Clarification was requested on the Municipality's authority in this area, and staff advised that further research was needed.

MOVED BY COUNCILLORS WHEADON AND REMME THAT COUNCIL DIRECT STAFF TO PREPARE THE AMENDMENTS TO THE MUNICIPAL PLANNING STRATEGY, LAND USE BY-LAW, SUBDIVISION BY-LAW, AND ANY OTHER APPLICABLE MUNICIPAL POLICIES TO ESTABLISH THE FOLLOWING MINIMUM STANDARDS FOR FUTURE DEVELOPMENTS REQUIRING DEVELOPMENT AGREEMENT FOR PROPOSED DEVELOPMENTS OVER 10 LOTS IN GENERAL RESOURCE ZONES OR HAMLETS. MOTION CARRIED. Nays: B. Smith and B. Morton

MOVED BY COUNCILLORS WHEADON AND REMME THAT COUNCIL DIRECT STAFF TO PREPARE THE AMENDMENTS TO THE MUNICIPAL PLANNING STRATEGY, LAND USE BY-LAW, SUBDIVISION BY-LAW, AND ANY OTHER APPLICABLE MUNICIPAL POLICIES TO ESTABLISH THE FOLLOWING MINIMUM STANDARDS FOR FUTURE DEVELOPMENTS REQUIRING A PROVINCIALLY STANDARDIZED SECONDARY EMERGENCY ACCESS FOR ANY PROPOSED DEVELOPMENT OVER 100 LOTS. MOTION CARRIED. Nays: B. Smith, J. Smith, P. Morton, and Francis

MOVED BY COUNCILLORS REMME AND WHEADON THAT COUNCIL DIRECT STAFF TO RESEARCH AND BRING BACK INFORMATION TO COUNCIL ON OPTIONS FOR GROUNDWATER AND WELL WATER STUDIES AND PROTECTION TO ENSURE CAPACITY IS AVAILABLE AND NOT HARMFUL TO MAINTAIN SUPPLY FOR EXISTING AND FUTURE GENERATIONS. MOTION CARRIED UNANIMOUSLY

11. Mayor's Report

Mayor Zebian provided a verbal report highlighting discussions regarding continued progress in economic development, tourism, recreation, and community engagement throughout the region. Positive feedback was received from community partners and event organizers regarding municipal support for major events and initiatives. Ongoing interest from residential and commercial developers continues and it reflects confidence in the Municipality as a location for investment and growth. Updates also recognized the success of newcomer engagement programs, recreational and cultural events, beautification initiatives, and community infrastructure improvements. In addition, the importance of supporting local childcare capacity, advancing reconciliation efforts, and maintaining strong partnerships with community organizations was noted as key to fostering a vibrant, inclusive, and prosperous community.

12. Committee(s) of Council Excerpts/Recommendations

a) Committee of the Whole Excerpts (September 8, 2026)

i. Water Utility Audit Follow-up RE Meter Reading Decimal Error

Discussion Points:

- The report date was not required, as the intent of the motion was understood.

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR LEARY-PINCH THAT COUNCIL DIRECT THE CAO TO PROVIDE AN UPDATE ON THE IMPLEMENTATION OF MNP'S WATER UTILITY OPERATIONAL REVIEW RECOMMENDATIONS, INCLUDING WHAT HAS BEEN COMPLETED, WHAT REMAINS OUTSTANDING AND ALSO WHETHER THE CONCERNS RAISED IN COUNCILLOR IVEY'S FOLLOW UP REPORT THAT WAS RECEIVED HAVE BEEN ADDRESSED. MOTION CARRIED. Nays: P. Morton, Francis, and Zebian

13. Councillor(s) Municipal Business/Activity Reports

Written reports were included in the agenda package.

14. Councillor(s) Municipal Advisory Board Activity Reports

a) Accessibility Advisory Committee Information Report

b) AVRL Board Information Report

An update was provided regarding ongoing discussions with provincial representatives concerning financial and operational challenges. While the issues were reviewed and current pressures outlined, no additional funding commitments were made. Attention was now focused on an upcoming board meeting, where financial planning discussions would begin, with further information expected following those deliberations.

15. New Business

a) 2026 Resident Advisory Committee Appointments Recommendation Report

CAO Phillips reviewed the report. The 2025 Equity, Anti-Racism, and Accessibility Strategy commits to fostering a more inclusive and representative municipality. In support of this commitment, committee appointments were reviewed with consideration for diverse backgrounds, experiences, and perspectives to help ensure advisory committees reflect the communities they serve and provide informed advice to Council.

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR WHEADON THAT COUNCIL APPROVES GUIDO FURLANI BE REAPPOINTED TO THE POLICE ADVISORY BOARD FOR THE TERM OCTOBER 28, 2026, TO OCTOBER 31, 2028. MOTION CARRIED

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR IVEY THAT COUNCIL APPROVES JUANITA GILES (WINDSOR), ROB LEWIS (HANTSPORT), AND JEFF STARRATT (HANTSPORT), BE APPOINTED TO THE PLANNING AND HERITAGE ADVISORY COMMITTEE FOR THE TERM OCTOBER 27, 2026, TO OCTOBER 31, 2028. MOTION CARRIED

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR IVEY THAT COUNCIL APPROVES MICHEL BOURGEOIS AND MARKUS KEHOE BE REAPPOINTED TO THE PLANNING AND HERITAGE ADVISORY

COMMITTEE AS WEST HANTS REPRESENTATIVES FOR THE TERM OCTOBER 27, 2026, TO OCTOBER 31, 2028. MOTION CARRIED

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR LEARY-PINCH THAT COUNCIL APPROVES DYLAN MCLEOD BE APPOINTED TO THE CLIMATE ACTION COMMITTEE FOR THE TERM OCTOBER 27, 2026, TO OCTOBER 31, 2028. MOTION CARRIED

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR IVEY THAT COUNCIL APPROVES MUHAMMED ASRATH PARO THODUKAYIL BE APPOINTED TO THE ACCESSIBILITY ADVISORY COMMITTEE FOR THE TERM OCTOBER 27, 2026, TO OCTOBER 31, 2028. MOTION CARRIED

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR LEARY-PINCH THAT COUNCIL APPROVES DENISE LONG AND MICHEL BOURGEOIS BE REAPPOINTED TO THE ACCESSIBILITY ADVISORY COMMITTEE FOR THE TERM OCTOBER 28, 2026, TO OCTOBER 31, 2028. MOTION CARRIED

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR IVEY THAT COUNCIL APPROVES MUHAMMED ASRATH PARO THODUKAYIL BE APPOINTED TO THE DIVERSE, EQUITABLE AND INCLUSIVE COMMUNITIES ADVISORY COMMITTEE FOR THE TERM OCTOBER 27, 2026, TO OCTOBER 31, 2028. MOTION CARRIED

16. Correspondence

a) General 2024-2028 Council Term General Correspondence Received Ledger as of October 23, 2026.

   i. 2026-10-13 Honourable John A. MacDonald, Minister of Municipal Affairs - Request for Funding re Combined Sewer Overflow

Discussion focused on the challenges of securing funding for property buy-outs. It was noted that previous inquiries have resulted in different levels of government directing the municipality to one another, creating uncertainty regarding funding responsibility. It was noted that, while federal funding was provided to t he Province through Disaster Financial Assistance (DFA) programs, it was unclear whether property buy-out initiatives were eligible under existing funding frameworks.

   ii. Letters of Opposition to the Proposed Noyava Forest Village Development (Dawson Road, Ellershouse)

b) 2024-2028 Council Term Correspondence Sent as of October 23, 2026 - None

17. In-Camera

a) 2026-09-22 Council In-Camera Minutes
b) 2026-09-28 Special Council In-Camera Minutes
c) MGA 22(2)(a) Land Matter
d) MGA 22(2)(a) Land Matter
e) MGA 22(2)(c) Personnel Matter

MOVED BY COUNCILLORS WHEADON AND P. MORTON THAT THE MEETING MOVE IN-CAMERA AT 7:20 P.M. MOTION CARRIED

MOVED BY COUNCILLORS B. MORTON AND LEARY-PINCH THAT THE MEETING MOVE OUT IN-CAMERA AT 8:20 P.M. MOTION CARRIED

18. Next Meeting Date / Adjournment

With no further business, the meeting adjourned at 8:20 pm. The next regularly scheduled meeting will be the Committee of the Whole meeting on November 10, 2026.

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Mayor Zebian (Chair) Deanna Snair, Municipal Clerk