

WEST HANTS REGIONAL MUNICIPALITY

Public Information Meeting

Thursday, November 2, 2023

Halewood Drive, Falmouth (PID 45226636)

Agenda

1. Meeting called to order
2. Introduction by Chair
3. Overview of Proposal and Process: Planning Staff
4. Owner or Developer Presentation (No presentation)
5. Questions or Comments from the public can be sent until noon on Nov. 16 to Planner Dunphy to:
 - P.O. Box 3000, Windsor, NS B0N 2T0;
 - (902) 798-8391 ext. 118; or
 - adunphy@westhants.ca
6. Conclusion of Public Information Meeting



Halewood Drive, Falmouth Rezoning

Public Information Meeting

November 2, 2023

something inspiring awaits



Application

- A completed application was received from the Chief Administrative Officer on behalf of Council on September 20, 2023.
- The application was to rezone the subject lot from Open Space (OS) to Single Unit Residential (R-1) for potential residential development.

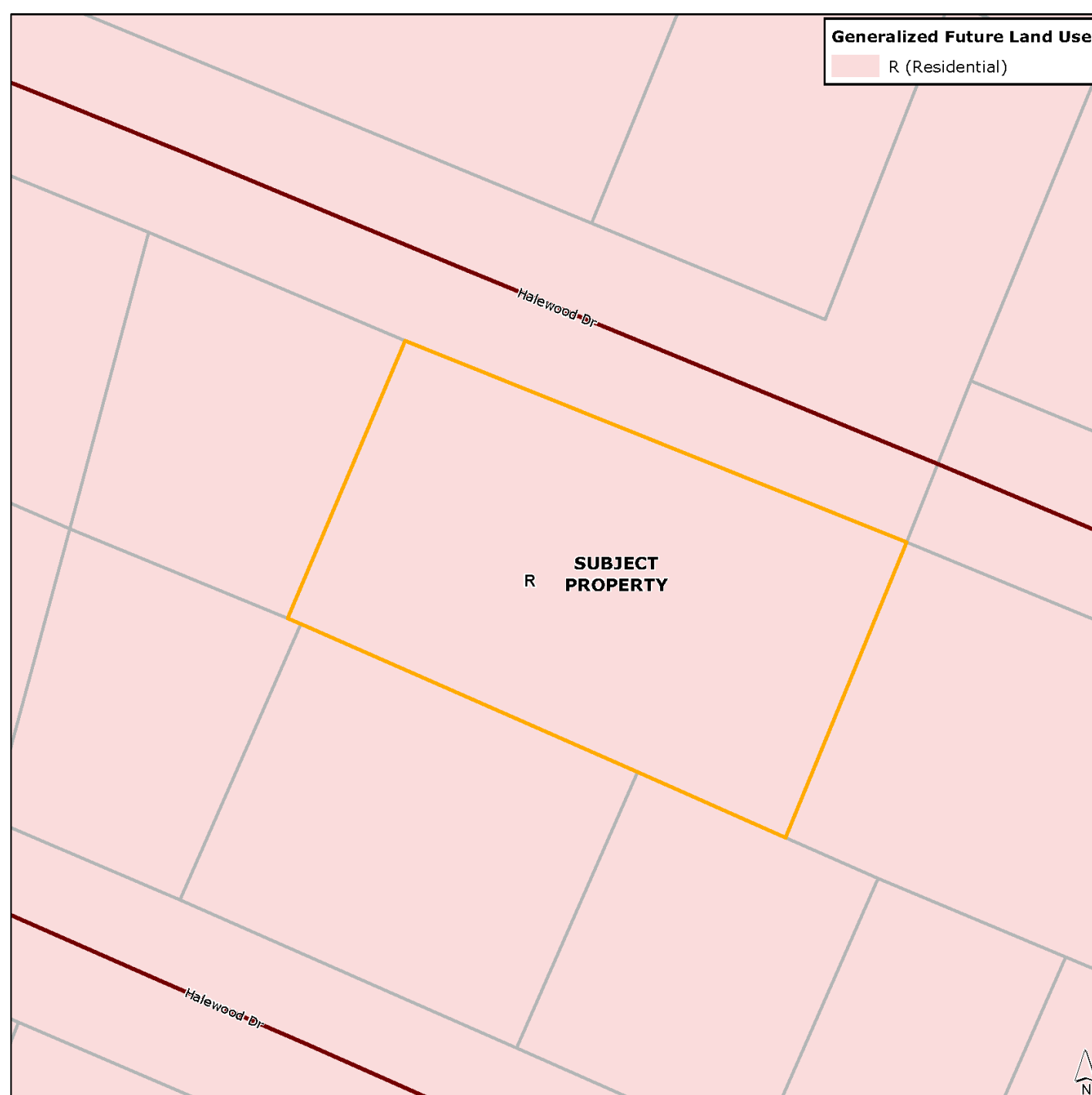
Orthophoto

- The property is currently an unused, forested lot.
- Nearby properties consist of single unit residences with other Open Space lots located further down Halewood Drive.



Generalized Future Land Use

R (Residential)



GFLUM

- Residential Designation

something inspiring awaits





Current Zoning

- Open Space (OS) zone

Permitted uses include:

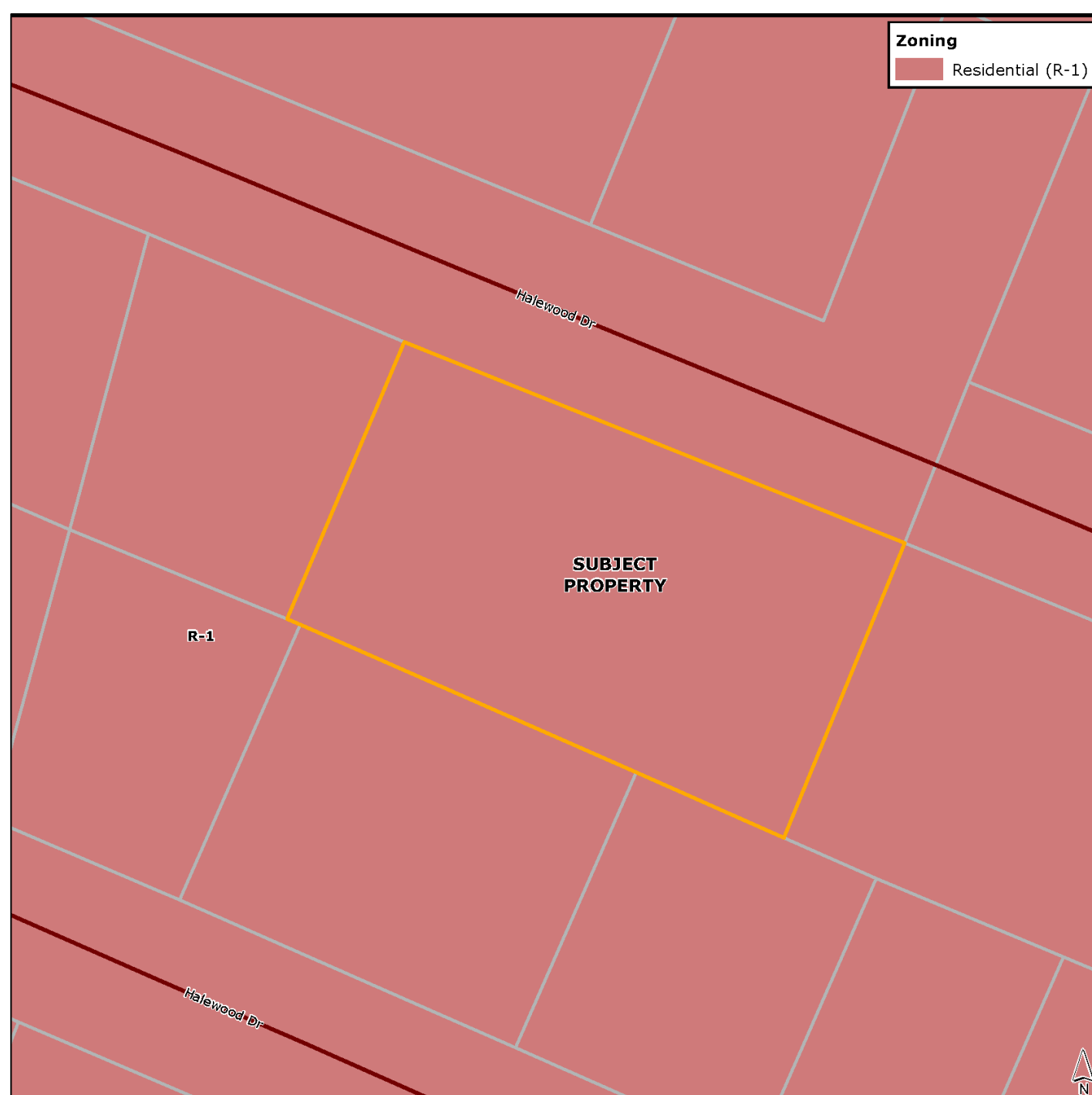
- Cemeteries;
- Historic sites, interpretive centres and museums;
- Outdoor recreation uses;
- Parks and playgrounds; and
- Uses, buildings and structures necessary for the prevention of floods, soil erosion and other similar natural occurrences





Zoning Map – Larger Extent





Proposed Zoning

- Single Unit Residential (R-1) zone

Permitted uses include:

- Single unit dwellings; and
- Existing manufactured homes





View of Subject Lot from Halewood Drive

something inspiring awaits





View of Surrounding Uses on Halewood Drive



West Hants MPS Policies

- **Policy 5.4.2** enables Council to consider rezoning land within the Falmouth Growth Centre to Single Unit Residential (R-1).
- **Policy 16.3.1** states general criteria for amendments to the Land Use By-law.



Public Information Meeting – Nov. 2

Staff Review

PAC/HAC Review and Recommendation –
Dec. 14*

Council First Reading – Jan. 23*

Public Hearing & Second Reading – Feb. 27*

Notice Placed in Paper

14 Day Appeal period

Process

Notice was placed in the Valley Journal

Properties within 500 ft were notified of the Public Information Meeting

Signage posted on subject lot

* Anticipated date



Comments Submission

- Comments and questions can be submitted by the public until noon on **November 16**
- All correspondence should be sent to:

Alex Dunphy, Planner

Phone	902-798-8391 ext. 118
Email	adunphy@westhants.ca
Mail	76 Morison Drive, PO Box 3000 Windsor NS B0N 2T0
Drop box	Regional office at 76 Morison Drive





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