

WEST HANTS REGIONAL MUNICIPALITY

Public Information Meeting

Tuesday, January 16, 2024

Millard Court, Union Centre (PID 45236601)

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 Jan. 30 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



Millard Court, Union Centre Rezoning

Public Information Meeting

January 16, 2024

something inspiring awaits



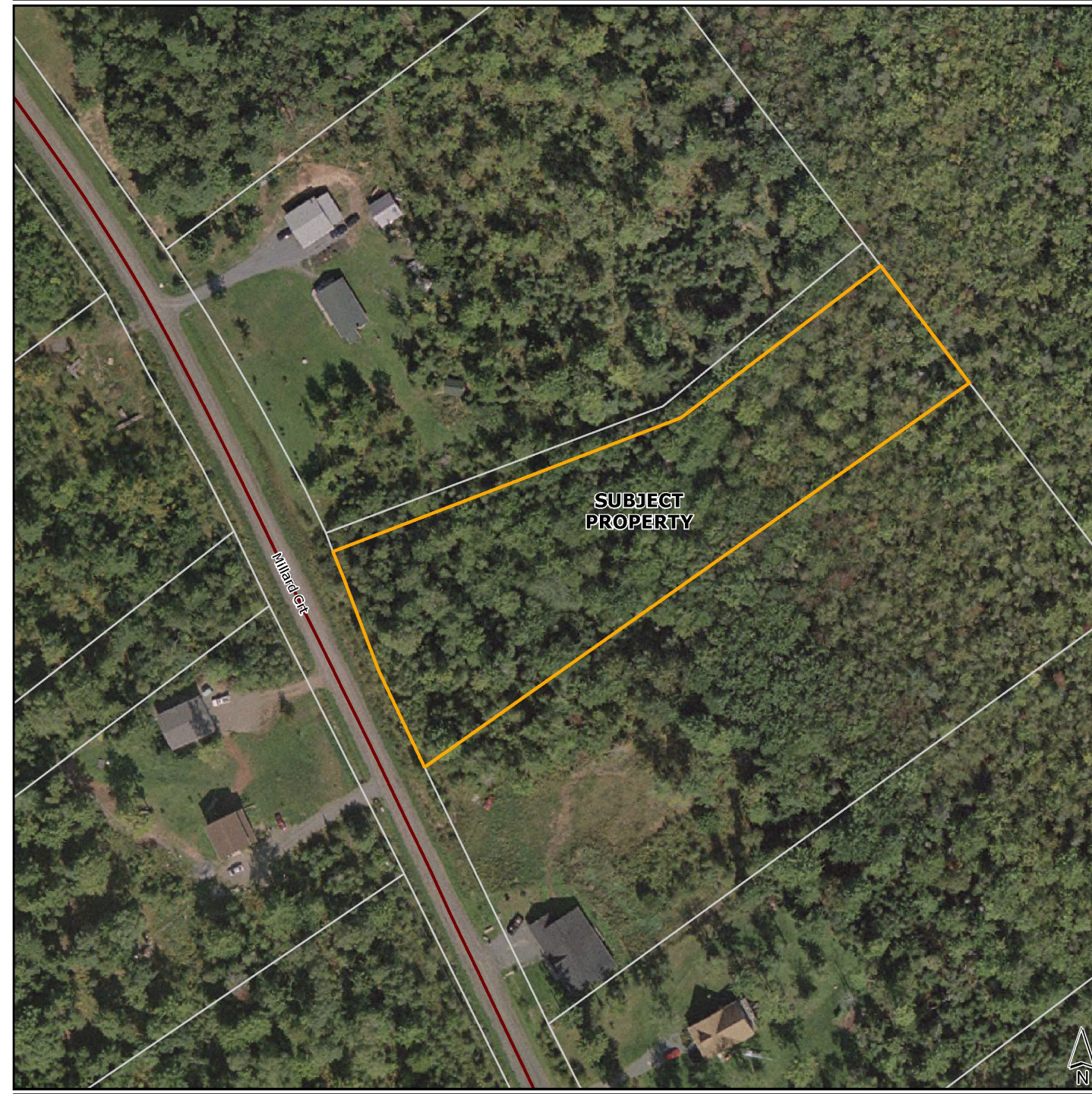
Application

- 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 Rural Residential (R-4) for potential residential development.
- The subject lot was identified in the 2016 Parks and Open Space Plan as appropriate for divestment to help fund other municipal parks.



Orthophoto

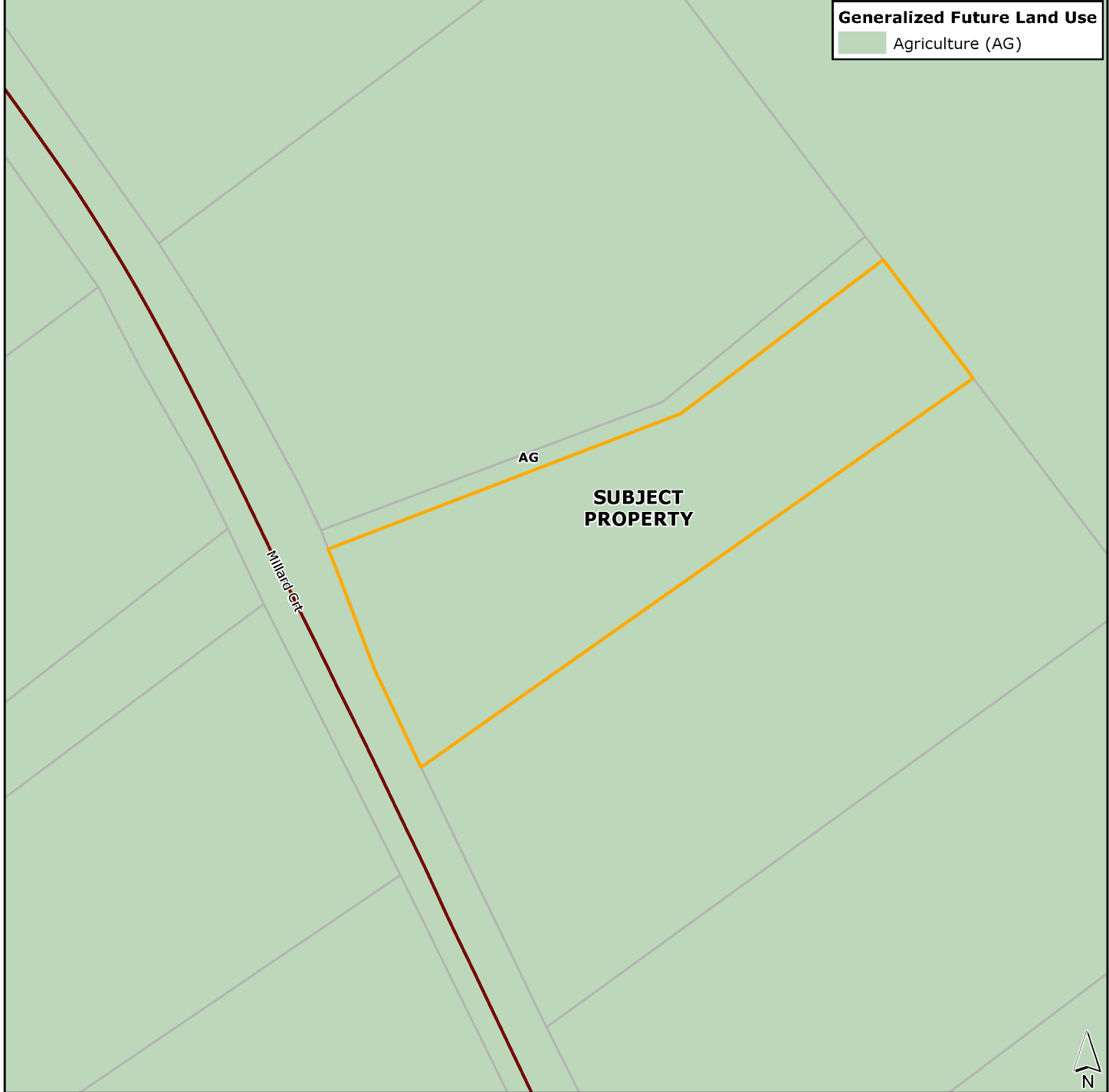
- The property is a forested and undeveloped lot.
- Nearby properties consist of single unit residences.






Generalized Future Land Use
Agriculture (AG)

GFLUM

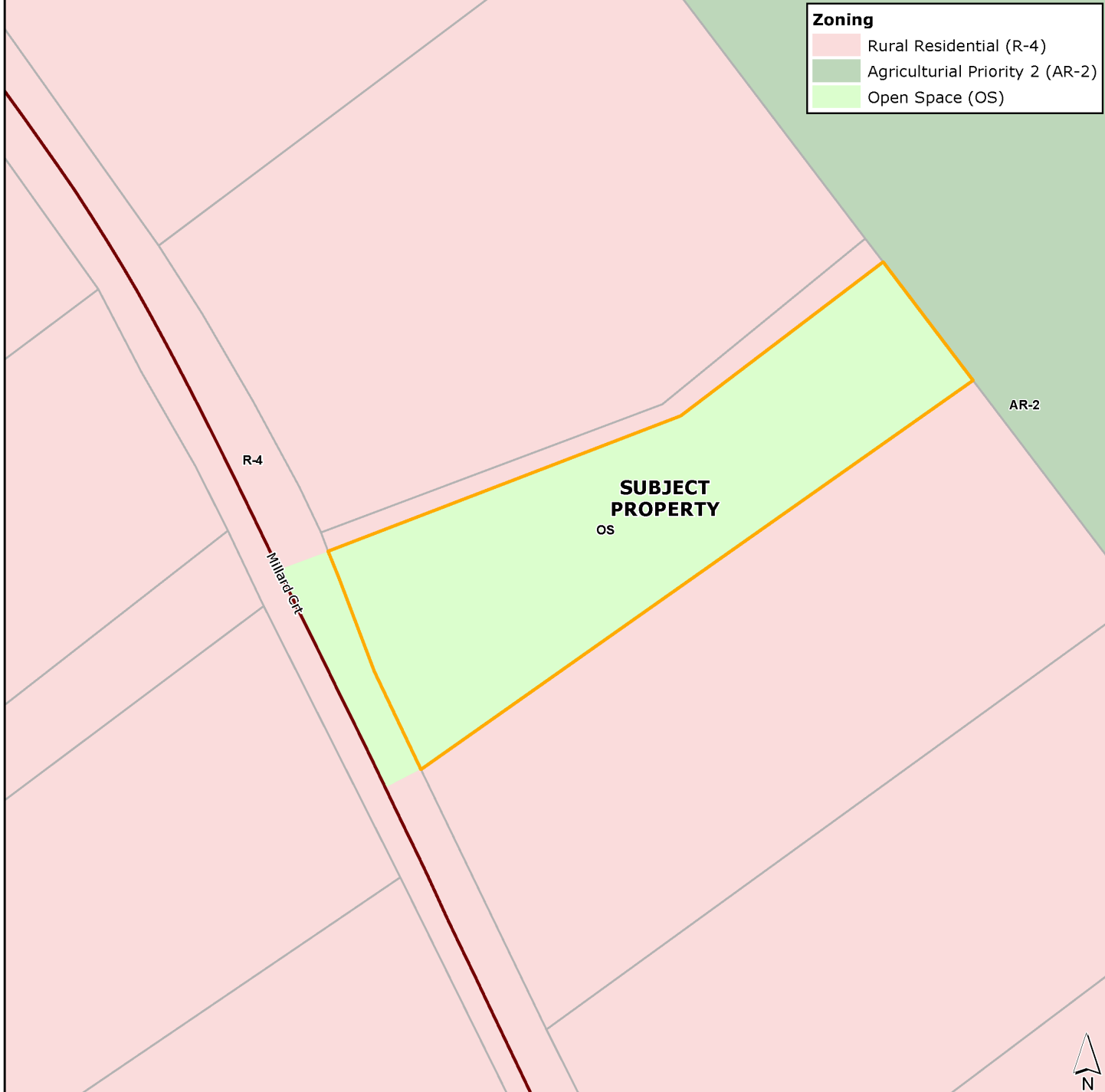
- Agriculture Designation






Zoning	
	Rural Residential (R-4)
	Agricultural Priority 2 (AR-2)
	Open Space (OS)

Current Zoning

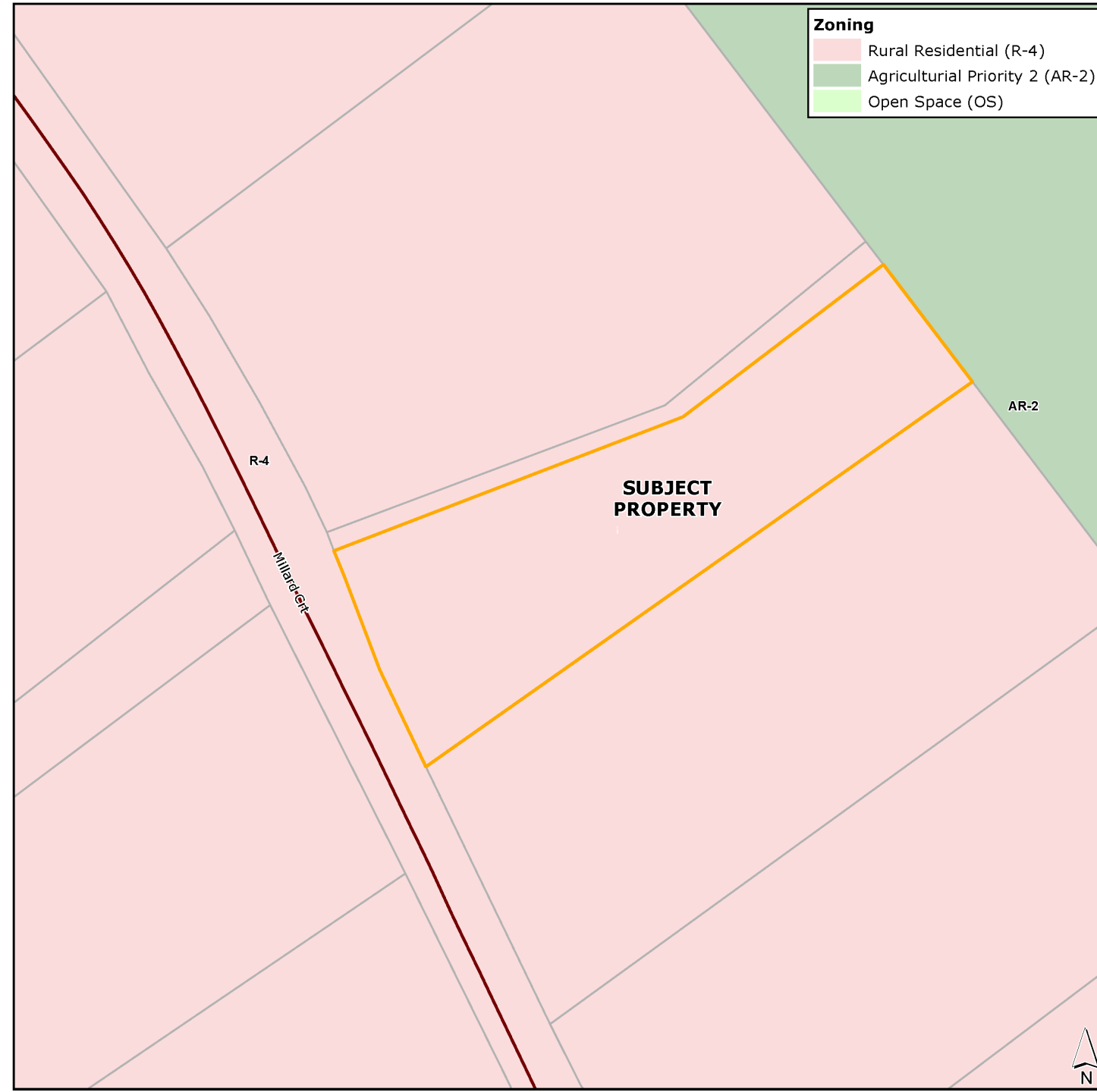
- Open Space (OS) zone
- Permitted uses include:
- Cemeteries;
 - Historic sites, interpretive centres and museums;
 - Outdoor recreation uses;
 - Parks and playgrounds; and
 - Uses, buildings and structures necessary for the prevention of floods, soil erosion and other similar natural occurrences



Zoning	
	Rural Residential (R-4)
	Agricultural Priority 2 (AR-2)
	Open Space (OS)

Proposed Zoning

- Rural Residential (R-4) zone
- Permitted uses include:
- Single and two-unit dwellings;
 - Seasonal dwellings (subject to the GR zone requirements): and
 - Manufactured homes.





View of Subject Lot from Millard Court



View of Surrounding Uses on Millard Court



West Hants MPS Policies

- **Policy 16.3.1** states general criteria for amendments to the Land Use By-law.

Public Information Meeting – January 16

Staff Review

PAC/HAC Review and Recommendation –
February 8*

Council First Reading – February 27*

Public Hearing & Second Reading
– March 26*

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 **January 30**
- 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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