

# WEST HANTS REGIONAL MUNICIPALITY

## Public Information Meeting

Tuesday, January 16, 2024

Saubren Lane, Cheverie (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](mailto:adunphy@westhants.ca)
6. Conclusion of Public Information Meeting



# Saubren Lane, Cheverie Rezoning

Public Information Meeting

January 16, 2024

something inspiring awaits



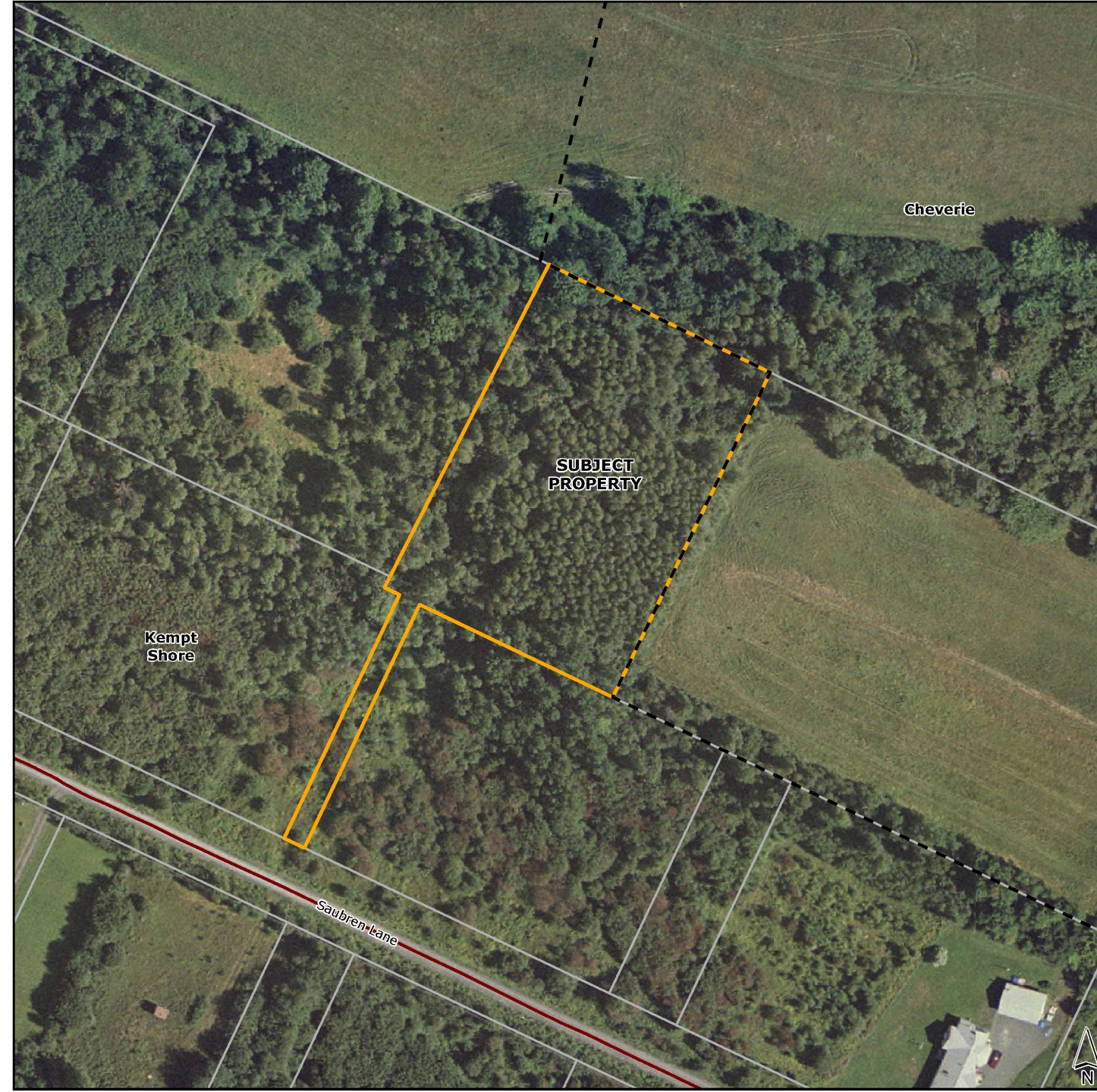
# Application

- 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 General Resource (GR) 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 and undeveloped lots.



**Generalized Future Land Use**

Resource (S)

Cheverie

**S** SUBJECT  
PROPERTY

**Kempt  
Shore**

Saubren Lane





# GFLUM

- Resource Designation

something inspiring awaits



Zoning	
	Open Space (OS)
	General Resource (GR)

Cheverie

**SUBJECT  
PROPERTY**  
OS

Kempt  
Shore

GR

Saubren Lane



# 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



**Proposed Zoning**  
Open Space (OS)  
General Resource (GR)

Cheverie

**SUBJECT  
PROPERTY**

Kempt  
Shore

GR

Saubren Lane



# Proposed Zoning

- General Resource (GR) zone
- Permitted uses include:
- Agriculture and support uses;
  - Automobile service stations;
  - Churches, community centres, and fire halls;
  - Farm equipment sales and service;
  - Forestry and related activities;

(1 of 2)

something inspiring awaits



**Proposed Zoning**  
Open Space (OS)  
General Resource (GR)

Cheverie

**SUBJECT  
PROPERTY**

Kempt  
Shore

GR

Saubren Lane



# Proposed Zoning

Permitted uses include:

- Manufactured homes;
- Personal service shops;
- Restaurants;
- Retail stores under 5000 sq. ft.;
- Sand and Gravel Operations;
- Seasonal dwellings on private roads; and
- Single and two-unit dwellings.

(2 of 2)

something inspiring awaits





View of Subject Lot from Saubren Lane



View of Surrounding Uses on Saubren Lane

# West Hants MPS Policies

- **Policy 9.1.1** establishes the intent of Council to apply the General Resource (GR) zone to properties within the Resource Designation which are outside of the Growth Centres, Villages, and Hamlets and not zoned for agricultural, mineral, or water supply uses.
- **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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