

West Hants LUB Map Amendment (re-zoning) 4236 Highway 14

Public Information Meeting
February 6, 2024

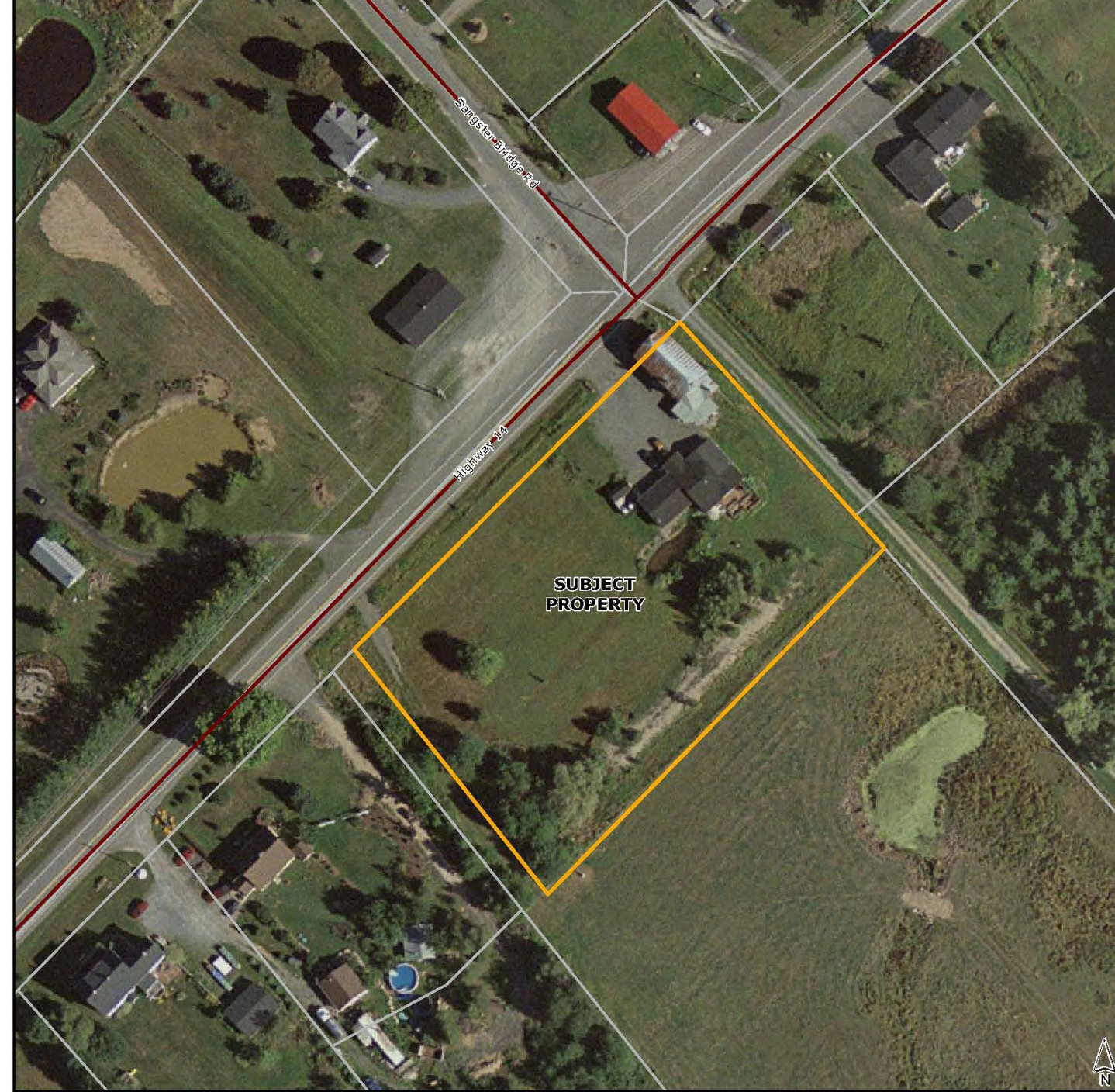


Application

- A completed application was received from Sheldon Musseau on January 8, 2024.
- Application requested a zone change to rezone the subject lot from Rural Commercial (RC) zone to the General Resource (GR) zone.

Orthophoto

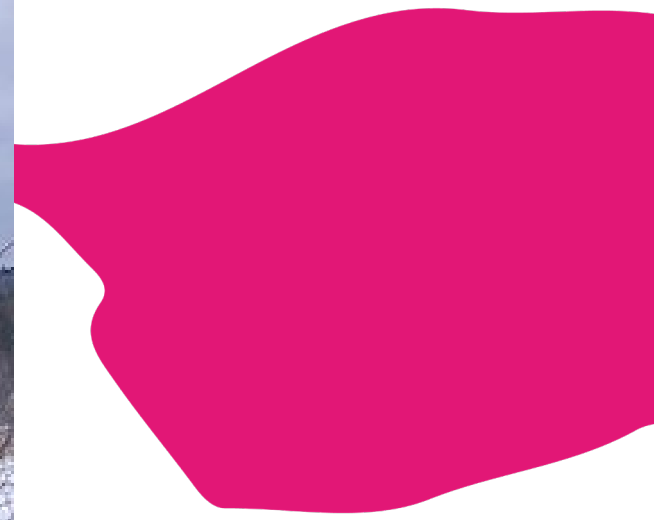
- 4236 Hwy 14, Windsor Forks
- Across from Sangster Bridge Road
- Property is 1.9 acres in size
- Formerly an antiques shop (previous owners)





something inspiring awaits

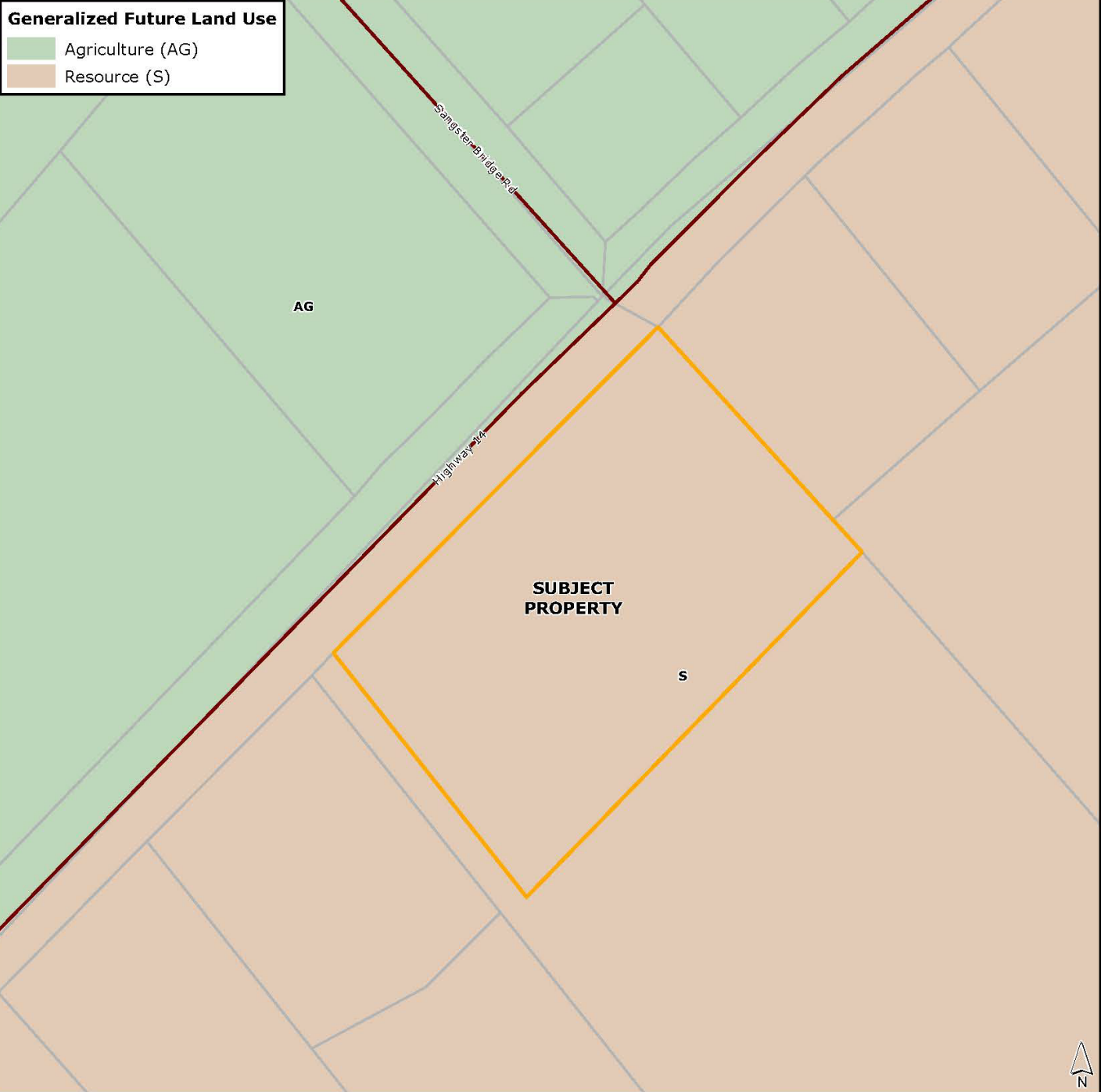




Something inspiring awaits



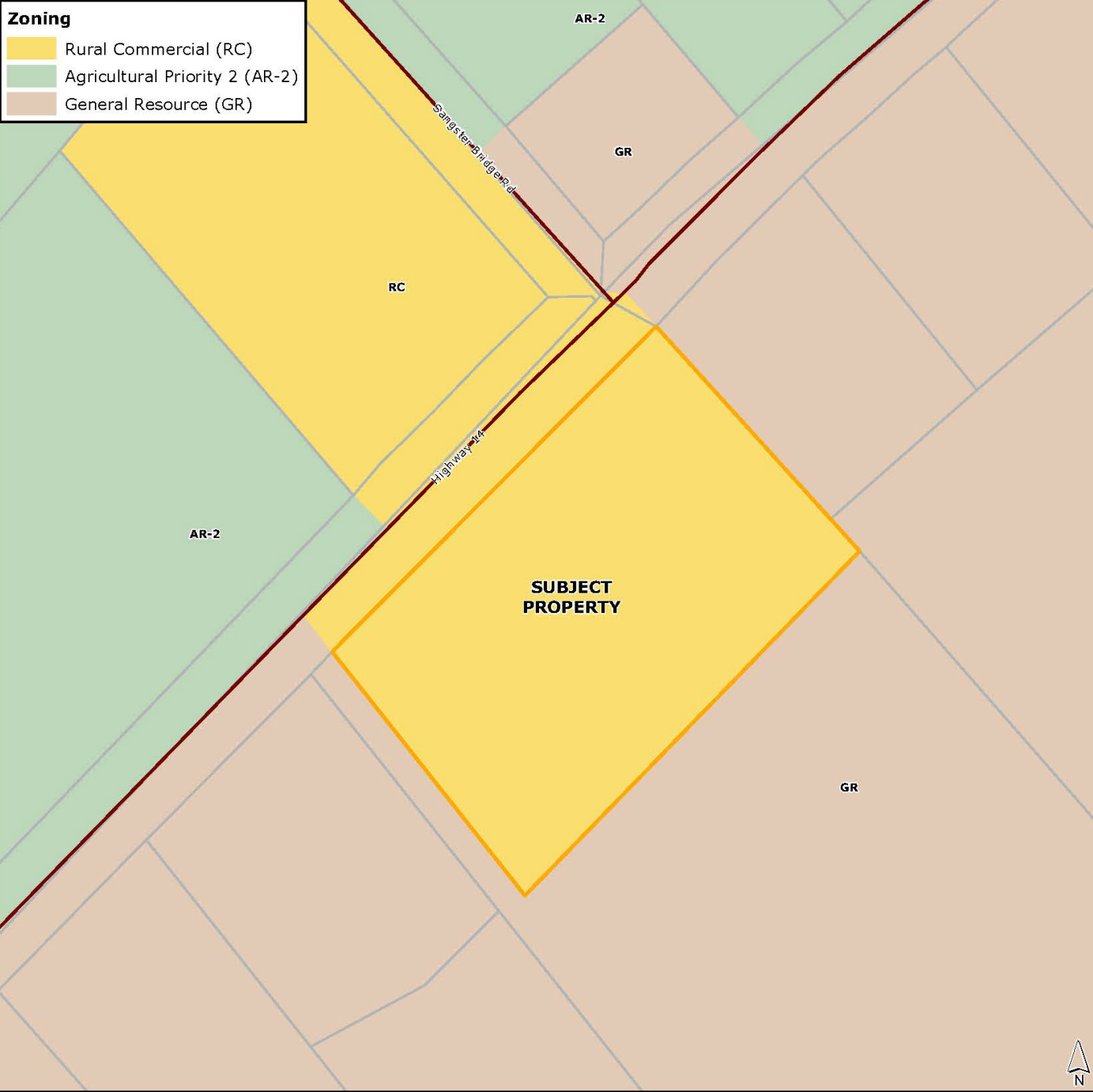
Generalized Future Land Use
Agriculture (AG)
Resource (S)



GFLUM

- Resource Designation (S)
- Generalized Future Land Use





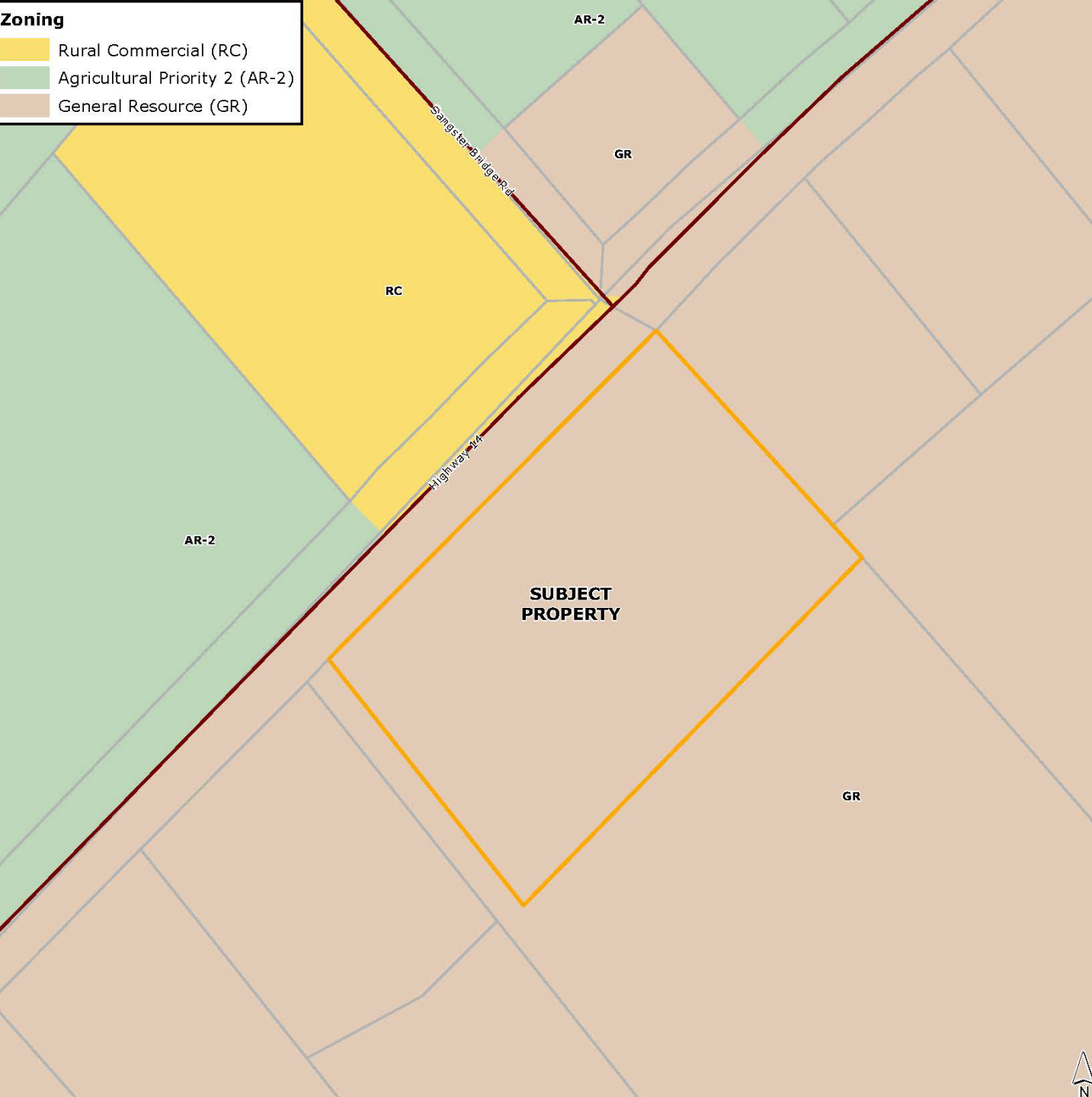
Current Zoning

- Rural Commercial (RC) zone

Permitted uses include:

- Retail Stores
- Farm Markets
- Restaurants
- Auto Service Stations
- Etc.





Proposed Zoning

- General Resource (GR) zone
- Permitted uses include:
- Single unit dwellings
 - Two unit dwellings
 - Agricultural uses, resource uses, etc.

Zoning would be consistent with surrounding properties

something inspiring awaits



West Hants MPS

- **Section 9.1 General Resource**

The General Resource (GR) zone encompasses most of the land outside the Growth Centres, Village and Hamlets which is not zoned for agricultural, mineral or water supply use. It includes Crown land and pockets of cottage development. The zone is intended to apply to rural areas which are not subject to intense development pressure.

MPS Section 9.1 continues and describes Council's intention with the General Resource areas.

West Hants MPS – General Criteria Policy

- **Policy 16.3.1** states general criteria for amendments to the Land Use By-law.
 - adequacy of sewer and water services; schools; fire protection; road networks; and the financial capacity of the Municipality to absorb any costs relating to the development.
 - capable of being serviced (either central on-site systems)
 - the suitability of auto, rail and pedestrian traffic;
 - the shape of the lot for the intended use; the pattern of development; the suitability of the area in terms of steepness of grade, water courses etc.
 - Conformance with other relevant municipal, provincial or federal by laws/regulations



Public Information Meeting – Feb 6

Staff Review

PAC/HAC Review and Recommendation –
March 14, 2024*

Regional Council First Reading –
March 26, 2024*

Public Hearing & Second Reading –
April 23, 2024*

14-day appeal period

Notice Placed in Paper

Process

Notice was placed in the Valley Journal.

Notification sign on site.

Nearby properties were notified of the public information meeting.

*anticipated date



Comments Submission

- Comments will be recorded at this meeting
- Comments and questions can be submitted by the public until noon on **February 20, 2024**
- All correspondence should be sent to:

Mark Fredericks, Senior Planner

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Email	mfredericks@westhants.ca
Mail	76 Morison Drive, PO Box 3000 Windsor NS B0N 2T0
Drop box	Regional office at 76 Morison Drive



West Hants

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westhants.ca