



WEST HANTS REGIONAL MUNICIPALITY REPORT

Information <input type="checkbox"/>	Recommendation X	Decision Request <input type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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To: Mayor Zebian and Members of West Hants Regional Municipality Council

Submitted by: _____
Mark Fredericks, Senior Planner

Date: March 26, 2024

Subject: WHLUB Map Amendment: 4236 Highway 14 (PID 45329851), Windsor Forks; File #23-41A

LEGISLATIVE AUTHORITY

Section 210 of the Municipal Government Act.

RECOMMENDATION

Should Council wish to proceed to Public Hearing and Second Reading, the following motion would be in order:

...that Council gives First Reading and will hold a Public Hearing to consider amending Schedule A of the West Hants Land Use By-law to rezone PID 45329851 at 4236 Highway 14 in Windsor Forks from the Rural Commercial (RC) zone to the General Resource (GR) zone as shown in the report #23-41 to the Planning and Heritage Advisory Committee dated March 14, 2024.

BACKGROUND

Property X	Public Opinion <input type="checkbox"/>	Environment <input type="checkbox"/>	Social <input type="checkbox"/>	Economic <input type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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A completed application was received on January 8, 2024, from the owner of the property, Sheldon Musseau. The application requests Council consider rezoning the subject lot from the current Rural Commercial (RC) zone to the General Resource (GR) zone to support the potential sale of the property for residential uses. The property currently includes a single unit dwelling and a large barn. The zoning change reduces the possible permitted uses as the proposed

General Resource (GR) zone permits fewer land uses than the current Rural Commercial (RC) zone.

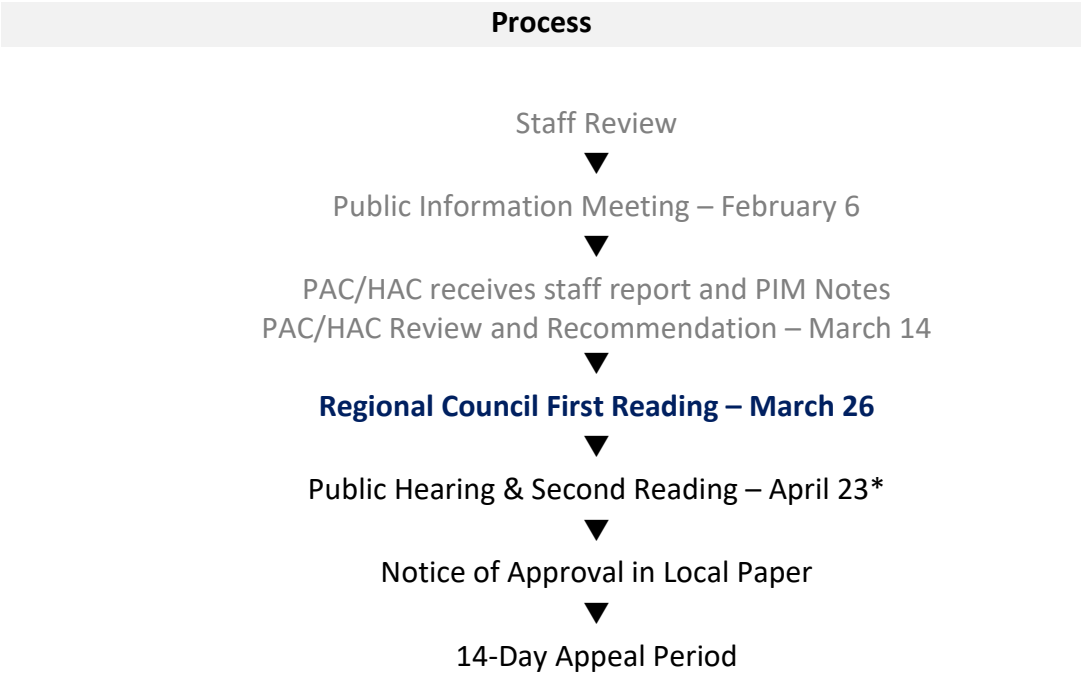
In the early 2000's, the previous owners used the barn as an antiques shop and the Highway Commercial (HC) zoning was applied prior to the 2008 planning documents, to reflect the commercial nature of this business. The current owners no longer operate any commercial use on the property and have requested a zone change to the General Resource (GR) zone which is consistent with the surrounding area.

A Public Information Meeting was held on February 6, 2024. No public comments were received at the meeting or during the public comment period that followed.

On February 14, 2024, staff presented a recommendation report to the Planning and Heritage Advisory Committee (PAC/HAC) (Appendix A). The PAC/HAC recommended in favour of the application at this meeting.

NEXT STEPS

The process for this application is as follows.



*anticipated dates; final dates set by Council

FINANCIAL IMPLICATIONS

There are no financial implications to the Municipality or residents with regard to the filing of this report.

ALTERNATIVES

In response to this application, Council may decide to:

- hold First Reading and authorize a Public Hearing to approve the map amendment; or
- provide alternative direction such as requesting further information on a specific topic.

APPENDICIES


Appendix A 2024-03-14 Staff Report – WHLUB Map Amendment: 4236 Highway 14 (PID 45329851), Windsor Forks; File #23-41

CHIEF ADMINISTRATIVE OFFICER REVIEW

I support the recommendation and the application proceeding through to the Public Hearing stage. This will allow for an up-to-date presentation of all information pertaining to the application for both Council and residents. Further, it will allow for a thorough review of that information at second reading when Council is asked to make a final decision on this matter.

Report Prepared by: _____
Mark Fredericks, Senior Planner

Report Approved by: _____
Sara Poirier, Director of Planning and Development

Report Approved by:  _____
Mark Phillips, Chief Administrative Officer

Appendix A – 2024-03-14 Staff Report - WHLUB Map Amendment: 4236 Highway 14 (PID 45329851), Windsor Forks; File #23-41