

**West Hants LUB
Map Amendment (re-zoning)
4236 Highway 14, Windsor Forks**

Public Hearing

April 23, 2024



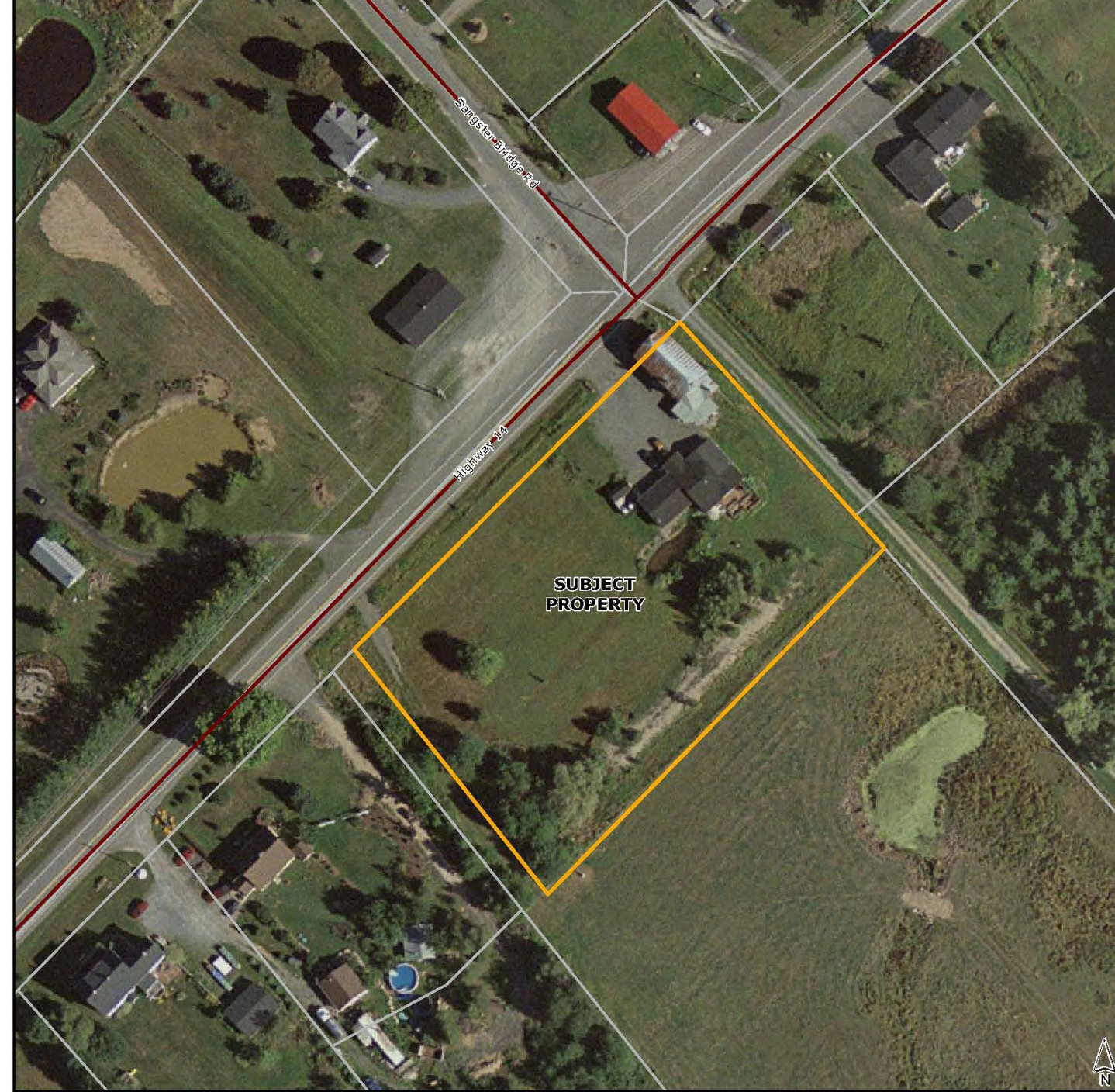
Application

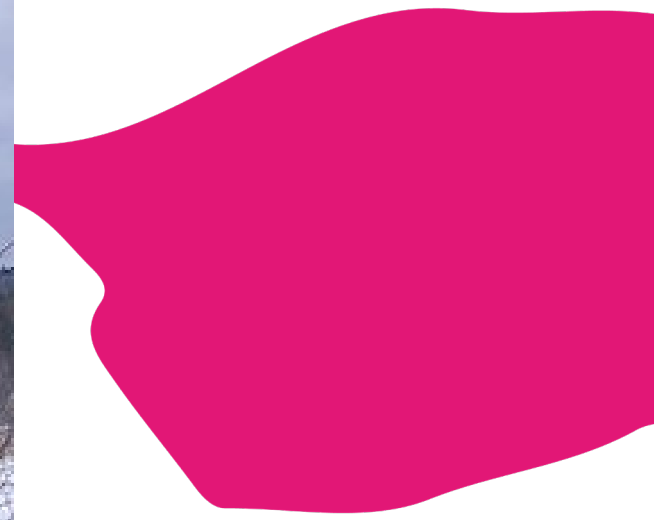
- A completed application was received from Sheldon Musseau on January 8, 2024.
- Application requested a zone change to rezone the subject lot from Rural Commercial (RC) zone to the General Resource (GR) zone.
- Property was used as an antiques store, but the current owners do not operate any commercial uses and have requested the zone change.



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



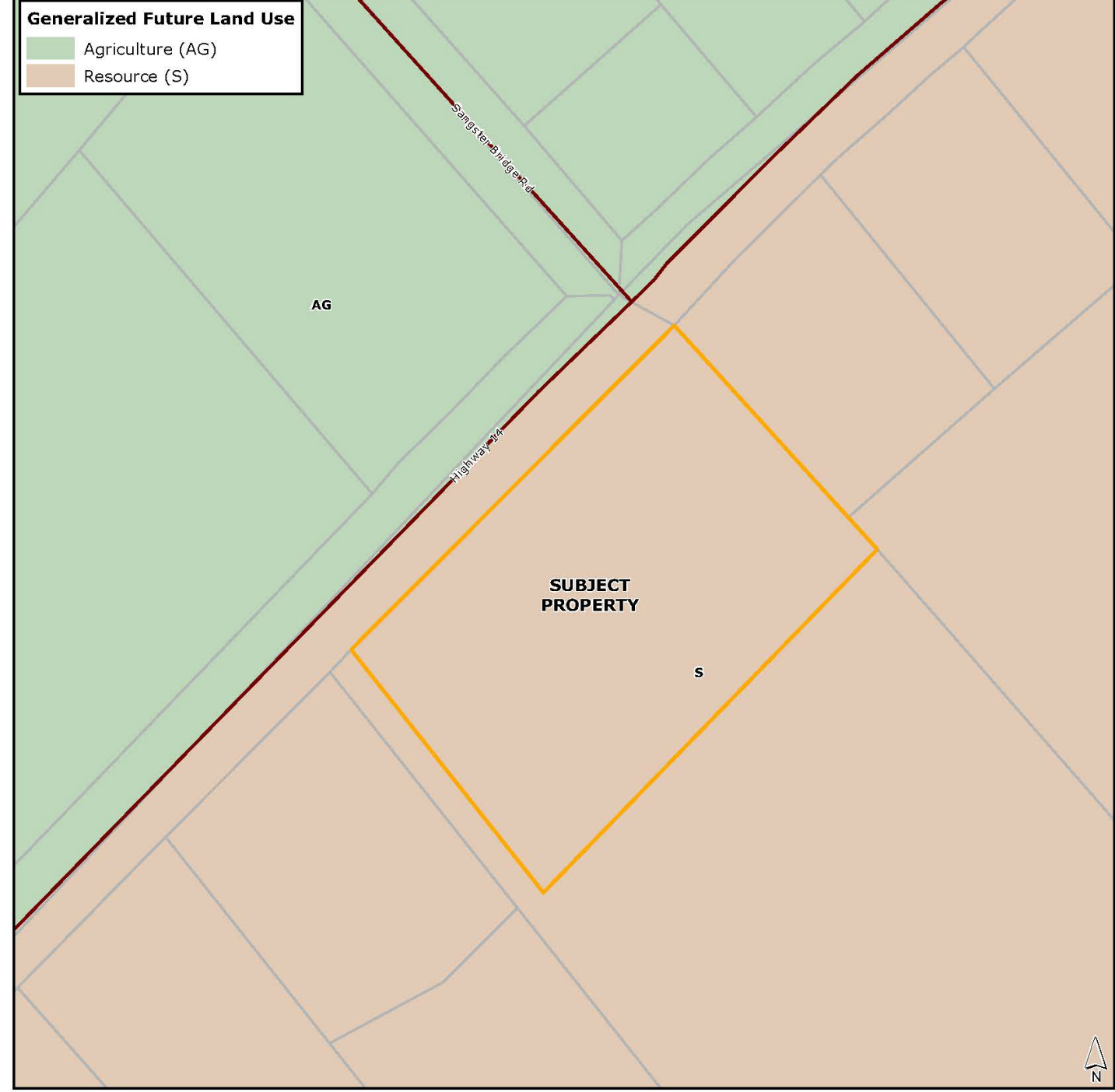


something inspiring awaits



Generalized Future Land Use

- Agriculture (AG)
- Resource (S)

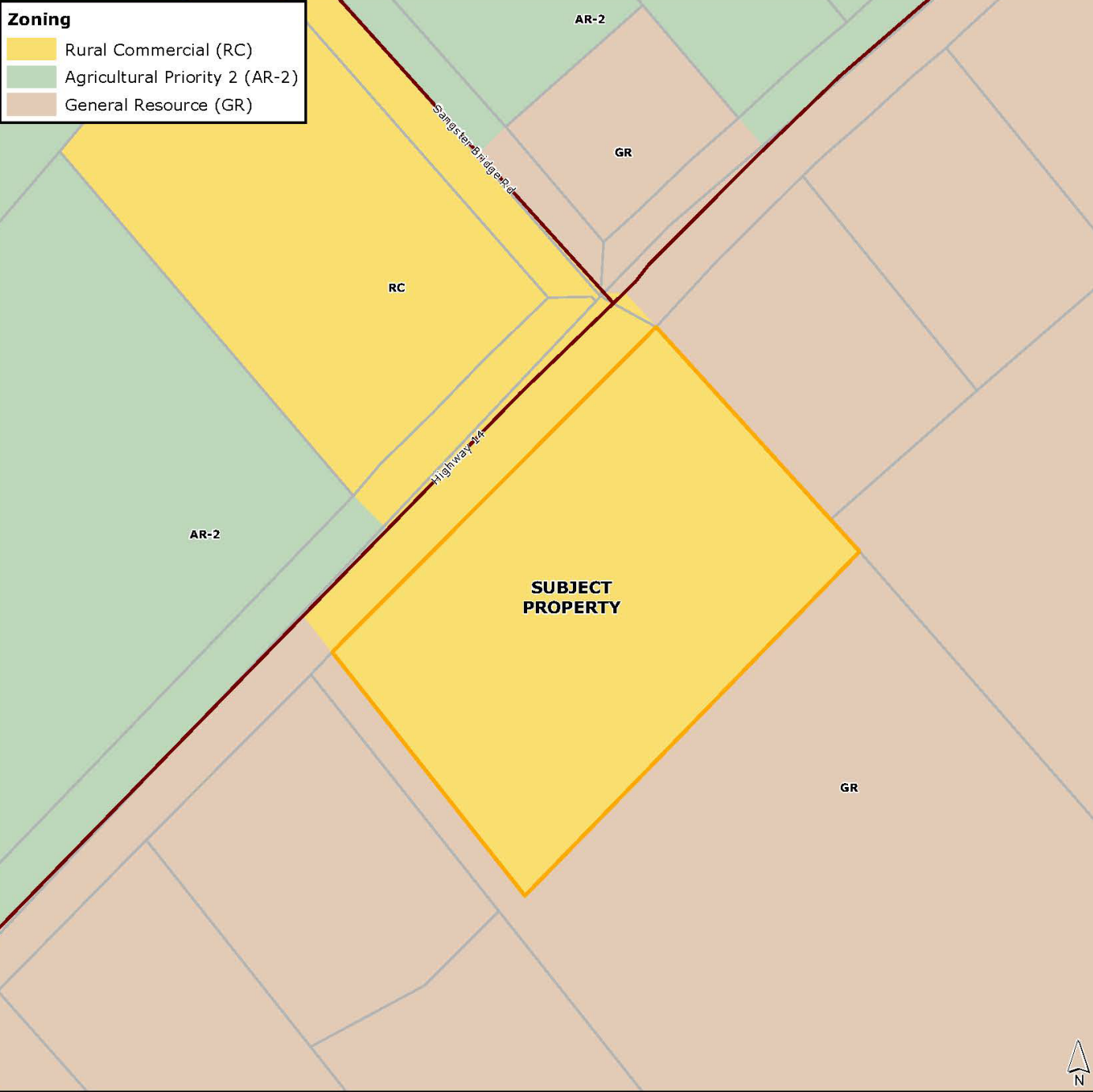


GFLUM

Generalized Future Land Use

- Resource Designation (S)





Current Zoning

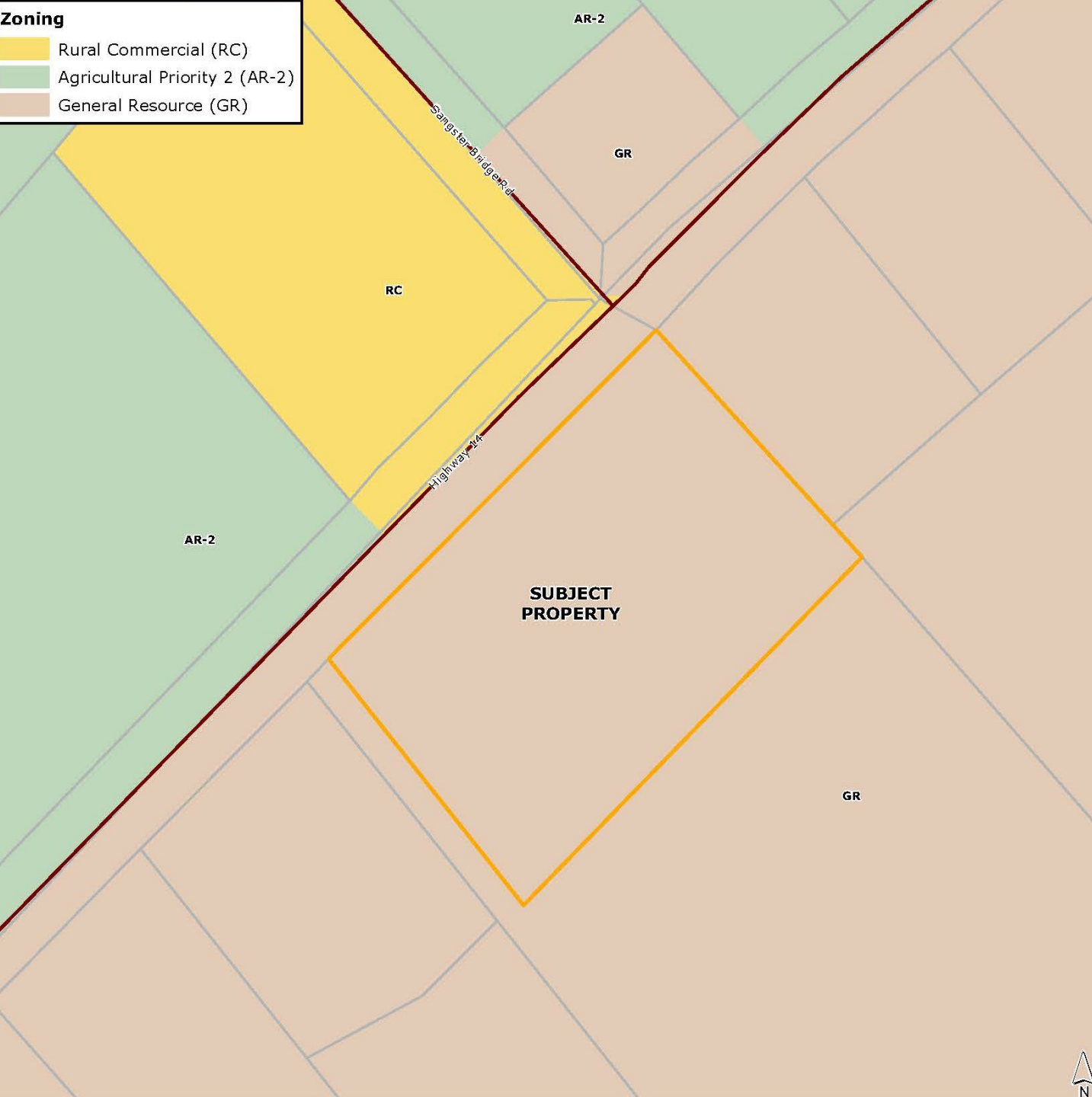
- Rural Commercial (RC) zone

Permitted uses include:

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

Base data derived from the Nova Scotia Property





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

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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.”

“The GR zone is a general, rural resource zone where resource activities are considered paramount, but where a range of residential and small-scale commercial and industrial uses that provide a service to residents of the surrounding countryside will be permitted.”



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

*anticipated date



Comments or Questions from Public



Public Hearing Comment Period

- The Public Hearing was advertised:
 - in the paper April 2 and April 9;
 - letters were sent to property owners within 500 ft of the subject lot; and
 - a sign was posted on the lot.
- The deadline for comments was Friday, April 19.
- Staff received no written correspondence.

Recommendation

...that Council gives Second Reading and approves 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.





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