

West Hants MPS/LUB Text Amendments Repurposing Churches in Hamlets

Council – Public Hearing & Second Reading

March 26, 2023

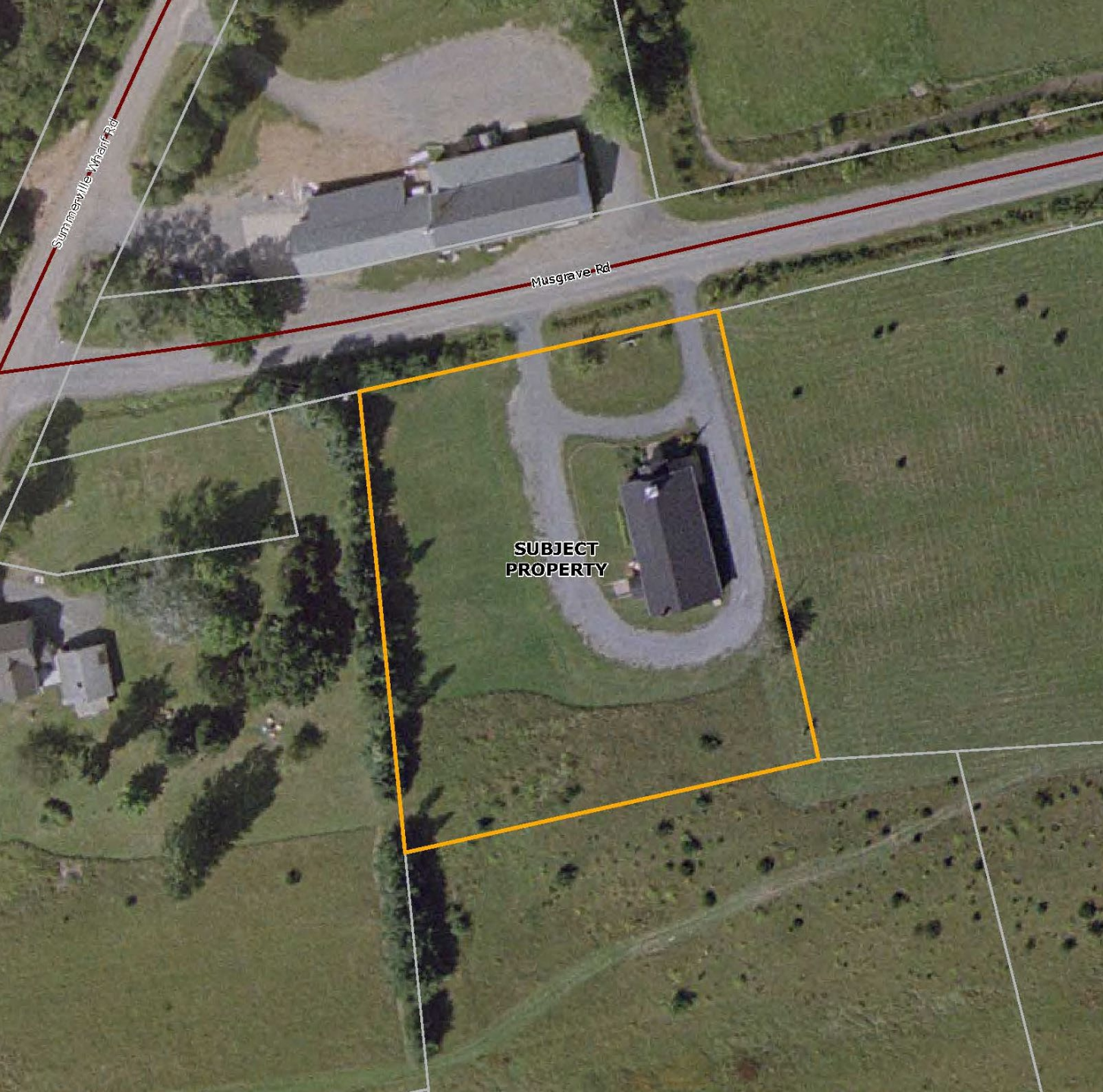
something inspiring awaits



Application

- A completed application was received from Andrea Parker of August 16 Developments on December 4, 2023.
- Application was required to establish policies to enable re-development of the former Baptist Church in Summerville to include 5 residential units.
- Policy text amendments would become general and then apply across the Hamlet designation, not only to the subject lot.

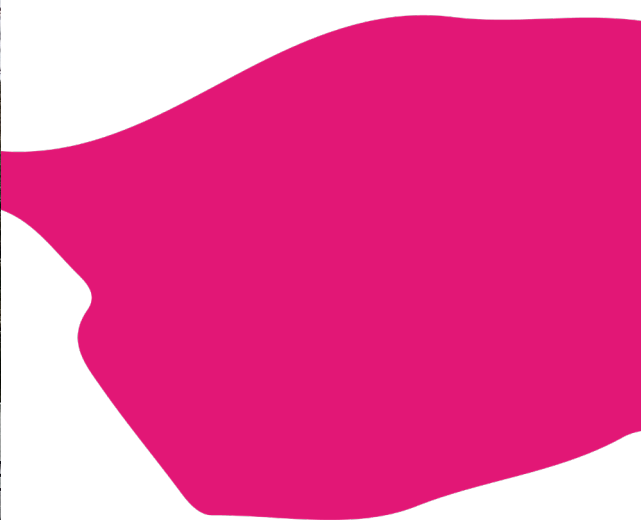




Orthophoto

- 20 Musgrave Road, Summerville
- Property is 1.24 acres in size
- Formerly the Kempt United Baptist Church
- Across from Fire Hall, elementary school and Harmony park






West Hants
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20 Musgrave Rd, Summerville
 PID 45207792

Public Information Meeting
 Tuesday, January 16, 2024, 6:00pm
Storm Date: January 25

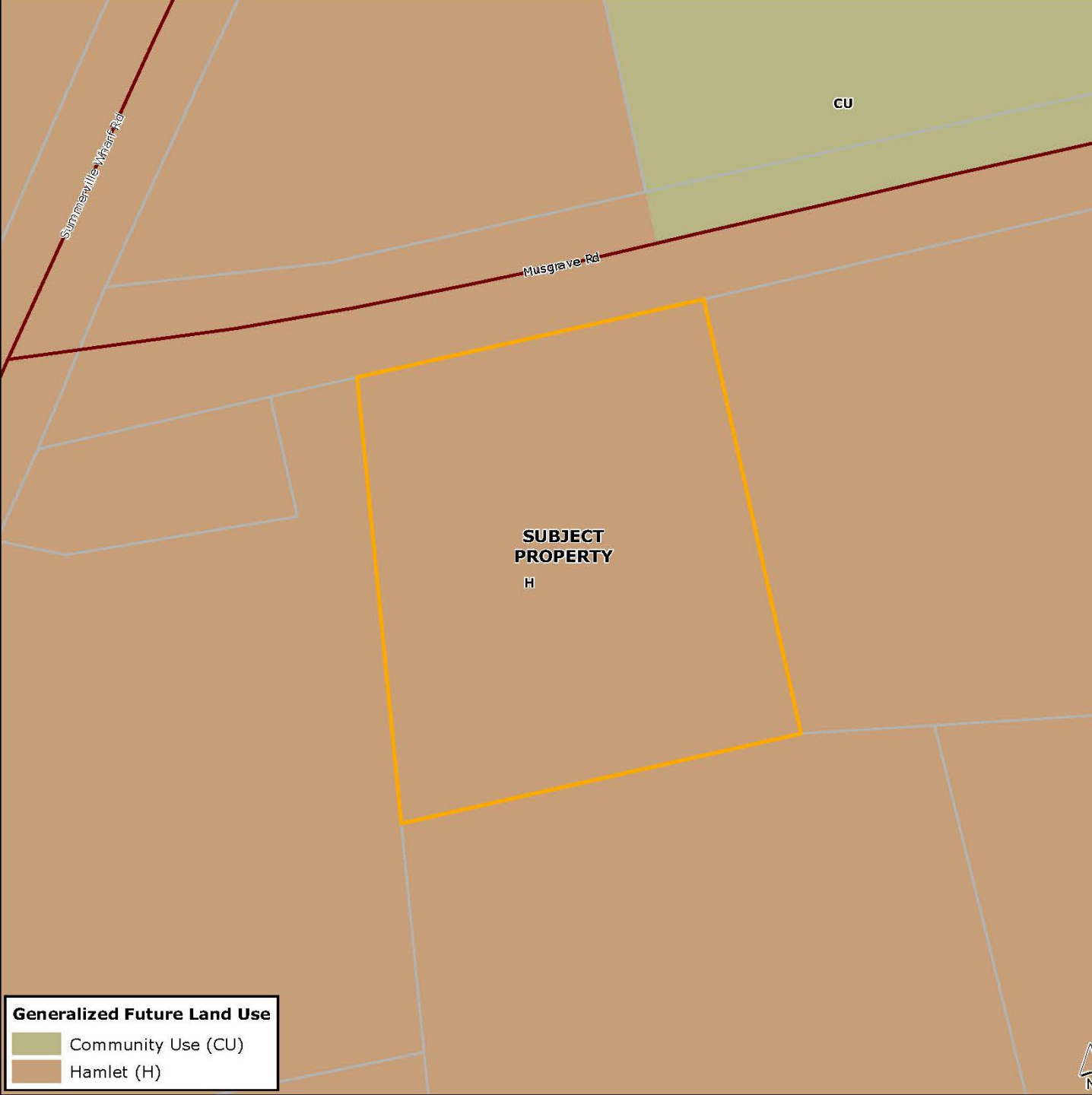
Amendments to the Hamlet Designation to allow the conversion of former churches to residential or commercial uses.

This meeting will be held at 76 Morison Drive, Windsor, and will also be available to view live on www.facebook.com/RMWSummersville

Please direct comments and questions to Mark Fredericks at mfredericks@westhants.ca or 902-798-8391 ext. 148 before January 30 at noon.

KEMPT UNITED
 BAPTIST CHURCH
 SUMMERVILLE
 CIRCA 1888

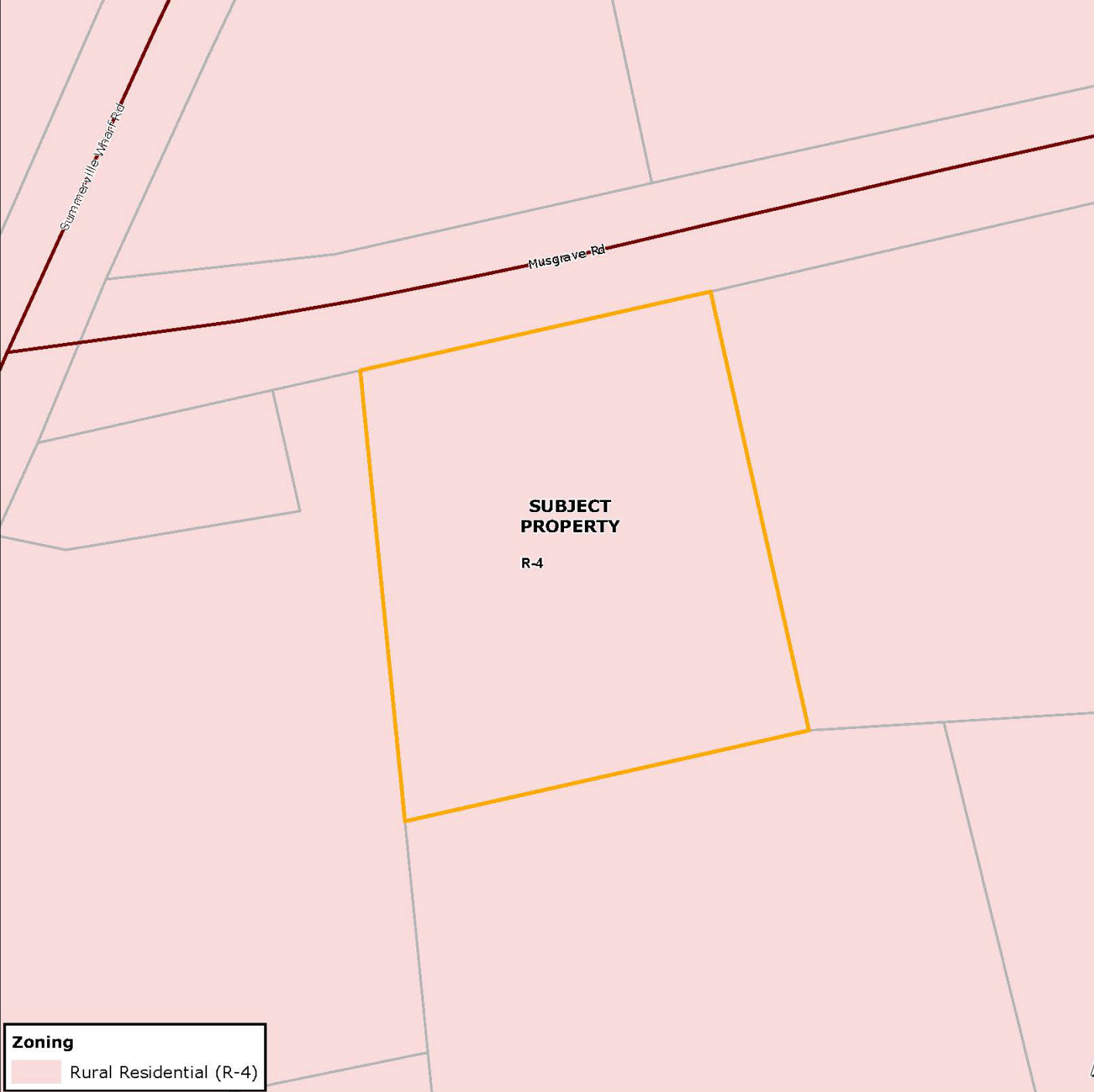




GFLUM

- Hamlet Designation (H)
- Generalized Future Land Use





Current Zoning

- Rural Residential (R-4) zone

Permitted uses include:

- Single unit residential
 - Two unit residential
 - Existing churches, schools, fire halls etc.
-
- Would not permit the proposed 5-unit residential repurposing



West Hants MPS

WH MPS Section 3.5 - Hamlets

Provides Council's intention with designated hamlets:

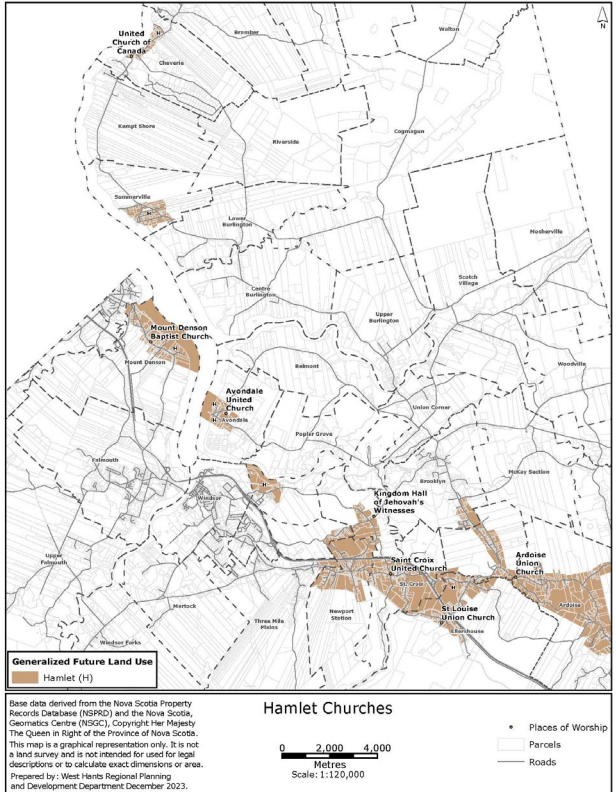
- No central water/sewer services
- Rural character to be maintained
- Provide local-oriented services
- Allow for commercial/industrial that support residents
- Accommodate limited residential development



West Hants - Hamlets

- West Hants has 11 Hamlets and most include one church, some active and in-active. The in-active churches are sometimes sold and may represent an opportunity for repurposing.

Hamlets	
Ardoise - Cameron Lake	Newport Landing
Cheverie	Newport Station
Ellershouse	St. Croix
Gypsum Mines - Sweets Corner	Summerville
Mount Denson	Wentworth Creek
Newport Corner	



Proposed amendments

- Provides the ability to re-purpose churches for small-scale residential up to 5 units (Rural Residential zone).
- Allow changes to windows and doors.
- Allows architecturally compatible extensions.
- Aim is to preserve the majority of the building's form.



West Hants MPS

- **Policy 16.1.1** provides the ability for Council to consider amendments to the Municipal Planning Strategy.
- **Policy 16.3.1** states general criteria for amendments to the Land Use By-law



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 – Jan 16

Staff Review

PAC/HAC Review and Recommendation –
February 8, 2024

Regional Council First Reading –
February 27, 2024

**Public Hearing & Second Reading –
March 26, 2024**

Ministerial Review/Approval

Notice Placed in Paper

Process

Notice was placed in the Valley Journal. Notification sign on site.

*anticipated date



Applicant Presentation



Comments or Questions from Public



Public Hearing Comment Period

- The Public Hearing was advertised:
 - in the paper March 5 and 12; and
 - a sign was posted on the lot.
- The deadline for comments was Friday, March 22.
- Staff received no written correspondence.

Recommendation

...that Council gives Second Reading to and approves the text amendments to the West Hants Municipal Planning Strategy and West Hants Land Use By-law as shown in Attachment B of the report #23-45 to the Planning and Heritage Advisory Committee dated February 8, 2024.



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