

# WEST HANTS REGIONAL MUNICIPALITY

## Public Information Meeting

Wednesday, January 15, 2025

33 Lakewood Drive, Brooklyn (PID 45017183)

### Agenda

1. Meeting called to order
2. Introduction by Chair
3. Overview of Proposal and Process: Planning Staff
4. Questions or Comments from the public can be sent until noon on January 29 to Planner Hong to:
  - P.O. Box 3000, Windsor, NS B0N 2T0;
  - (902) 798-8391 ext. 110; or
  - [whong@westhants.ca](mailto:whong@westhants.ca)
6. Conclusion of Public Information Meeting



# 33 Lakewood Drive, Brooklyn Rezoning

Public Information Meeting

January 15, 2025

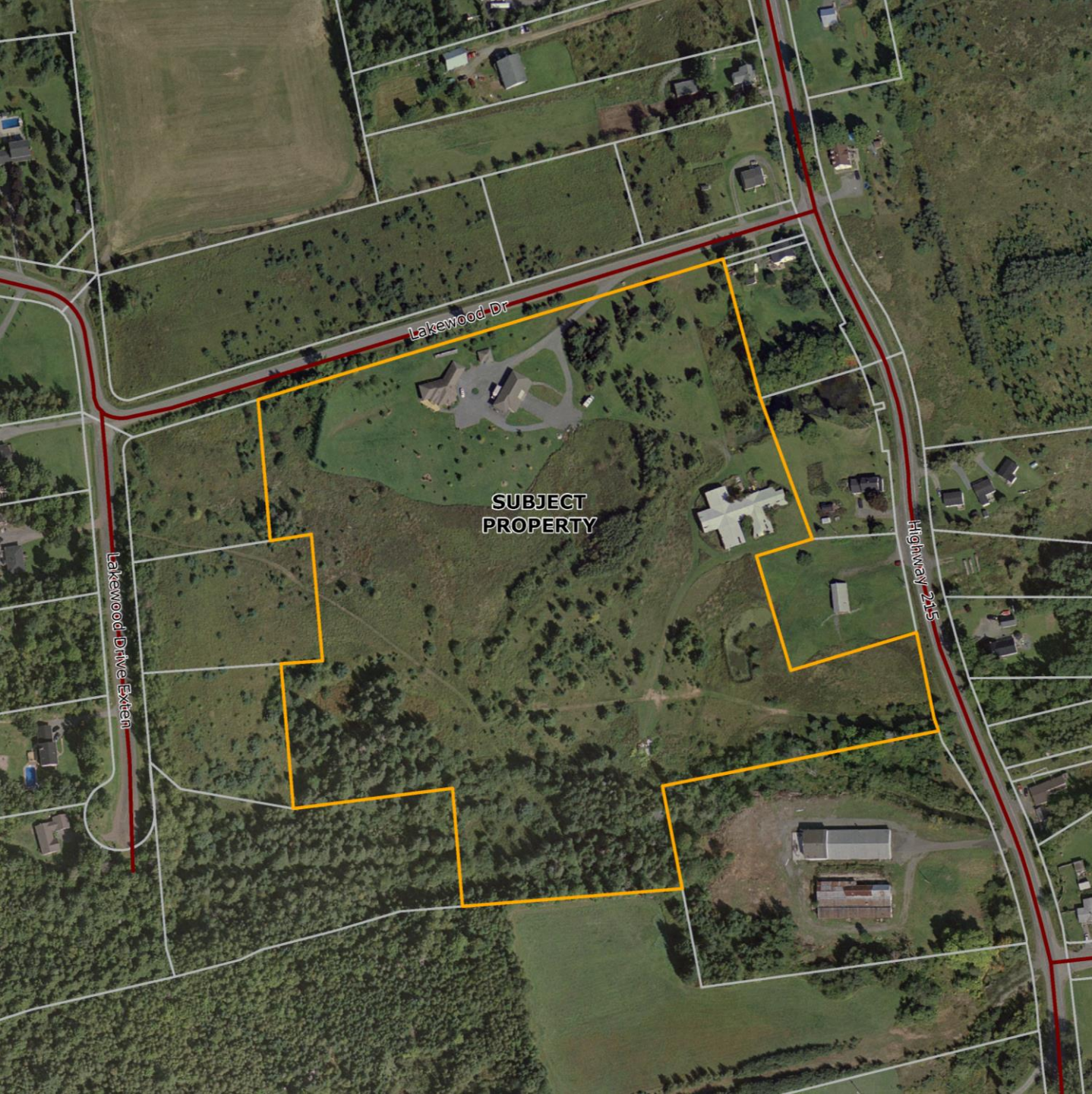
something inspiring awaits



# Application

- A completed application was received from Michael Redmon on behalf of Diane Saunders on November 5, 2024.
- The application was to rezone the subject lot from a split zone of Highway Commercial and Two Unit Residential to Two Unit Residential (R-2) entirely in order to subdivide three different residential lots after rezoning.



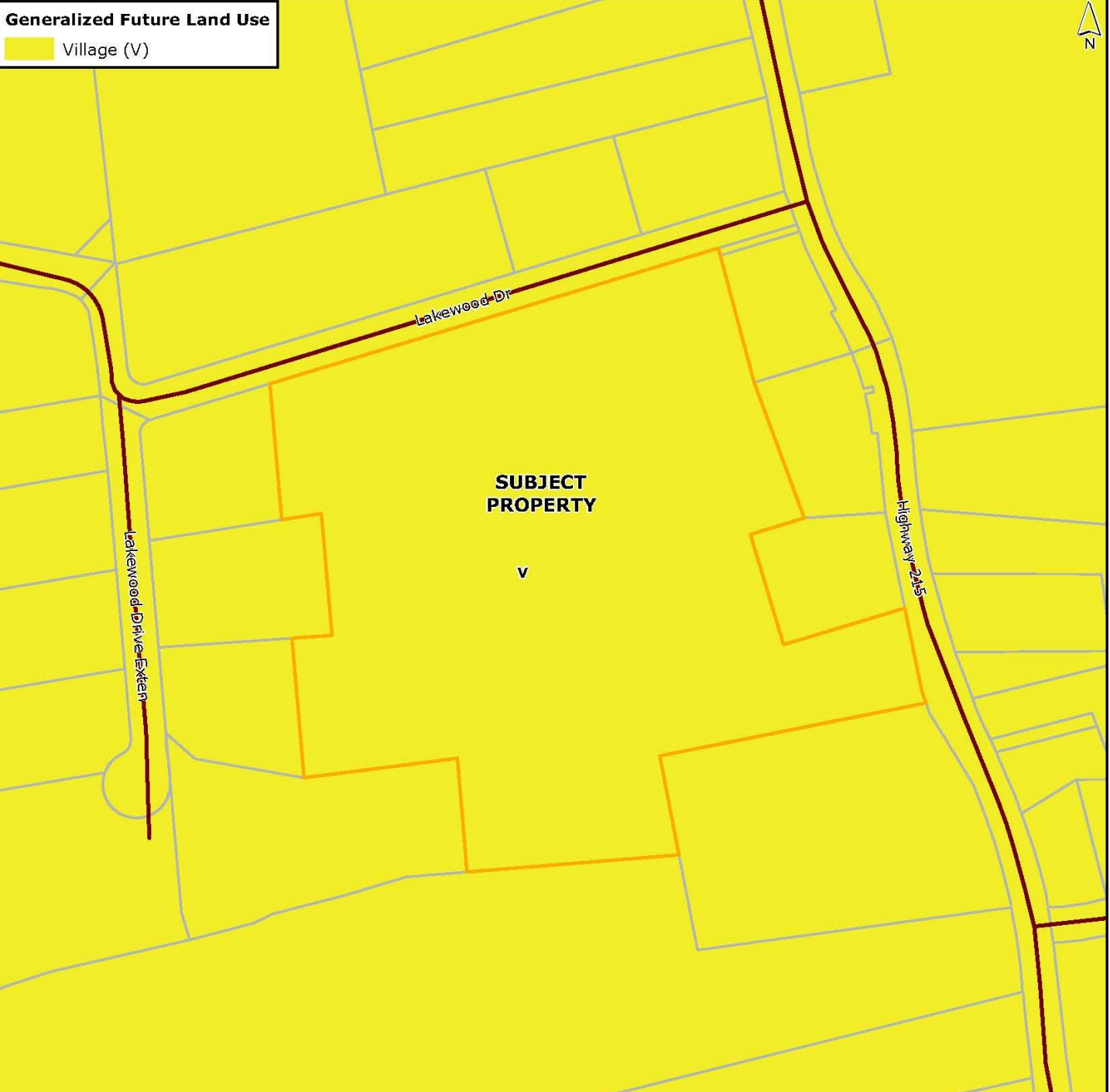


# Orthophoto

- The property is currently used as a residential dwelling with a derelict barn on the eastern side of the property.
- Nearby properties consist of single unit residences and a self-storage facility
- Has frontage on both Lakewood Drive and Highway 215



Generalized Future Land Use  
Village (V)



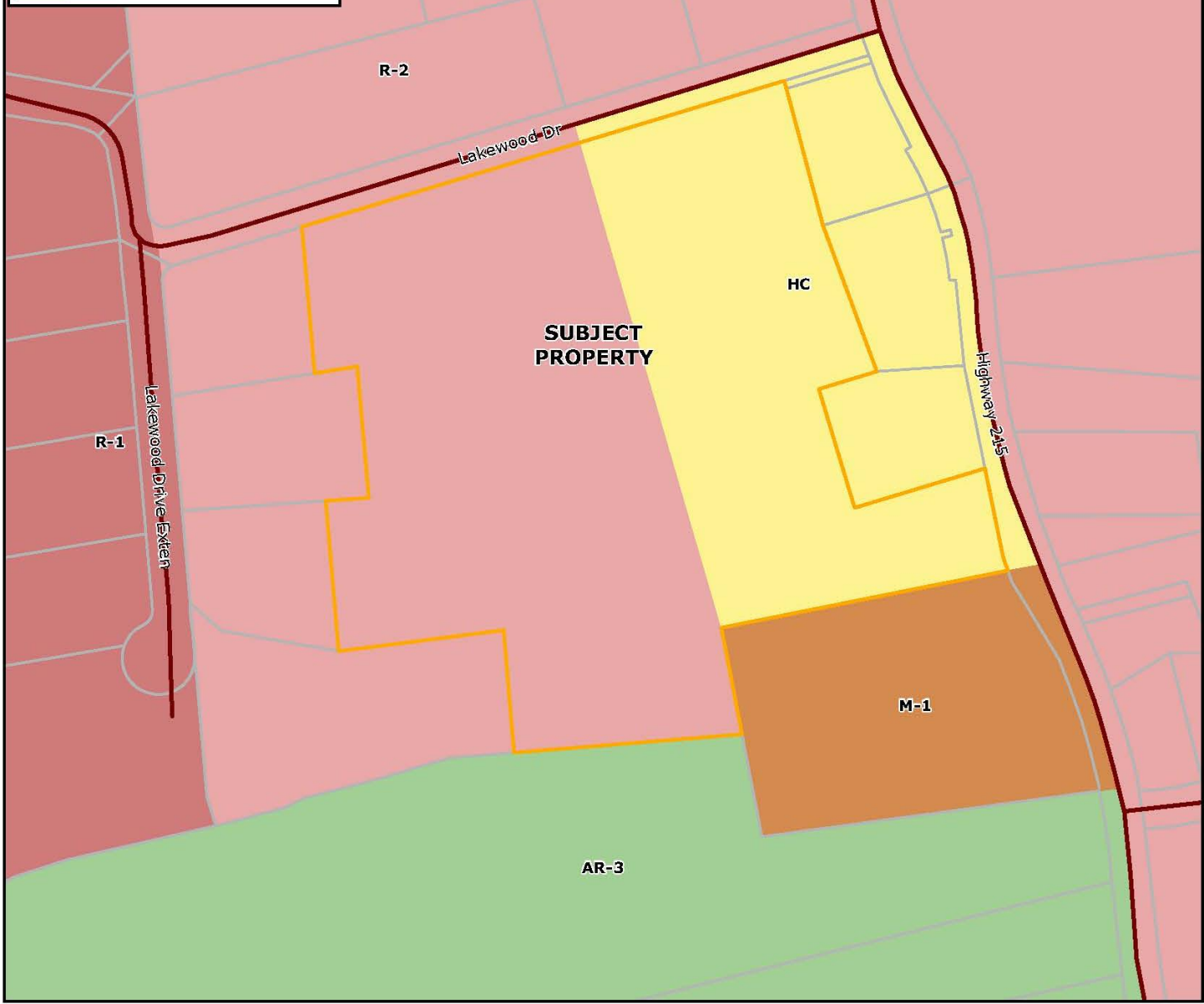
# GFLUM

## Village Designation

something inspiring awaits



Zoning	
	Single Unit Residential (R-1)
	Two Unit Residential (R-2)
	Highway Commercial (HC)
	Agricultural Priority 3 (AR-3)
	Resource Industrial (M-1)



# Current Zoning

## Two Unit Residential (R-2)

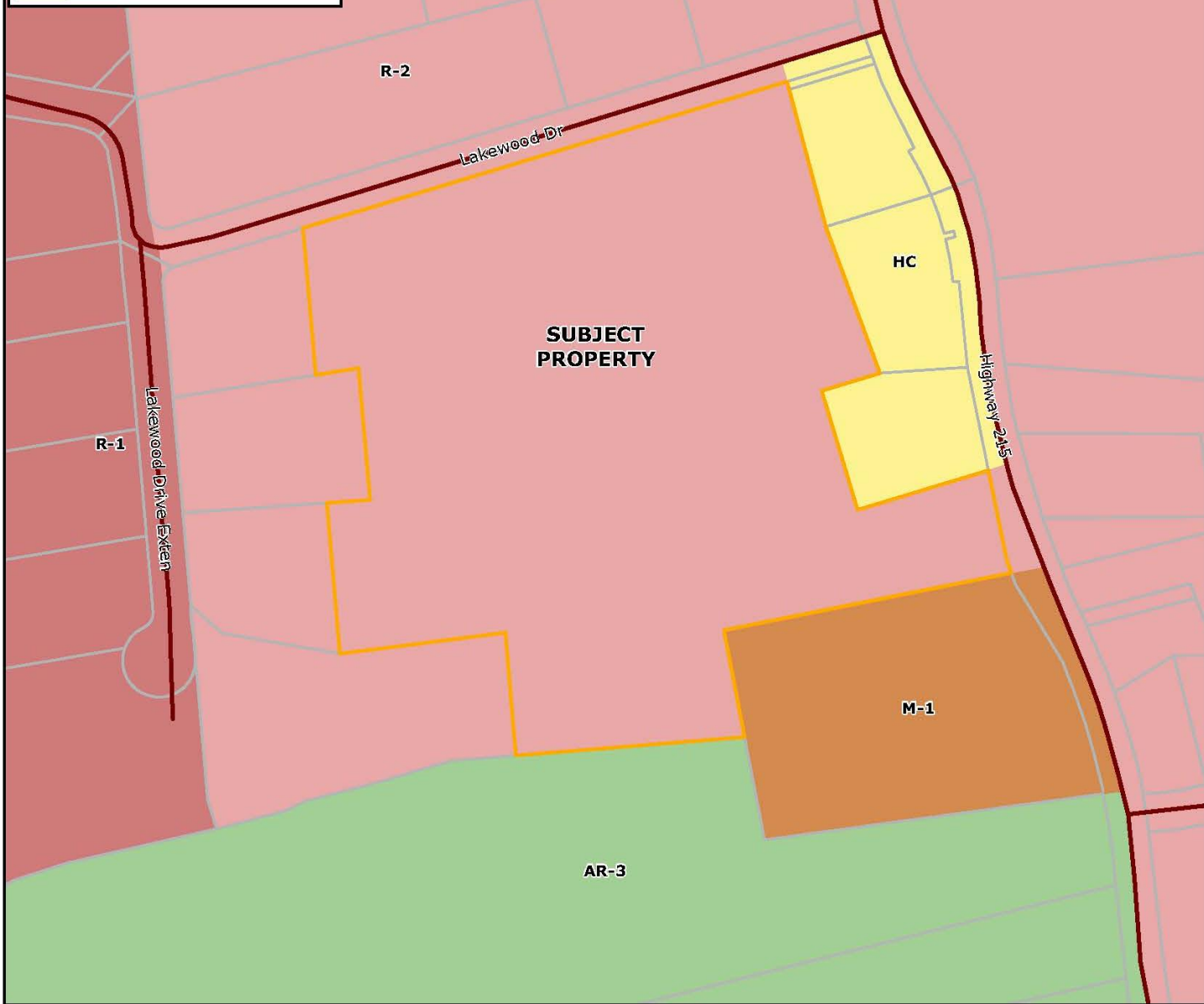
Permitted uses include:

- Two-unit dwellings
- Mini homes

## Highway Commercial (HC)

Permitted uses include a variety of commercial uses

Zoning	
	Single Unit Residential (R-1)
	Two Unit Residential (R-2)
	Highway Commercial (HC)
	Agricultural Priority 3 (AR-3)
	Resource Industrial (M-1)



# Proposed Zoning

## Two Unit Residential (R-2)

Permitted uses include:

- Two-unit dwellings
- Mini homes
- Uses permitted in the R-1 zone subject to the R-1 zone requirements
- Mobile homes in the Three Mile Plains Growth Centre



View of Subject Lot from Lakewood Drive

something inspiring awaits





View of Surrounding Area on Highway 215 (top) and Surrounding Area on Lakewood Drive (bottom)

# West Hants MPS Policies

- **Policy 6.2.3** enables Council to consider rezoning land within the Village designation to Single Unit Residential (R-1) or Two Unit Residential (R-2)
- **Policy 16.3.1** states general criteria for amendments to the Land Use By-law.



**Public Information Meeting – January 15**

Staff Review

PAC/HAC Review and Recommendation –  
February 13

Council First Reading – February 25\*

Public Hearing & Second Reading – March  
25\*

Notice Placed in Paper

14 Day Appeal period

# Process

Notice was placed in the Valley Journal

Properties within 300 ft were notified of the Public Information Meeting

Signage posted on subject lot

\* Anticipated dates



# Comments Submission

- Comments and questions can be submitted by the public until noon on **January 29**
- All correspondence should be sent to:

Will Hong, Planner

Phone	902-798-8391 ext. 110
Email	whong@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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