

# WEST HANTS REGIONAL MUNICIPALITY

## Public Information Meeting

Wednesday, April 2, 2025

60 Old Walton Road, Upper Burlington (PID 45168069)

### 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 April 16 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



# 60 Old Walton Road, Upper Burlington Development Agreement

Public Information Meeting

April 2, 2025

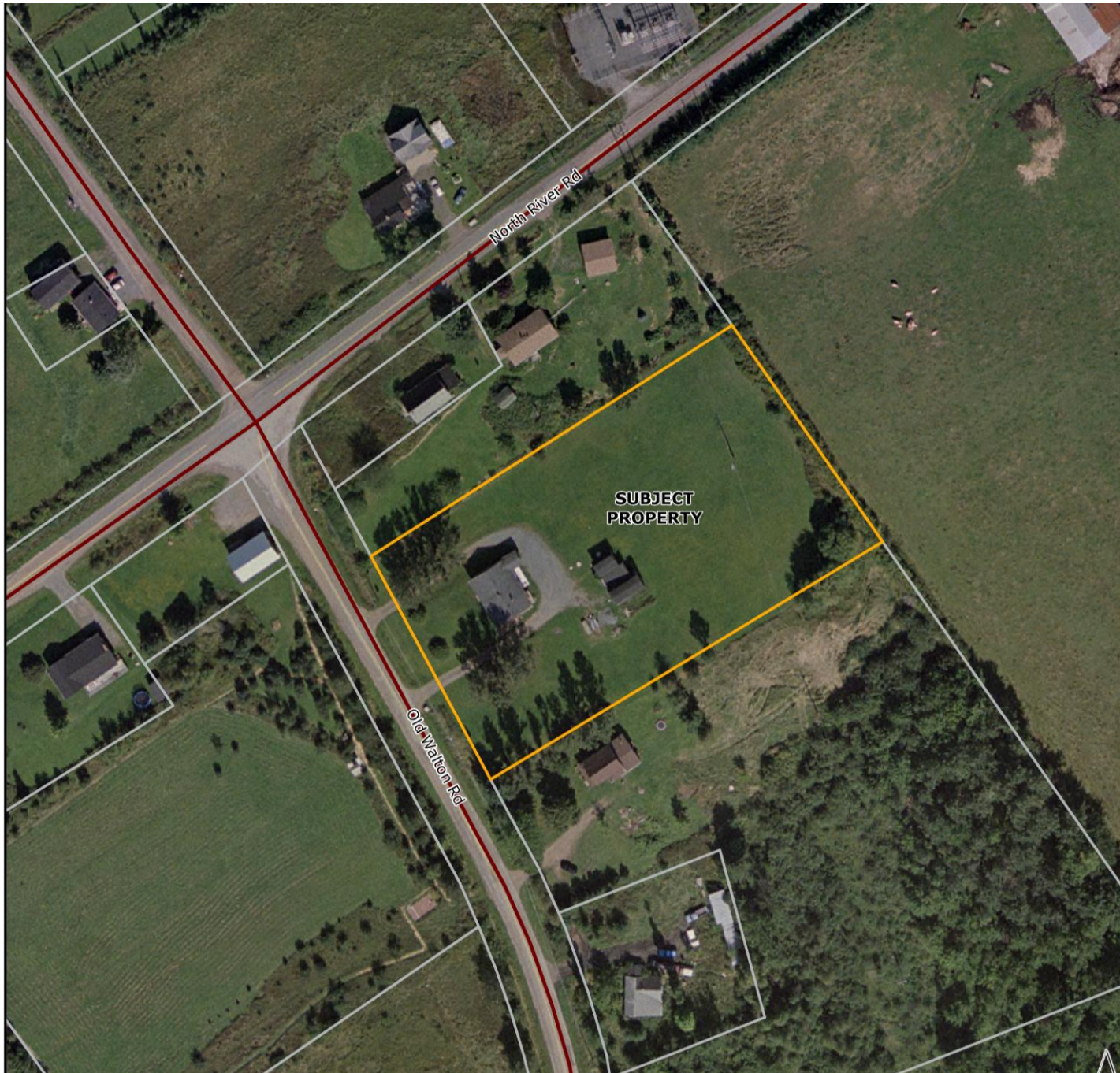
something inspiring awaits



# Application

- A completed application was received from Matthew Moore on February 3<sup>rd</sup>, 2025.
- The application was to consider permitting a motor vehicle repair and service business by development agreement.



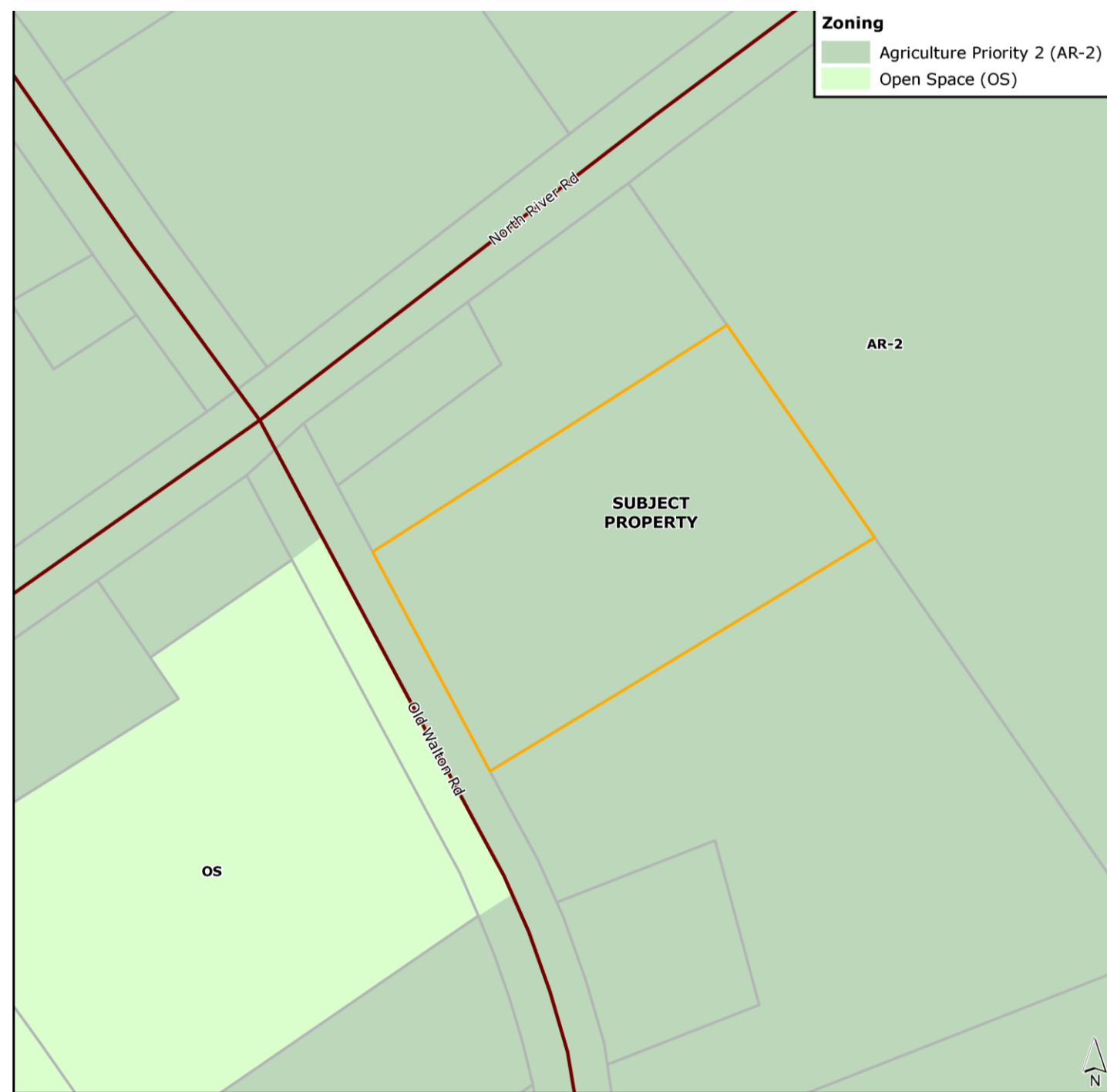


# Orthophoto

- The property is currently used as a personal residence with a motor vehicle business operating from the garage.
- Nearby properties consist of single unit residences and a community centre.







# Current Zoning

## Agriculture Priority Two (AR-2)

Permitted uses include:

- Agricultural uses
- Agricultural Support Uses
- Churches, Community Centres, and Fire Halls
- Forestry and Forestry Related Activities
- Manufactured Homes
- One and Two-unit Dwellings





View of Proposed Development Location on Subject Lot

something inspiring awaits





View of Old Walton Road from Subject Lot Access

# West Hants MPS – Enabling Policy

**Policy 8.9.4** provides Council with the ability to consider new non-resource uses from the Resource Industrial (M-1) zone by development agreement in the Agriculture Priority Two (AR-2) zone.

A development agreement is a legal contract between the Municipality and a property owner to permit a use that is not permitted in the underlying zone.

# West Hants MPS – Criteria Policy

- **Policy 8.6.1** states the criteria for the agrologist report required to determine the agricultural capability for the subject lot.
- **Policy 16.3.1** states general criteria for development agreements.



**Public Information Meeting – April 2**

Staff Review

PAC/HAC Review and Recommendation –  
May 8\*

Council First Reading – May 27\*

Public Hearing & Second Reading – June 24\*

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 **April 16**
- 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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