

# WEST HANTS REGIONAL MUNICIPALITY

## Public Information Meeting

Thursday, September 3, 2025

Highway 14, Windsor Forks (PID 45038510)

### Agenda

1. Meeting called to order
2. Introduction by Chair
3. Overview of Proposal and Process: Planning Staff
4. Owner or Developer Presentation (no presentation)
5. Questions or Comments from the public can be sent until noon on September 17 to Planner Dunphy to:
  - P.O. Box 3000, Windsor, NS B0N 2T0;
  - (902) 798-8391 ext. 118; or
  - [adunphy@westhants.ca](mailto:adunphy@westhants.ca)
6. Conclusion of Public Information Meeting



# PID 45038510 Highway 14, Windsor Forks Rezoning

Public Information Meeting

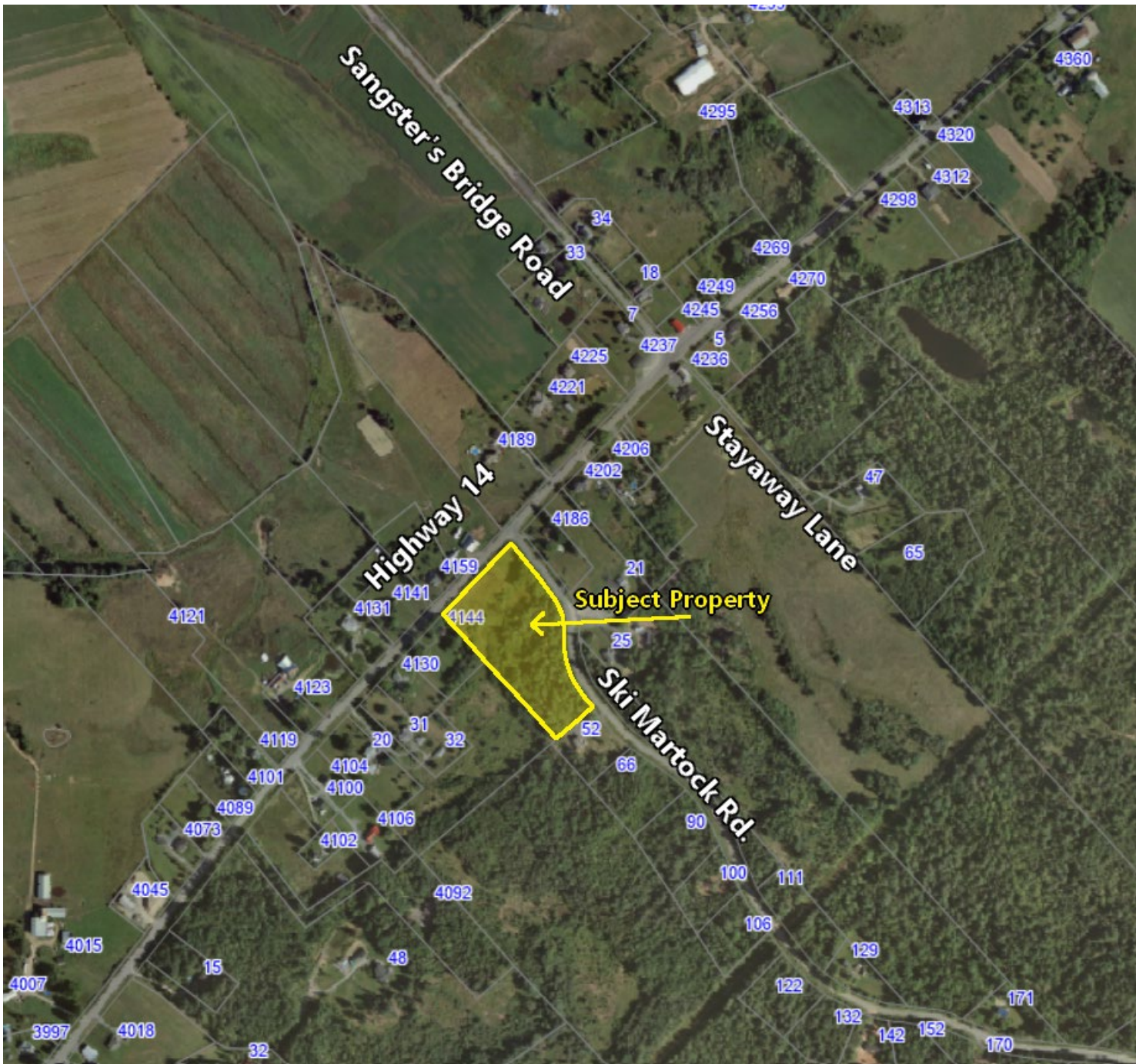
September 3, 2025

something inspiring awaits



# Application

- A completed application was received from Stanley Boyd on August 14, 2025.
- The application was to rezone the subject lot from Rural Commercial (RC) to General Resource (GR) to allow for subdivision and residential development of the subject lot.



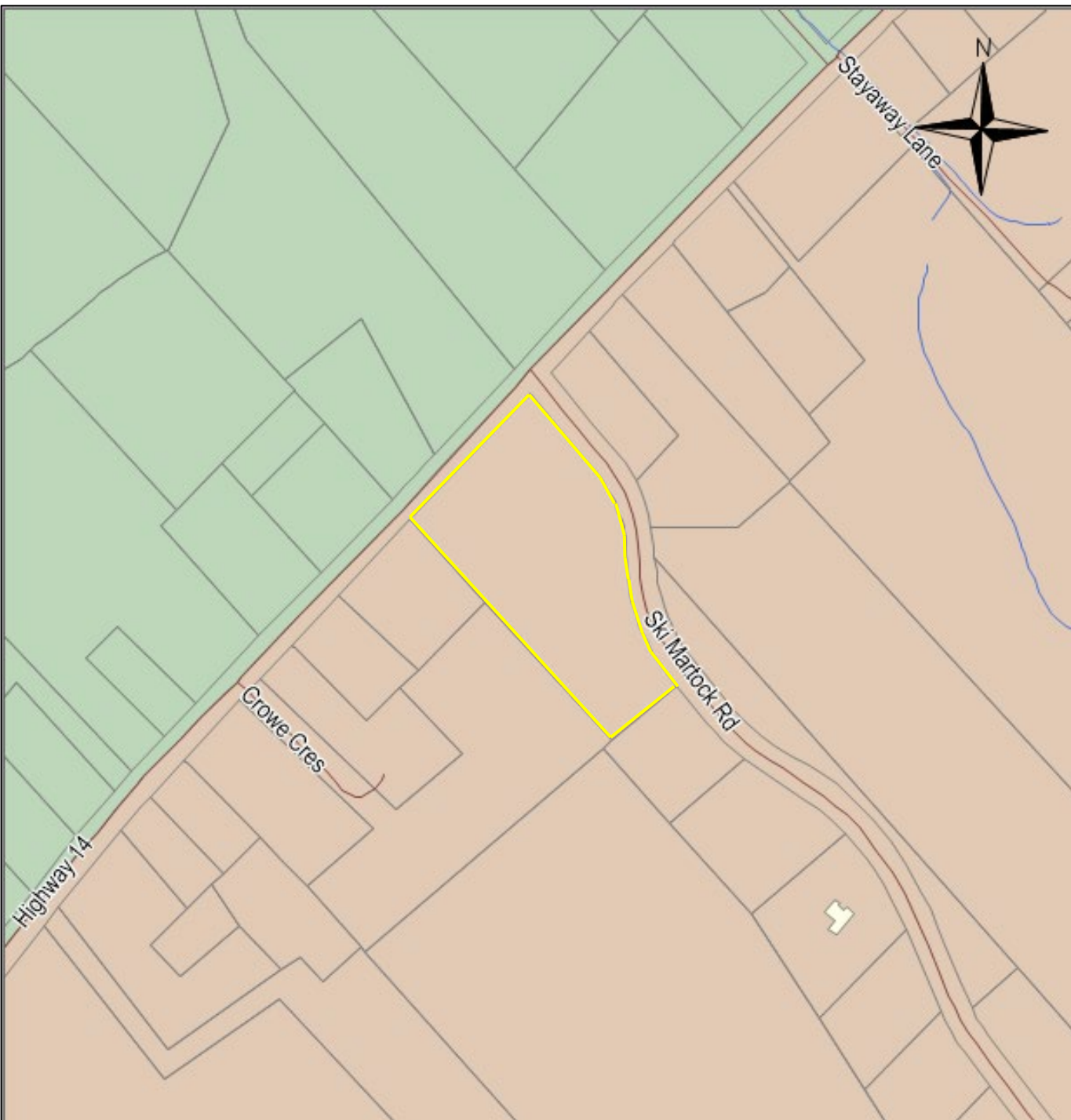
# Orthophoto

- The front of the property is cleared and the remainder is forested.
- Nearby properties consist of single unit residences and agricultural uses.
- Has frontage on both Highway 14 and Ski Martock Road.



# GFLUM

## Resource Designation



something inspiring awaits

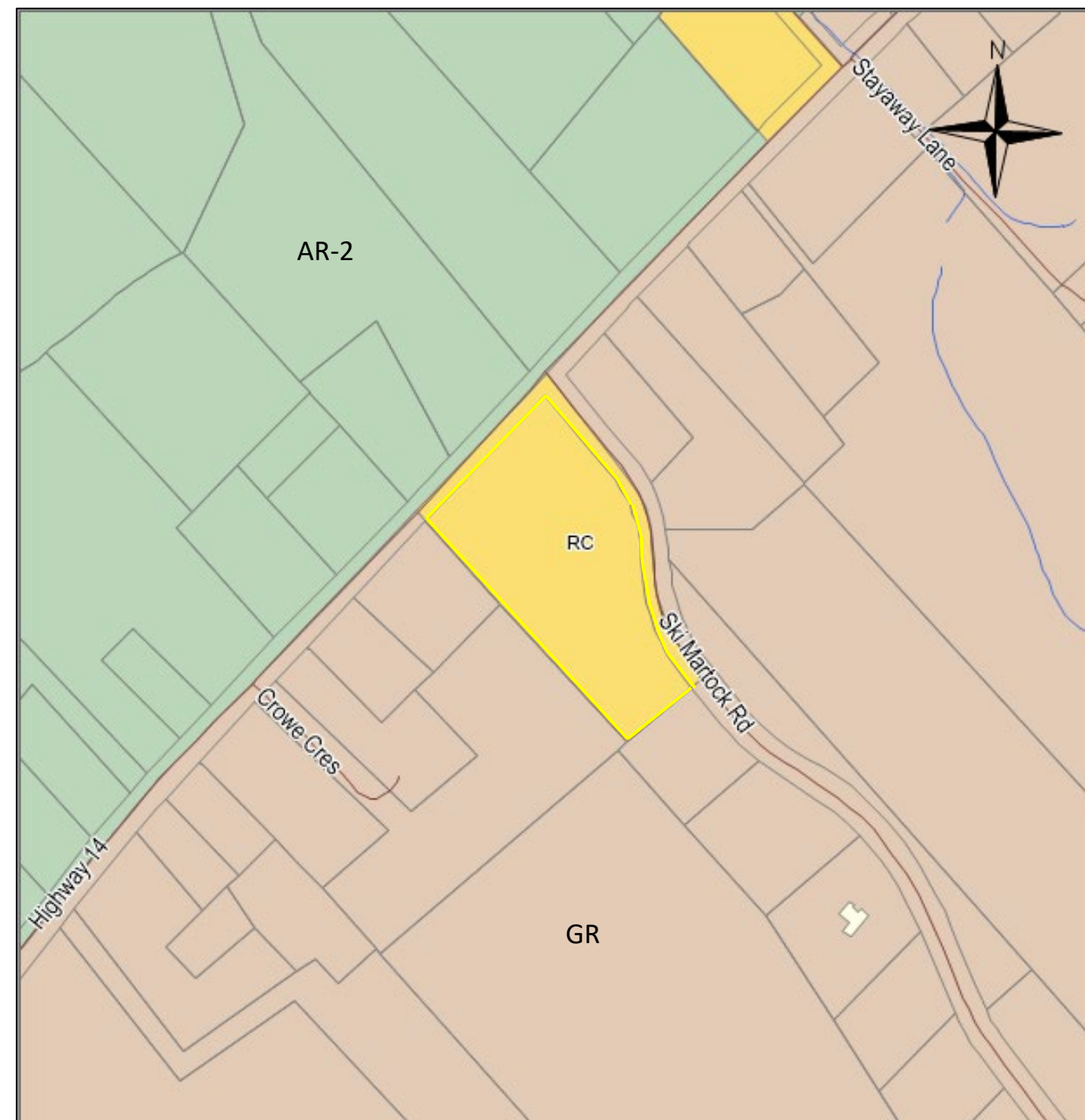


# Current Zoning

## Rural Commercial (RC)

Permitted uses include:

- A variety of commercial uses;
- Tourist accommodations; and
- One dwelling unit in conjunction with a permitted commercial use.

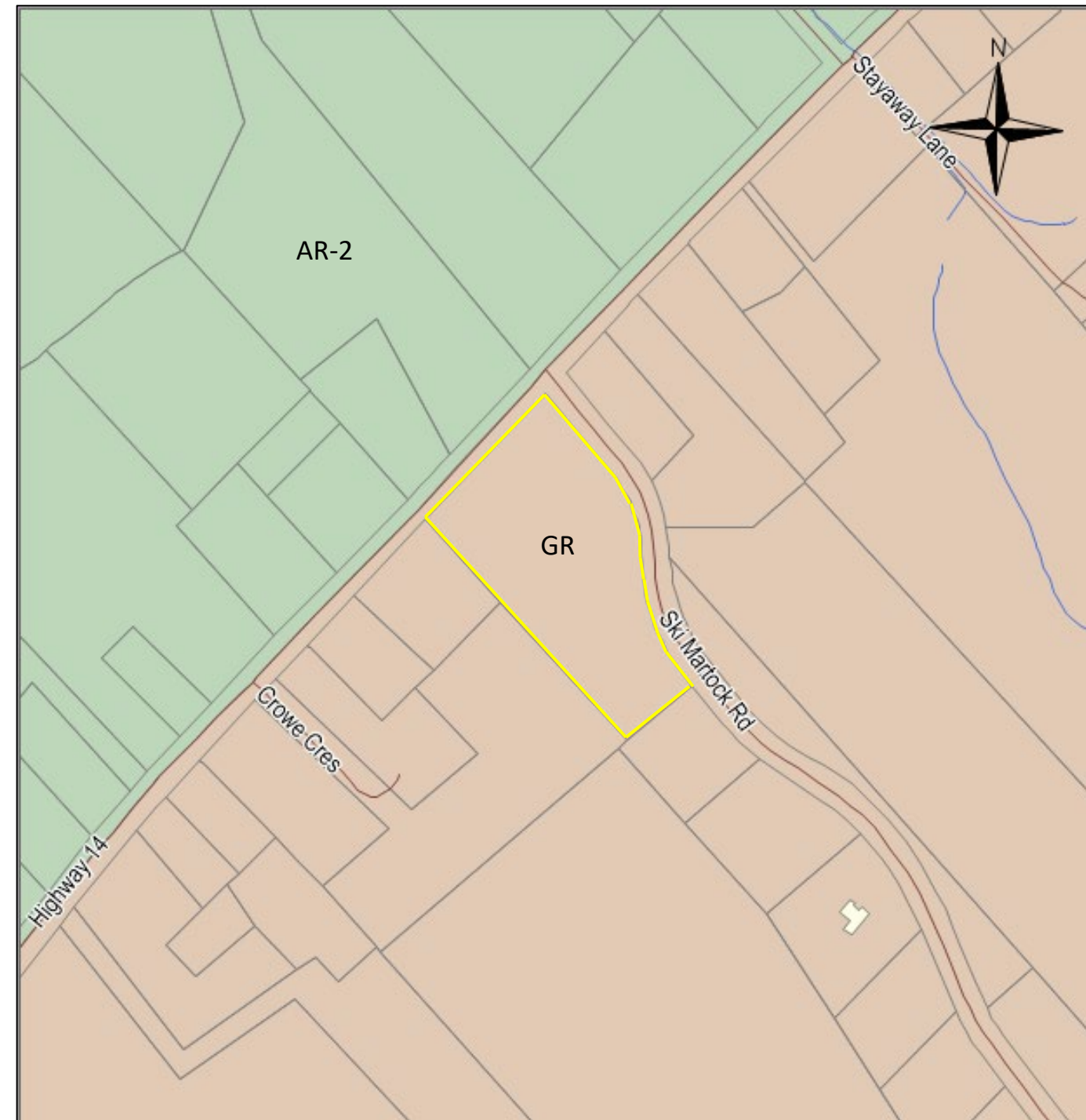


# Proposed Zoning

## General Resource (GR)

Permitted uses include:

- Agricultural uses;
- Resource uses;
- Limited commercial uses; and
- Low density residential uses.





View of Subject Lot from corner of Highway 14 and  
Ski Martock Road

something inspiring awaits





View of Surrounding Area on Highway 14 (Top) and Ski Martock Road (Bottom)

# West Hants MPS Policies

- **Policy 16.1.3** enables Council to consider rezoning land immediately adjacent to a given land use designation on the GFLUM to a zone permitted in the adjacent designation without requiring a Strategy amendment, provided that all policies of the Strategy are satisfied.
- **Policy 16.3.1** states general criteria for amendments to the Land Use By-law.



**Public Information Meeting – September 3**

Staff Review

PAC/HAC Review and Recommendation –  
October 9\*

Council First Reading – October 28\*

Public Hearing & Second Reading –  
November 25\*

Notice Placed in Paper

14 Day Appeal period

# Process

Notice was placed in the Valley Journal

Properties within 500 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 **September 17**
- All correspondence should be sent to:

Alex Dunphy, Senior Planner

Phone	902-798-8391 ext. 118
Email	adunphy@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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