

PID 45038510 Highway 14, Windsor Forks Rezoning

Planning and Heritage Advisory Committee (PAC/HAC)

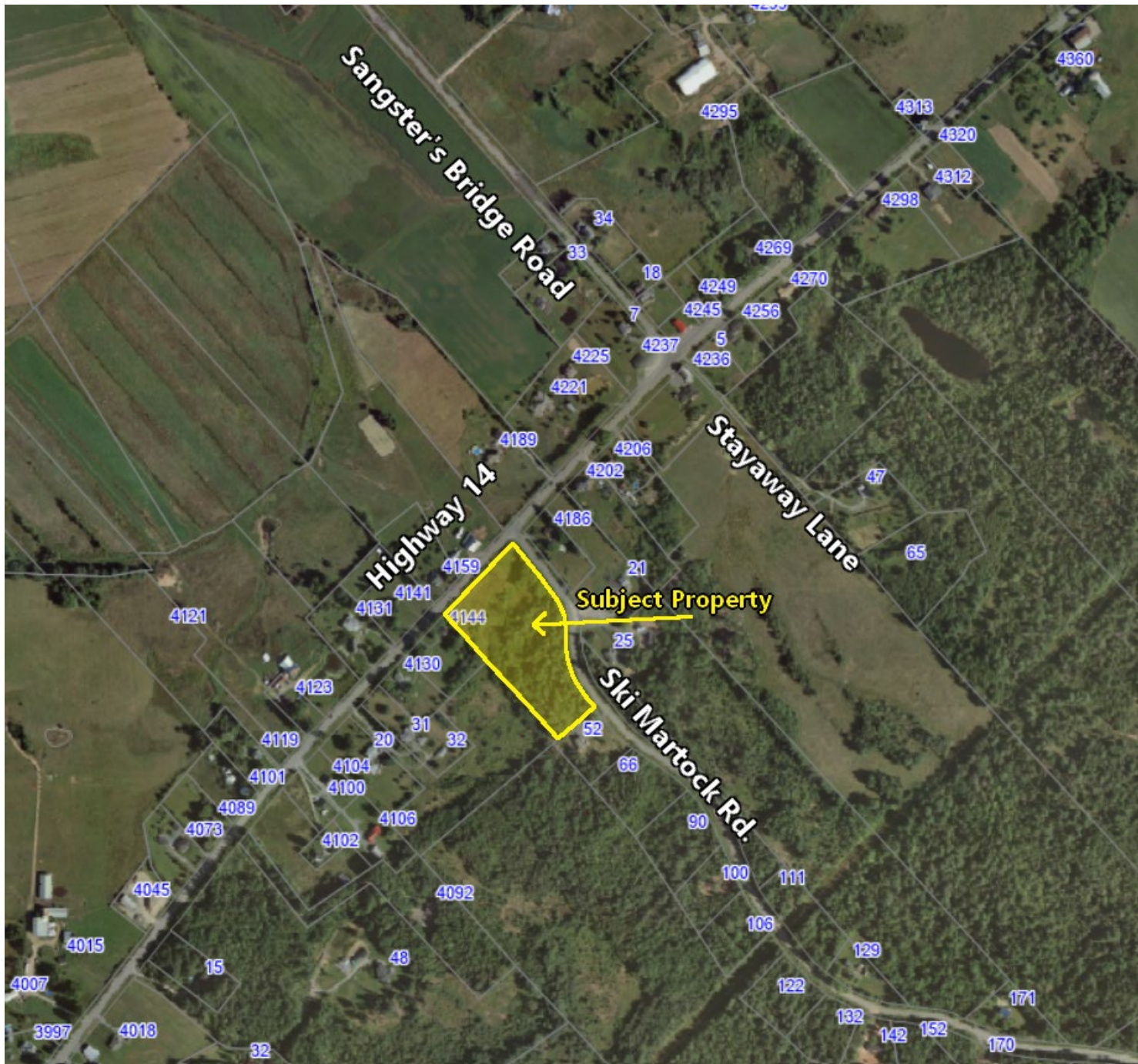
November 13, 2025

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.



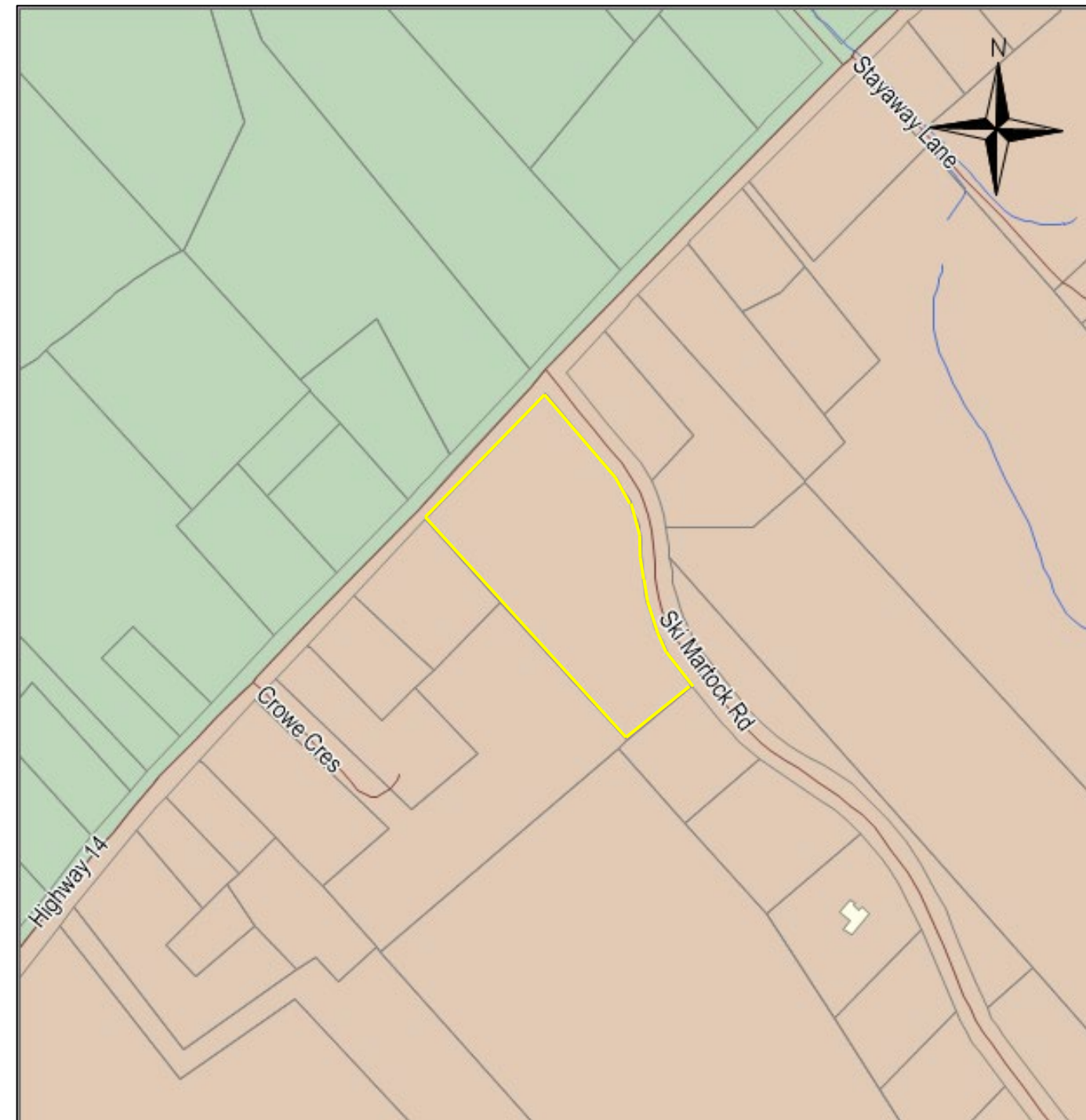
Orthophoto

- 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



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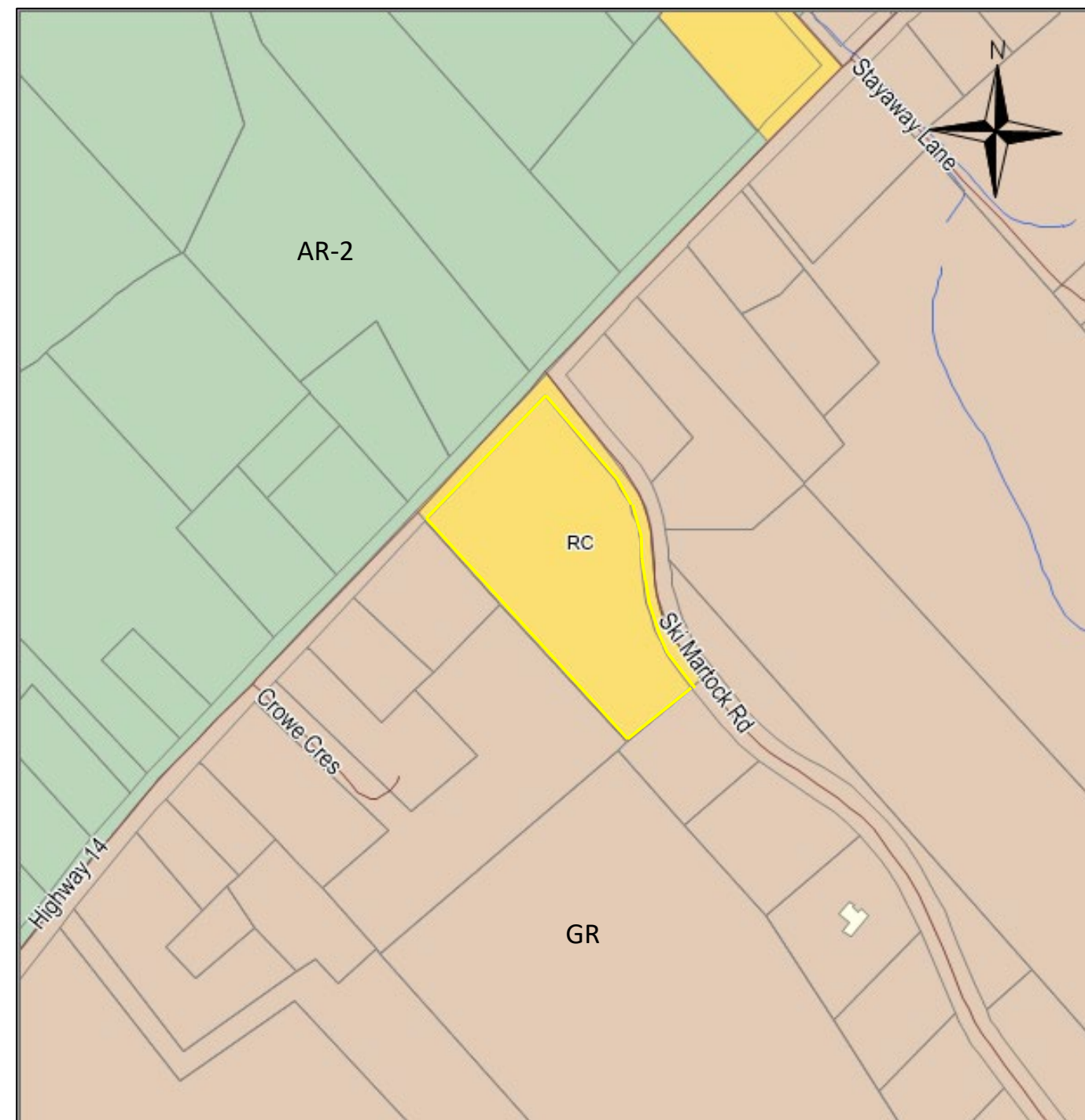


Current Zoning

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:

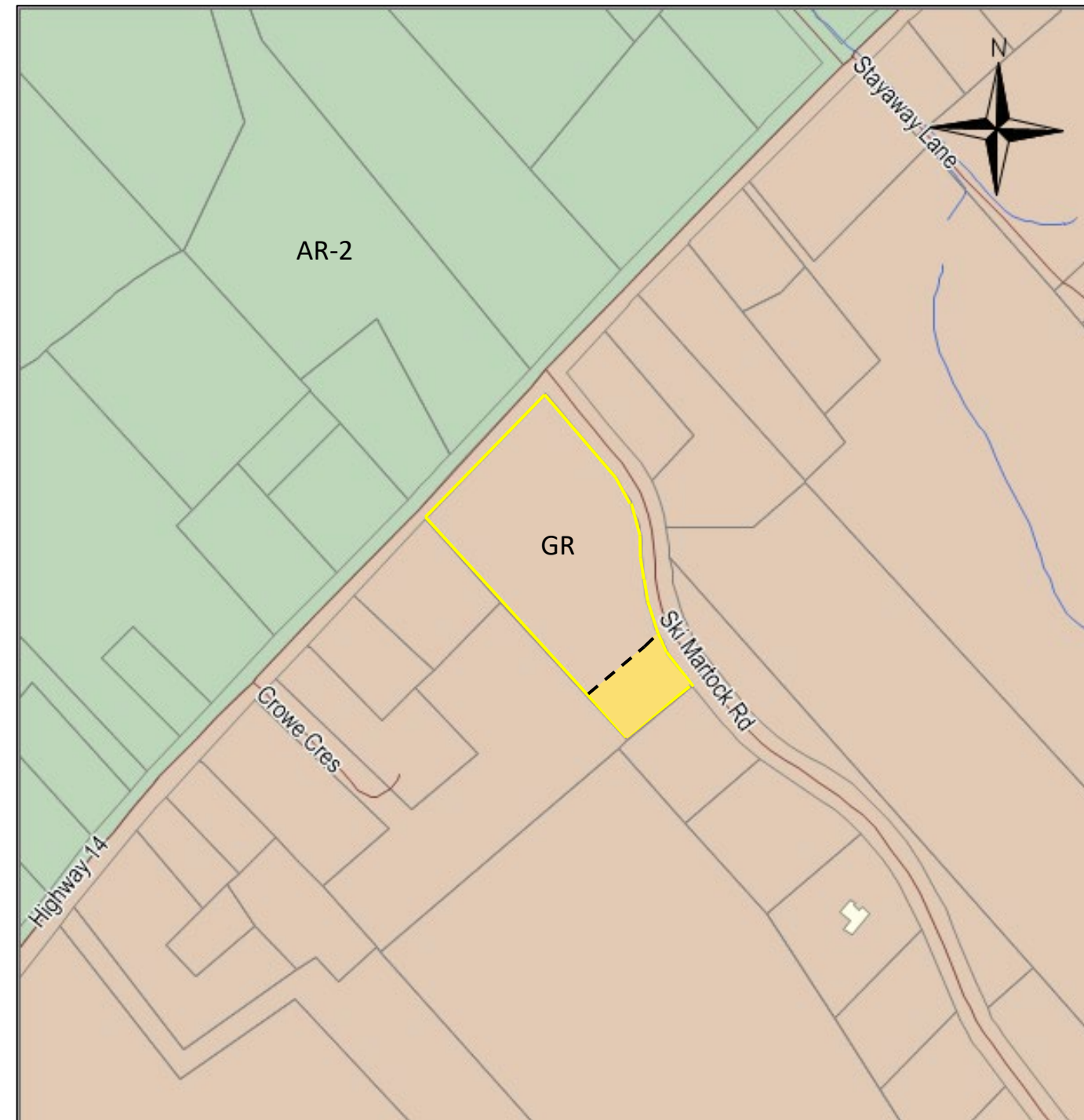
- Agricultural uses;
- Resource uses;
- Limited commercial uses; and
- Low density residential uses.



Application Note

The applicant is considering maintaining a small portion of the property fronting on Ski Martock Road as Rural Commercial (RC), the current zone.

The exact portion will be determined through subdivision.





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

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



West Hants MPS Policies

Policy 16.1.3 provides Council with the ability to consider rezoning properties to a zone which is permitted within the designation of an adjacent property.

- The proposal meets the criteria since the requested zone, General Resource (GR), is permitted within the Resource designation, which multiple nearby properties are designated.



West Hants MPS Policies

Policy 16.3.1 states general criteria for amendments to the Land Use By-law. In summary, the criteria are met since:

- the proposal is not considered premature or inappropriate for the area;
- no municipal costs related to the proposal are anticipated; and
- the Development Officer, Manager of Building and Fire Inspection Services, Area Manager of the Nova Scotia Department of Public Works, and Public Works Engineering Division have no concerns which have not been addressed in this report.



Criteria of Note

Criteria (a) (iii) of Policy 16.3.1 requires consideration of *whether the proposal is considered premature or inappropriate in terms of the adequacy of fire protection and other emergency services;*

- Staff did not receive a reply from the Fire Chief, however, the Manager of Building and Fire Inspection Services had no concerns regarding the proposed rezoning.
- Based on previous responses received from the Fire Chief from similar proposals, staff are not anticipating any concerns regarding fire protection or emergency services. Staff are required to proceed with the application to meet provincial timelines but hope to receive a response prior to First Reading.



Public Information Meeting Notes

- The Public Information Meeting were held on September 3. The meeting was broadcast live on the Municipal YouTube account.
- No members of the public were in attendance for the meeting.
- The deadline for comments was September 17.
- Staff received no correspondence from the public.



Public Information Meeting – September 3

Staff Review

**PAC/HAC Review and Recommendation –
November 13***

Council First Reading – November 25*

Public Hearing & Second Reading –
January 27*

Notice Placed in Paper

14 Day Appeal period

Process

* Anticipated dates



Recommendation

...that PAC/HAC recommends that Council give First Reading and hold a Public Hearing to consider amending Schedule A of the West Hants Land Use By-law to rezone PID 45038510 on Highway 14 in Windsor Forks from the Rural Commercial (RC) zone to the General Resource (GR) zone as shown in the report #25-21 to the Planning and Heritage Advisory Committee dated November 13, 2025.





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