

WEST HANTS REGIONAL MUNICIPALITY

Public Information Meeting

Thursday, September 8, 2022

4245 Highway 14, Windsor Forks

Agenda

1. Meeting called to order
2. Introduction by Chair
3. Overview of Proposal and Process: Planning Staff
4. Owner or Developer Presentation
5. Questions or Comments from the public can be sent until noon on September 23 to Planner Dunphy to:
 - P.O. Box 3000, Windsor, NS B0N 2T0;
 - (902) 798-8391 ext. 118; or
 - adunphy@westhants.ca
6. Conclusion of Public Information Meeting



4245 Highway 14, Windsor Forks Rezoning

Public Information Meeting

September 8th, 2022

something inspiring awaits



Application

- A completed application was received from Julien Payne on July 7th, 2022.
- The application was to permit the conversion of the commercial portion of the existing building to a second residential unit.





West Hants

4245 Windsor Forks
PID 45038361



Base data derived from the Nova Scotia Property Records Database (NSPRD) and the Nova Scotia, Geomatics Centre (NSGC), Copyright Her Majesty The Queen in Right of the Province of Nova Scotia. This map is a graphical representation only. It is not a land survey and is not intended for use for legal descriptions or to calculate exact dimensions or area. Prepared by: West Hants Regional Planning and Development Department August 2022

Orthophoto

0 10 20
Metres
Scale: 1:600

- Civic 4245
- ▭ Subject Parcel
- ▭ Parcels
- Roads

Orthophoto

- Located at the intersection of Sangster Bridge Road and Highway 14
- Adjacent properties are primarily residential uses, with a commercial building located to the southwest

something inspiring awaits



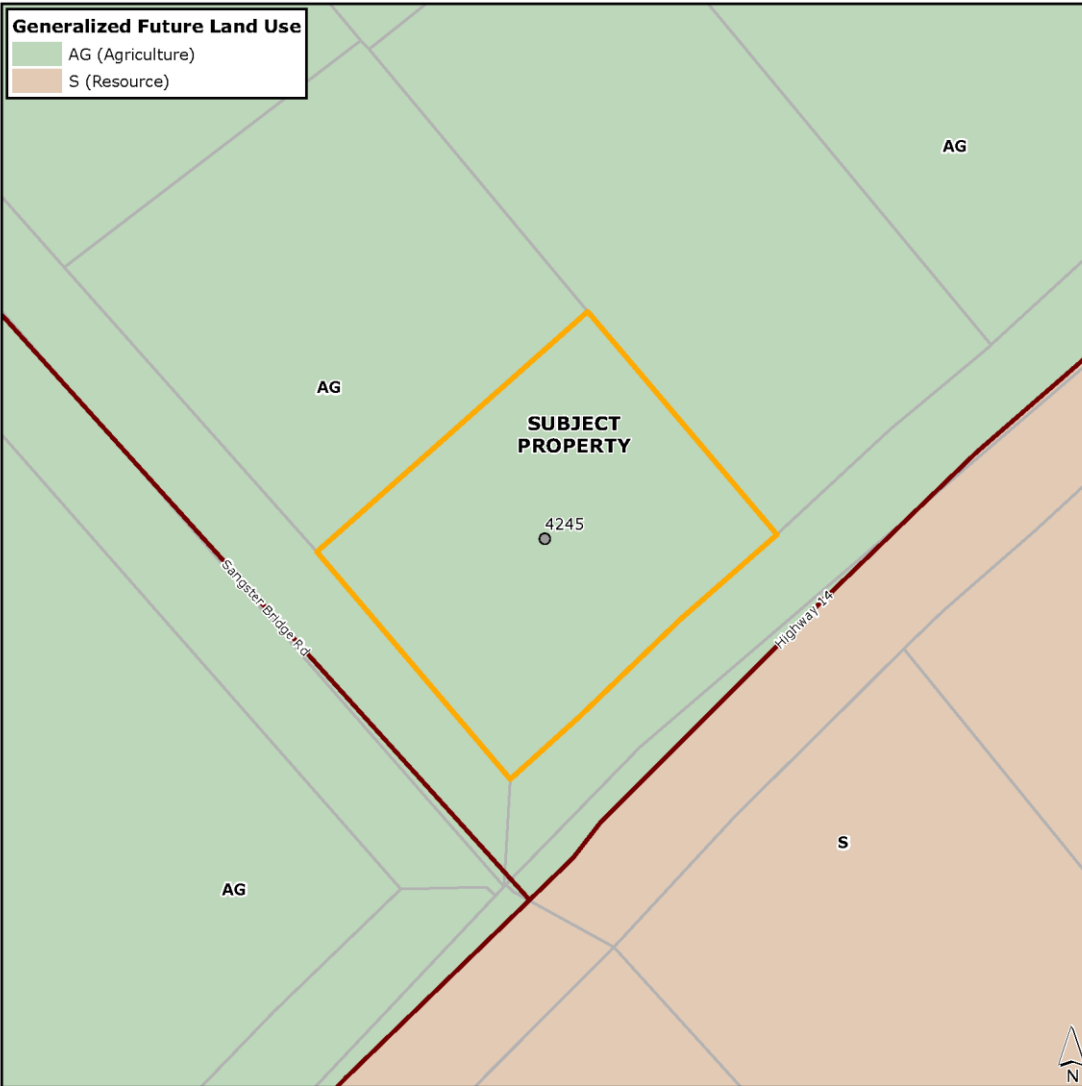


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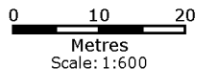
Generalized Future Land Use

- AG (Agriculture)
- S (Resource)



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Generalized Future Land Use



- Civic 4245
- ▭ Subject Parcel
- ▭ Parcels
- Roads

GFLUM - Current

Current Designation:

- Agricultural

something inspiring awaits

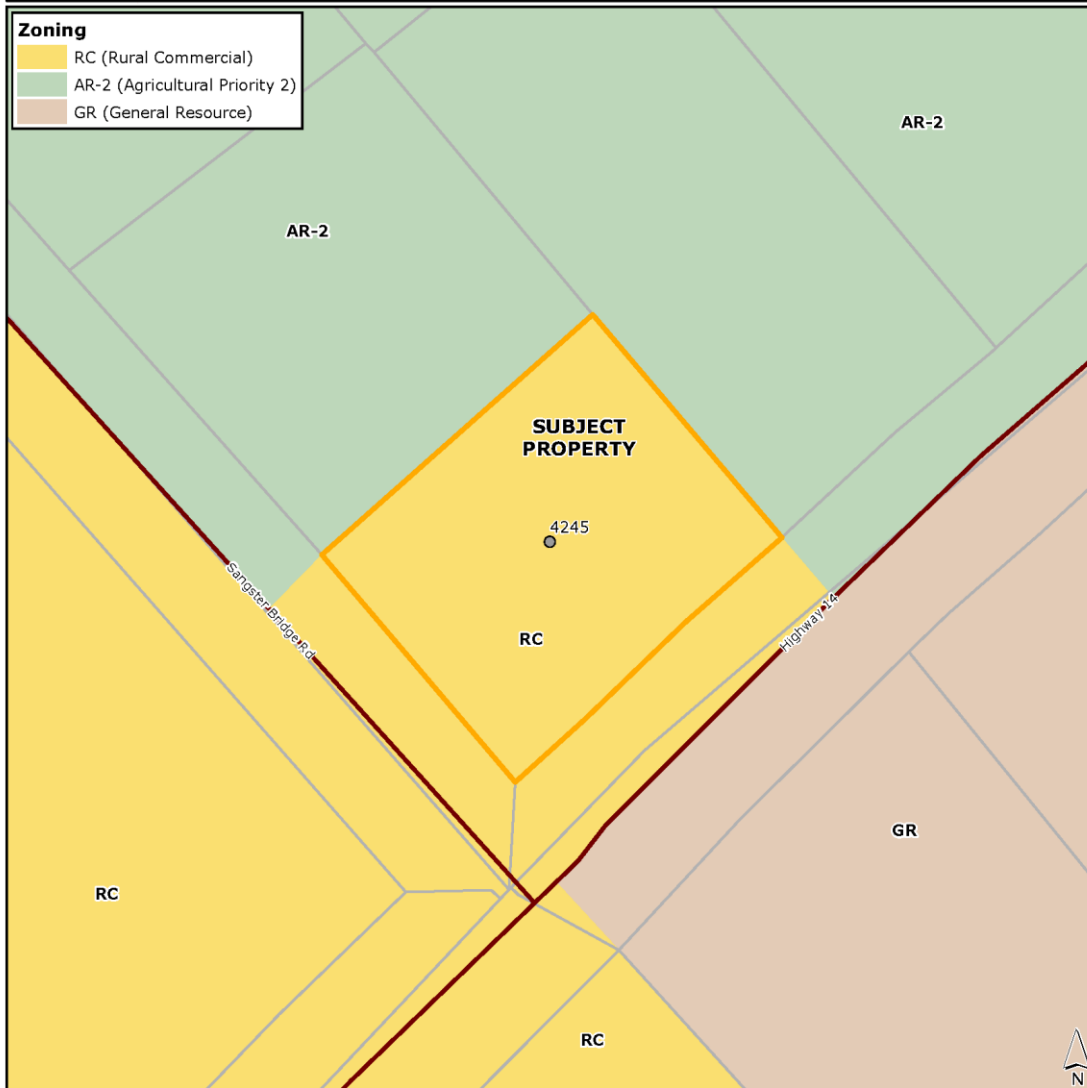




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Zoning	
	RC (Rural Commercial)
	AR-2 (Agricultural Priority 2)
	GR (General Resource)



Zoning - Current

Current Zone:

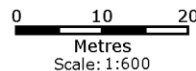
- Rural Commercial (RC)

Permitted Uses:

- Automobile Service Stations
- Arts and Craft Studios
- Banks and Financial Institutions
- Clubs
- Day Care Centres
- Farm Equipment Sales
- Farm Markets
- Funeral Homes
- Garden and Nursery Production
- Hotels and Motels
- Kennels
- Licensed Cannabis Nurseries
- Offices
- One Dwelling Unit in Conjunction with a Commercial Use
- Personal Service Shop
- Post Office
- Restaurants
- Retail Stores

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Zoning



- Civic 4245
- ▭ Subject Parcel
- ▭ Parcels
- Roads

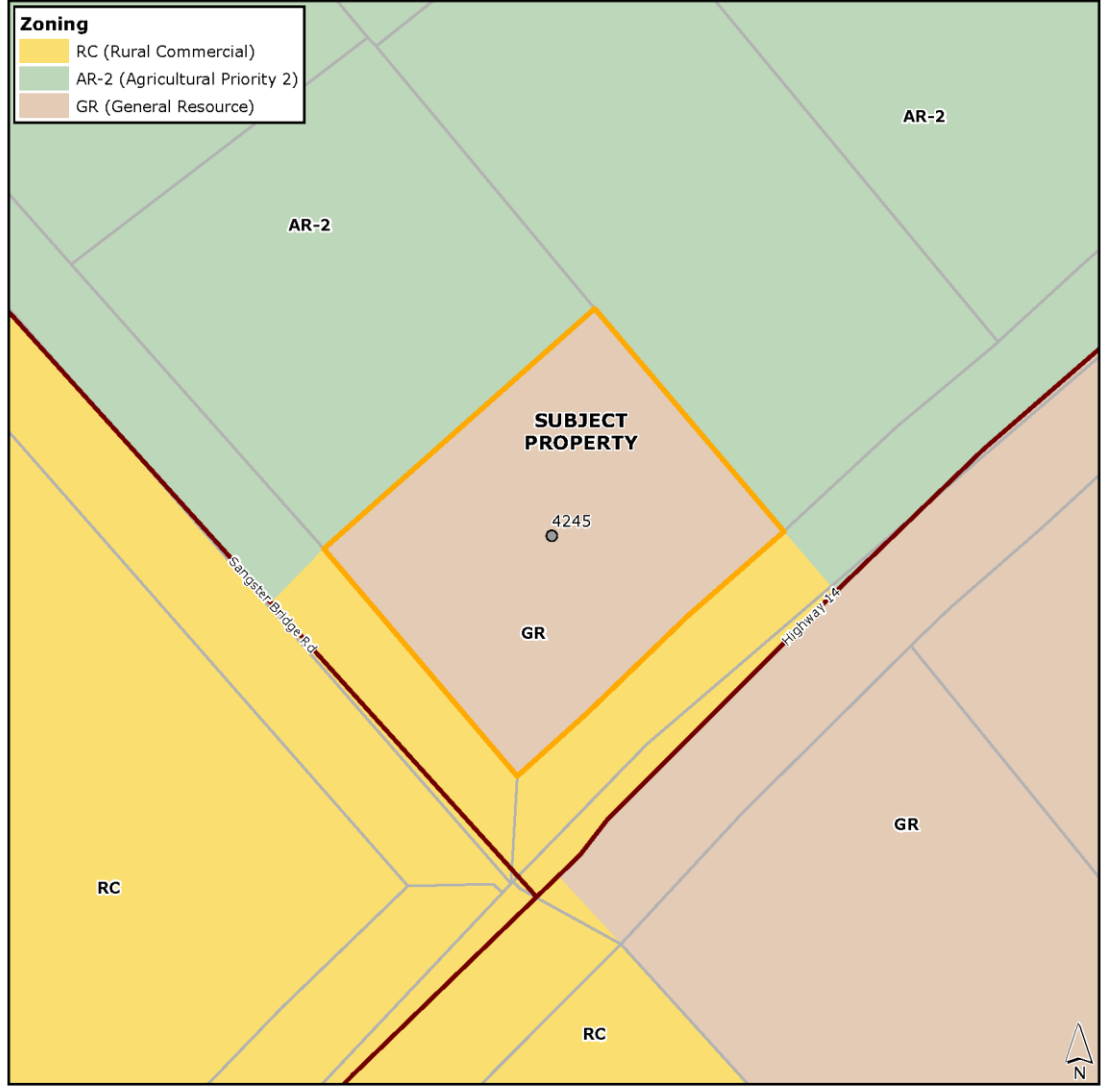
something inspiring awaits





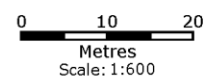
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Proposed Zoning



Zoning - Proposed

Proposed Zone:

- General Resource (GR)

Permitted Uses:

- Agricultural Support Uses
- Agricultural Uses
- Automobile Service Stations
- Churches, Community Centres and Fire Halls
- Farm Equipment Sales and Service
- Forestry
- Manufactured Homes
- Personal Service Shops
- Restaurants
- Retail Stores under 5000 sq. ft.
- Season Dwellings on Private Roads
- Single and **Two Unit Dwellings**
- Structures Associated with Sand and Gravel Extraction

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View of Existing Use on Subject Lot





View of Highway 14 and Surrounding Uses from southern corner of Subject Lot



View of Surrounding Uses located south of Subject Lot

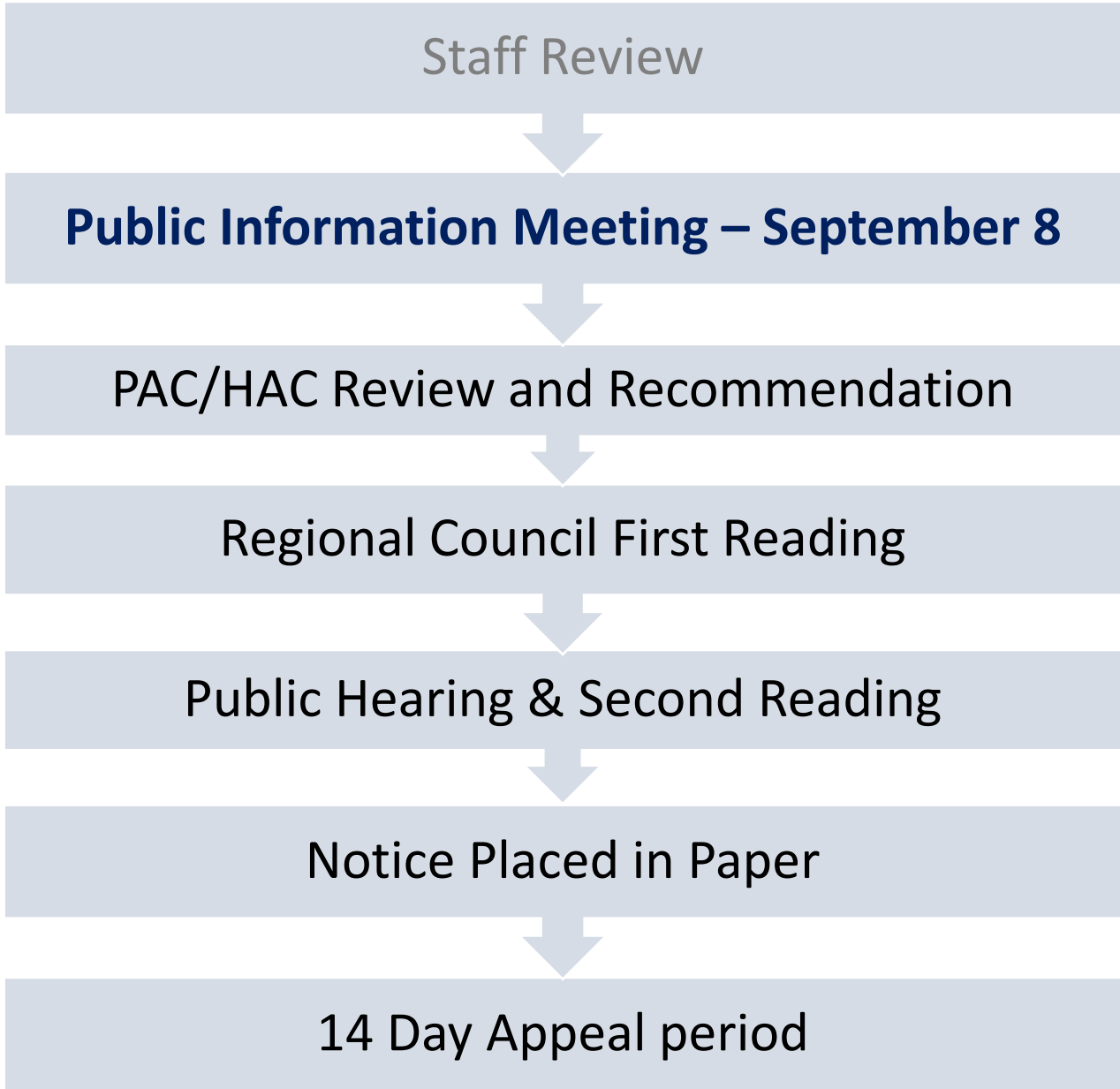
West Hants MPS – Enabling Policy

- **Policy 16.1.3** states the intention to allow Council to consider a Land Use By-law amendment to any zone immediately adjacent to a given land use designation on the GFLUM to a zone permitted in the adjacent designation without requiring a Strategy amendment.



West Hants MPS – Criteria Policy

- **Policy 16.3.1** states general criteria for amendments to the Land Use By-law.



Process

Notice was placed in the Valley Journal

Properties within 500 ft were notified of the Public Information Meeting



Comments Submission

- Comments and questions can be submitted by the public until noon on **September 23**
- All correspondence should be sent to:

Alex Dunphy, 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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