

4245 Highway 14, Windsor Forks Rezoning

Planning and Heritage Advisory Committee

October 13th, 2022

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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



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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

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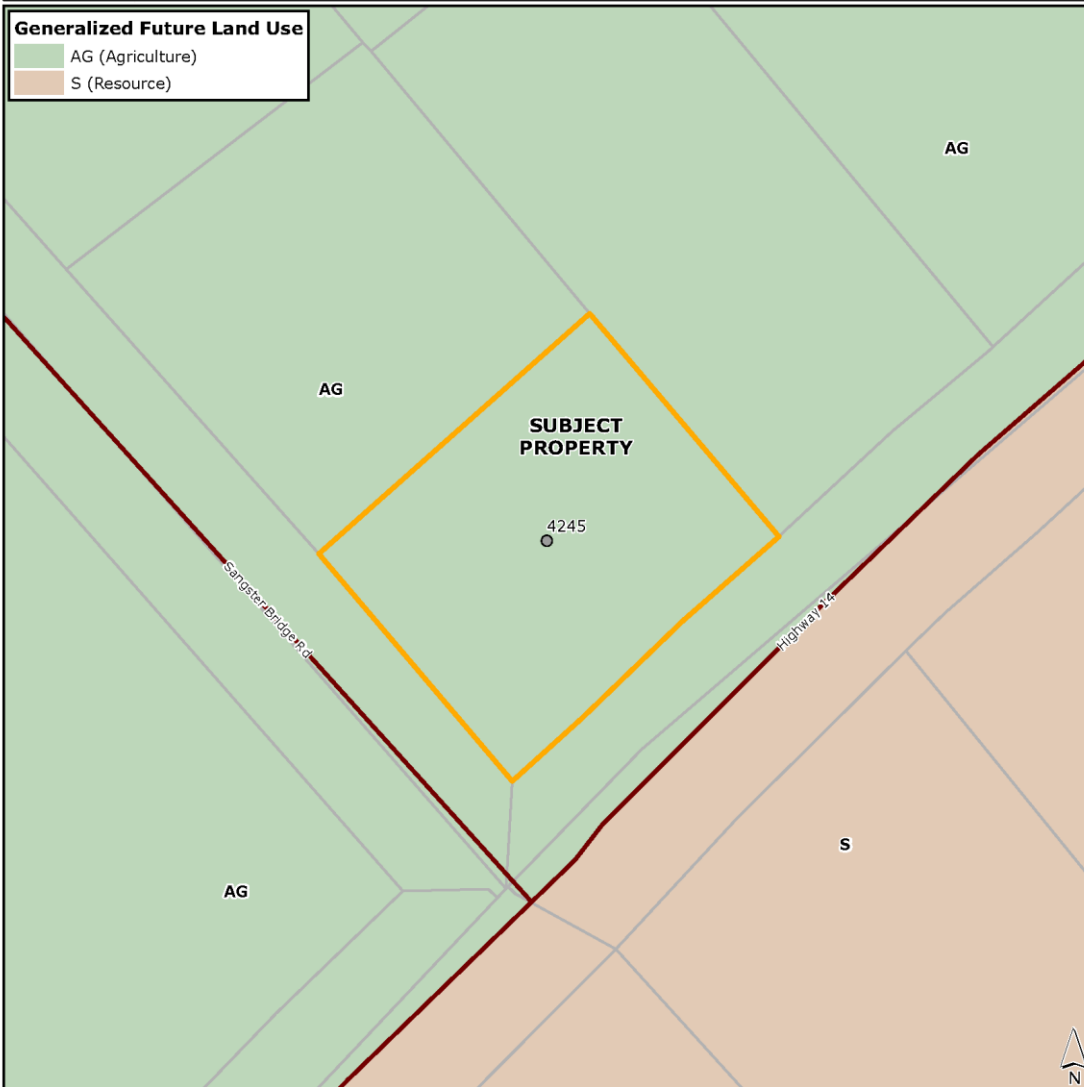


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PID 45038361

Generalized Future Land Use

- AG (Agriculture)
- S (Resource)



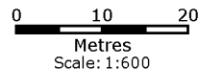
GFLUM - Current

Current Designation:

- Agricultural

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Generalized Future Land Use



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

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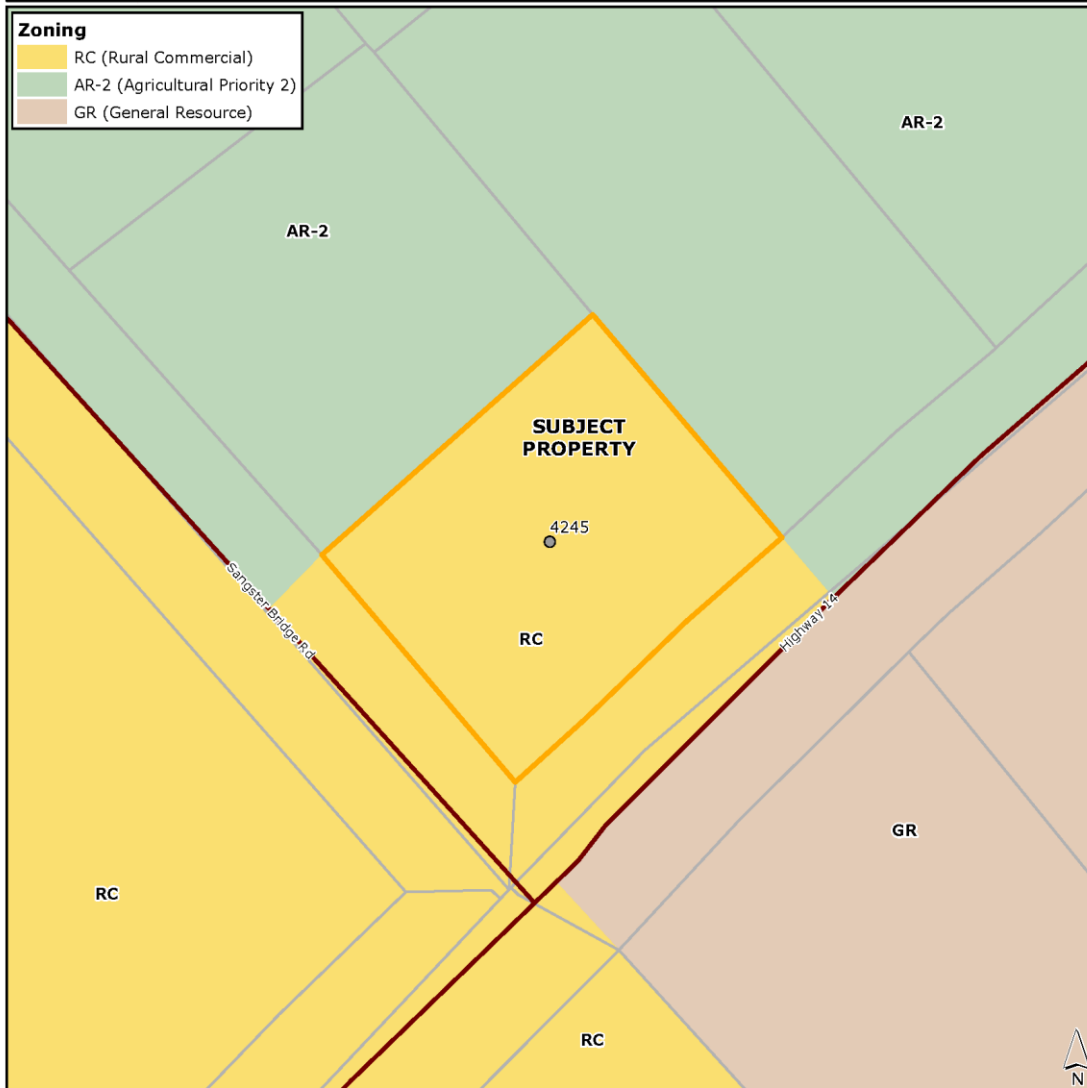




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Zoning	
	RC (Rural Commercial)
	AR-2 (Agricultural Priority 2)
	GR (General Resource)



Zoning - Current

Current Zone:

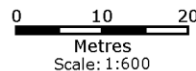
- Rural Commercial (RC)

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

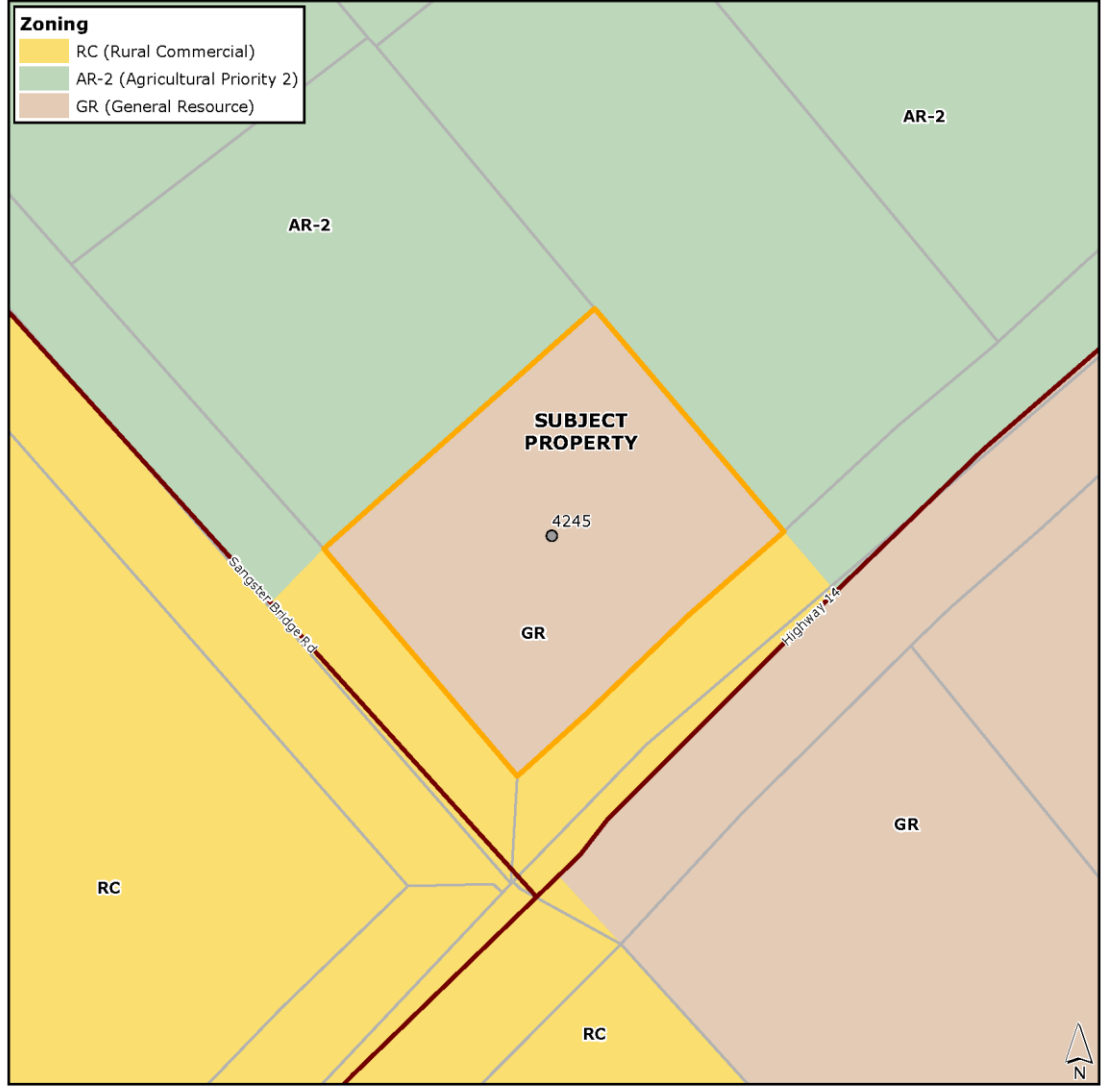
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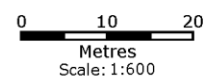
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Proposed Zoning



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.

In this circumstance, the subject lot is located immediately adjacent to the Resource designation and may be rezoned to the General Resource (GR) zone.

West Hants MPS – Criteria Policy

Policy 16.3.1 general criteria have been considered met and are summarized as the following:

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

The District Manager from the Nova Scotia Department of Public Works confirmed that the subject lot would require a defined access point to meet access management guidelines. This work would be required prior to development permits being issued.



Public Information Meeting Notes

- A virtual Public Information Meeting was held on September 8 and was broadcast live on the Municipal Facebook page.
- The deadline for comments was September 23.
- Staff have received no comments from the public.



Staff Review

Public Information Meeting – Sept. 8

**PAC/HAC Review and Recommendation –
Oct. 13**

Regional Council First Reading – Oct. 25*

Public Hearing & Second Reading

Notice Placed in Paper

14 Day Appeal period

Process

* Anticipated Date



Recommendation

- ... that PAC recommends that Council give First Reading and hold a Public Hearing to consider amending Schedule A of the West Hants Land Use By-law by rezoning 4245 Highway 14, Windsor Forks (PID 45038361) from the Rural Commercial (RC) zone to the General Resource (GR) zone.





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