

# WEST HANTS REGIONAL MUNICIPALITY

## Public Information Meeting

Tuesday, July 16, 2024

1809 Highway 1, Falmouth (PID 45026820)

### Agenda

1. Meeting called to order
2. Introduction by Chair
3. Overview of Proposal and Process: Planning Staff
4. Owner or Developer Presentation (Dinko Crnalic)
5. Questions or Comments from the public can be sent until noon on July 30 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



# 1809 Highway 1, Falmouth Development Agreement

Public Information Meeting

July 16, 2024

something inspiring awaits



# Application

- A completed application was received from Dinko Crnalic on June 17, 2024.
- The application is to allow a takeout café to be located within an existing residential building.

# Orthophoto

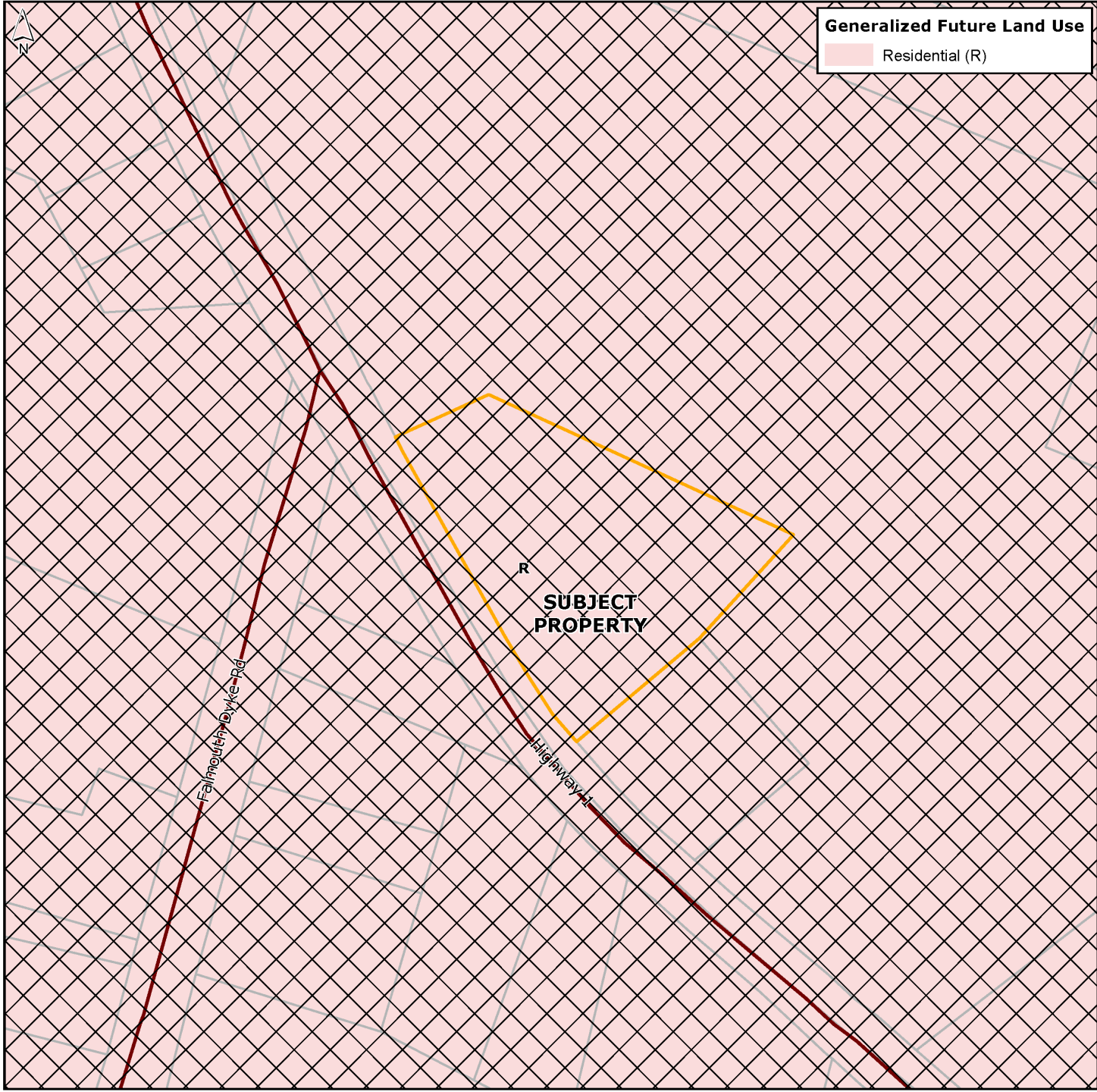
- The property has a residential dwelling with a home-based business and a garage.
- Nearby properties consist of low-density residential, a coffee roaster, an auto parts shop, and farmland.

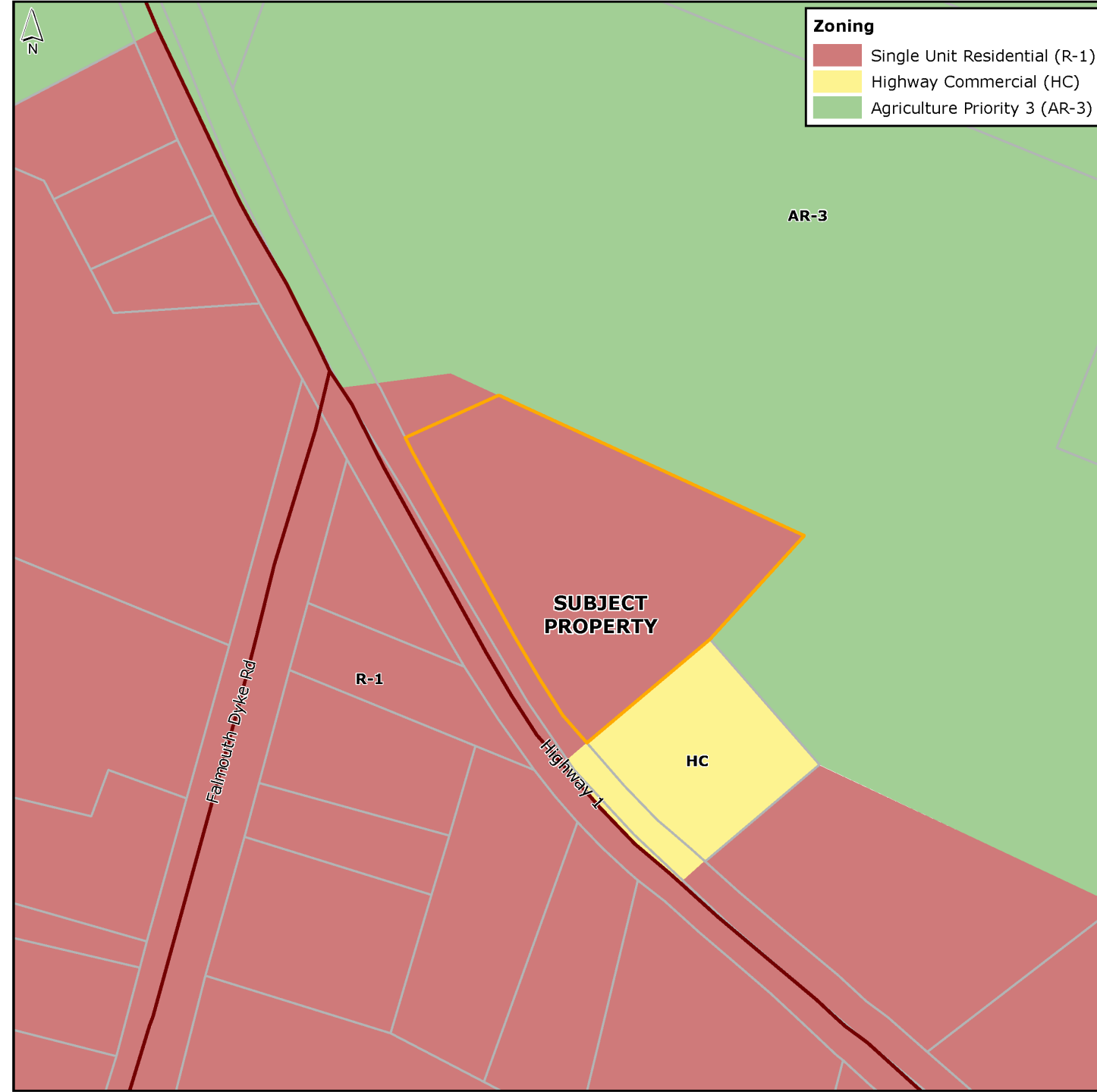


Generalized Future Land Use  
Residential (R)

# GFLUM

Residential Designation  
Falmouth Growth Centre





# Current Zoning

Single Unit Residential (R-1)

Permitted use:

- Single unit dwellings





View of Subject Lot from Highway 1





View of Surrounding Area on Highway 1



# West Hants MPS Policies

- **Policy 5.6.4** enables Council to consider new local commercial uses in Growth Centres outside the Commercial designation by development agreement.
- **Policy 16.3.1** states general criteria for development agreements.



**Public Information Meeting – July 16**

Staff Review

PAC/HAC Review and Recommendation –  
September 12\*

Council First Reading – September 24\*

Public Hearing & Second Reading –  
October 22\*

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 date, regular meetings are not held in August



# Comments Submission

- Comments and questions can be submitted by the public until noon on **July 30**
- 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





# West Hants

something inspiring awaits

[westhants.ca](http://westhants.ca)