



# WEST HANTS REGIONAL MUNICIPALITY

## Public Information Meeting

Wednesday, December 10, 2025

Rezoning 2037 Highway 1, Falmouth (PID 45242112)

### Agenda

1. Meeting called to order
2. Introduction by Chair
3. Overview of Proposal and Process: Planning Staff
4. Questions or Comments from the public can be sent until noon on December 24, 2025 to Planner Hong to:
  - P.O. Box 3000, Windsor, NS B0N 2T0;
  - (902) 798-8391 ext. 110; or
  - [whong@westhants.ca](mailto:whong@westhants.ca)
6. Conclusion of Public Information Meeting



# Rezoning 2037 Highway 1, Falmouth (PID 45242112)

Public Information Meeting  
December 10, 2025

something inspiring awaits



# Application

- A completed application was received on November 7, 2025 from Bradley Eaglestone, the owner of the Big FUR Grooming.
- The request was to rezone the property from General Commercial (GC) to Highway Commercial (HC) to permit a dog grooming and boarding facility and amend the section 5.20 of West Hants Land Use By-law.






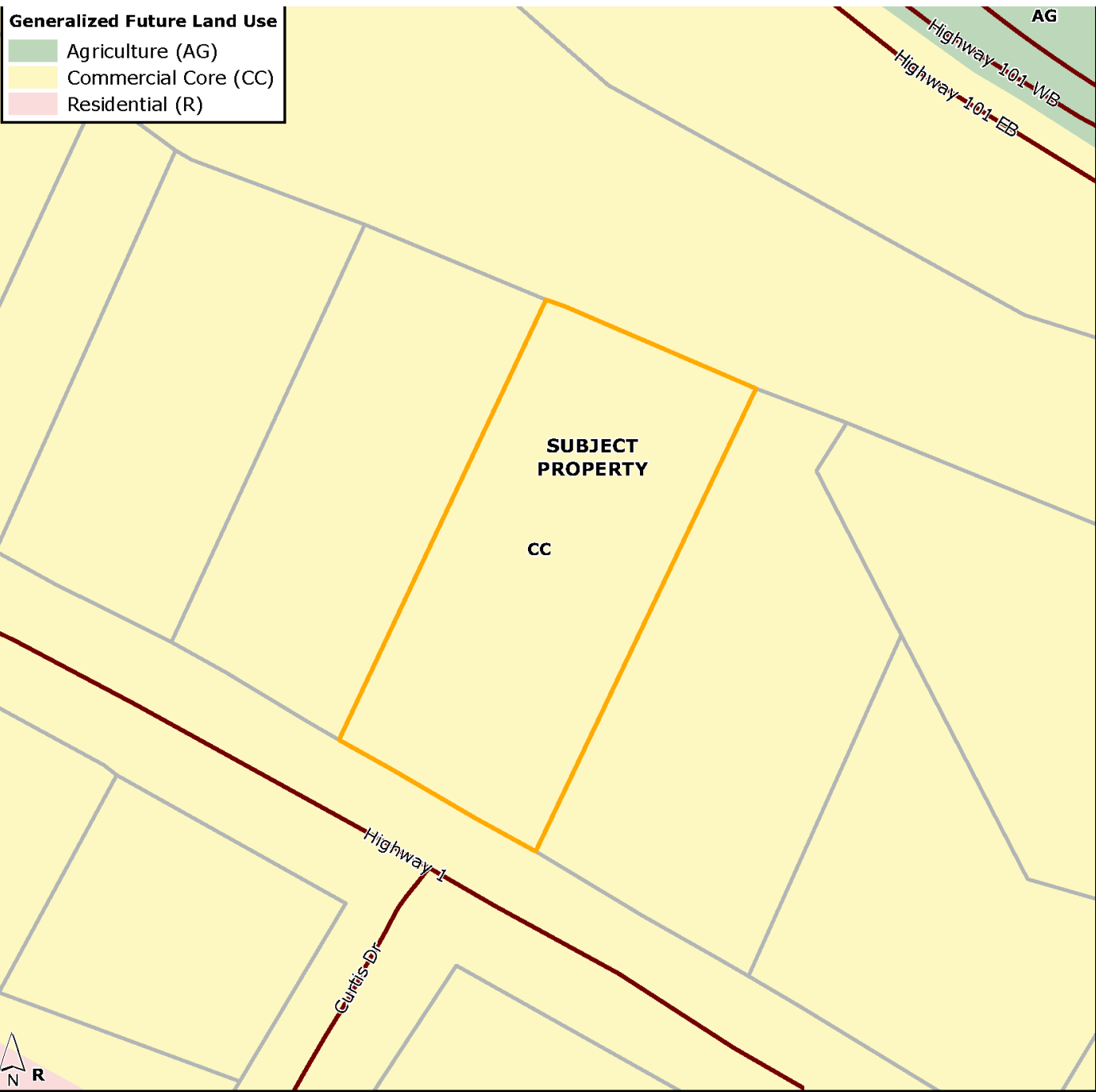
# Orthophoto

- Subject lot has road frontage on Highway 1
- The surrounding area comprises single-unit residences, commercial uses such as a dental office and a grocery store.



**Generalized Future Land Use**

-  Agriculture (AG)
-  Commercial Core (CC)
-  Residential (R)

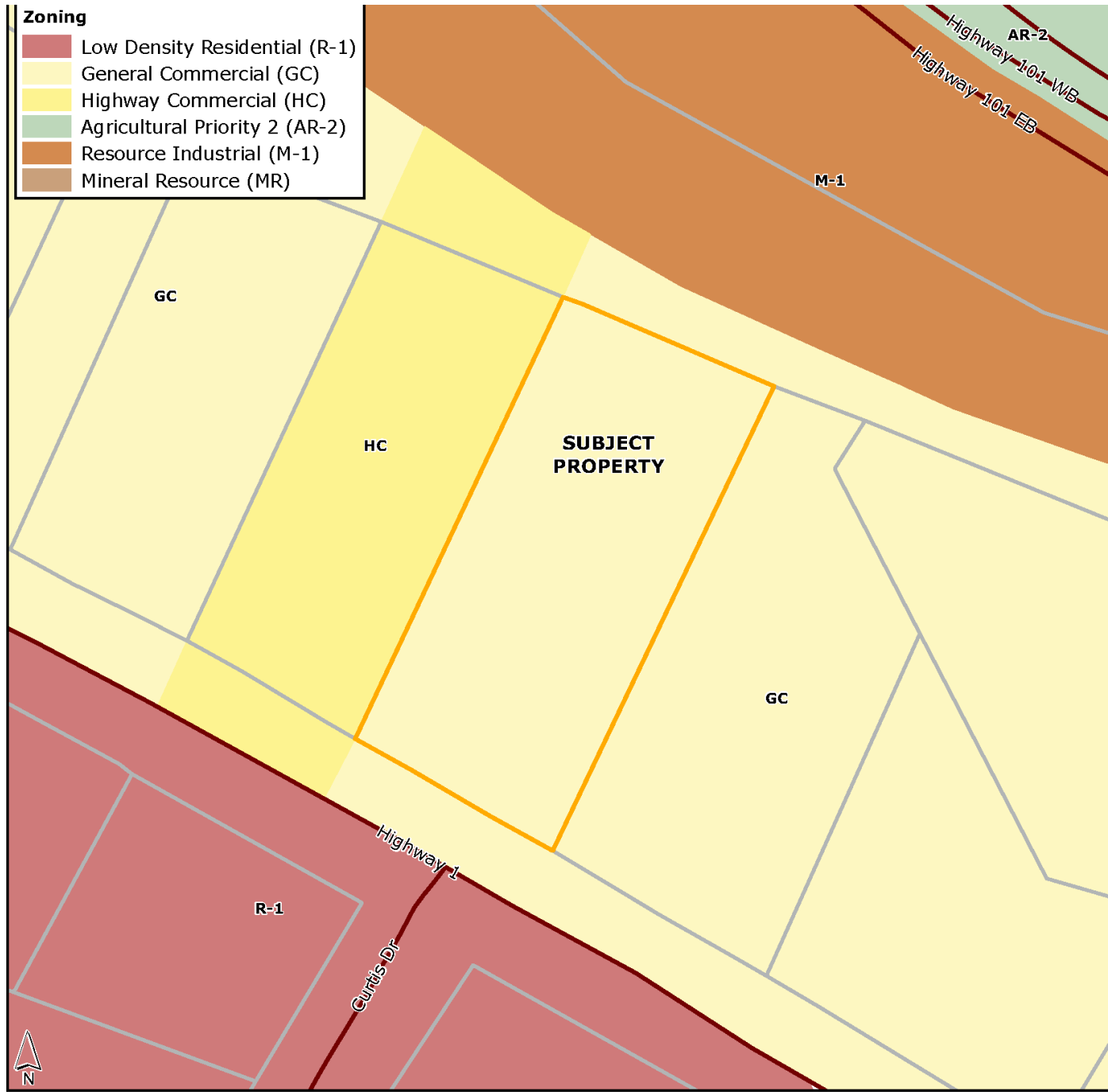


# Generalized Future Land Use Map

## Current Designation:

- Commercial Core





# Current Zoning

## General Commercial (GC)

Permitted uses include:

- Arts and crafts studios
- Banks and financial institutions
- Clubs and community organizations
- Farm markets
- Restaurants, excluding drive-through restaurants, etc

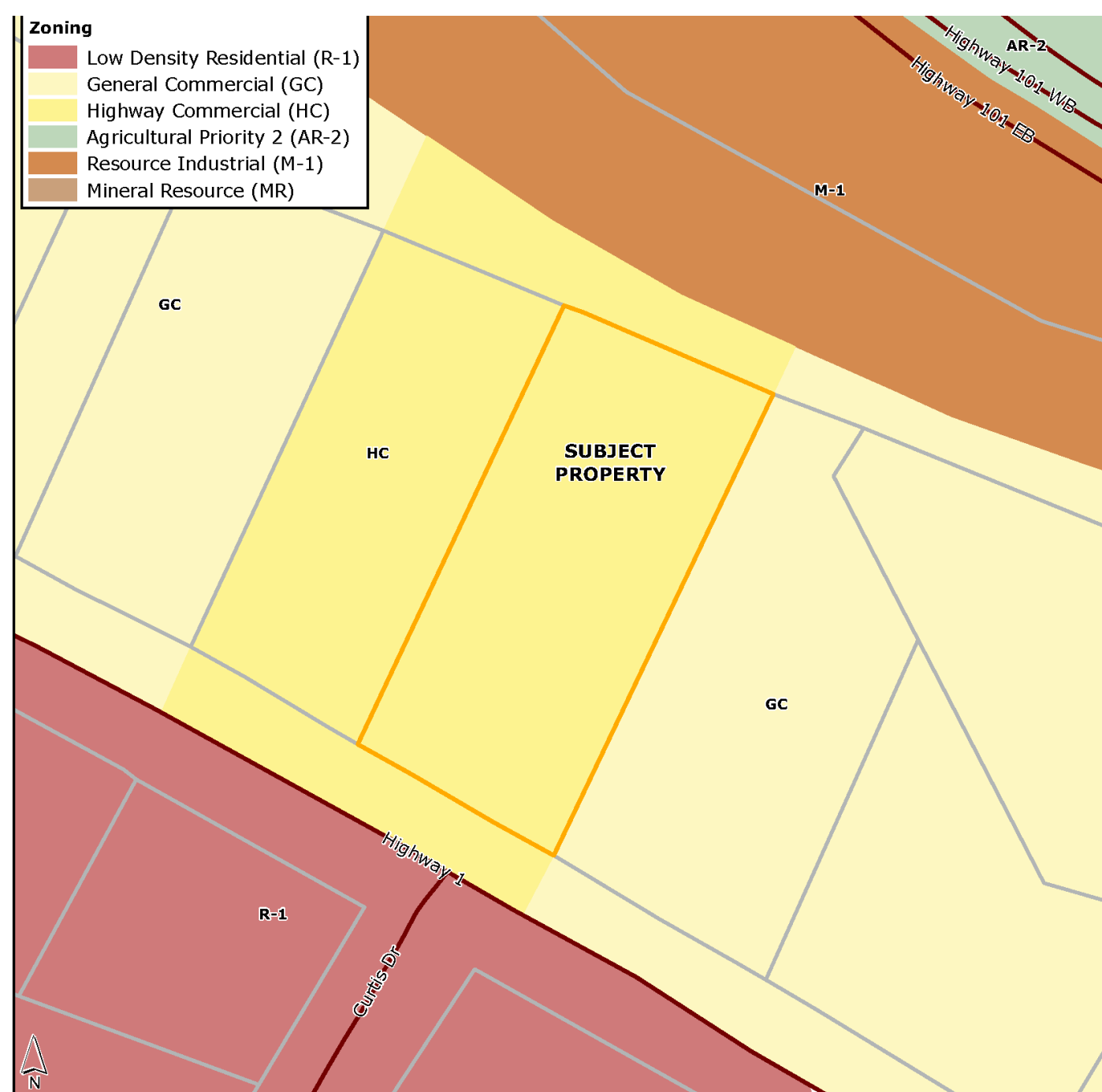


# Proposed Zoning

## Highway Commercial (HC) zone

Permitted uses include:

- Automobile service stations, car washes and repair centres
- Farm supplies and equipment sales and service
- Hotels, motels and other tourist accommodations
- **Kennels**



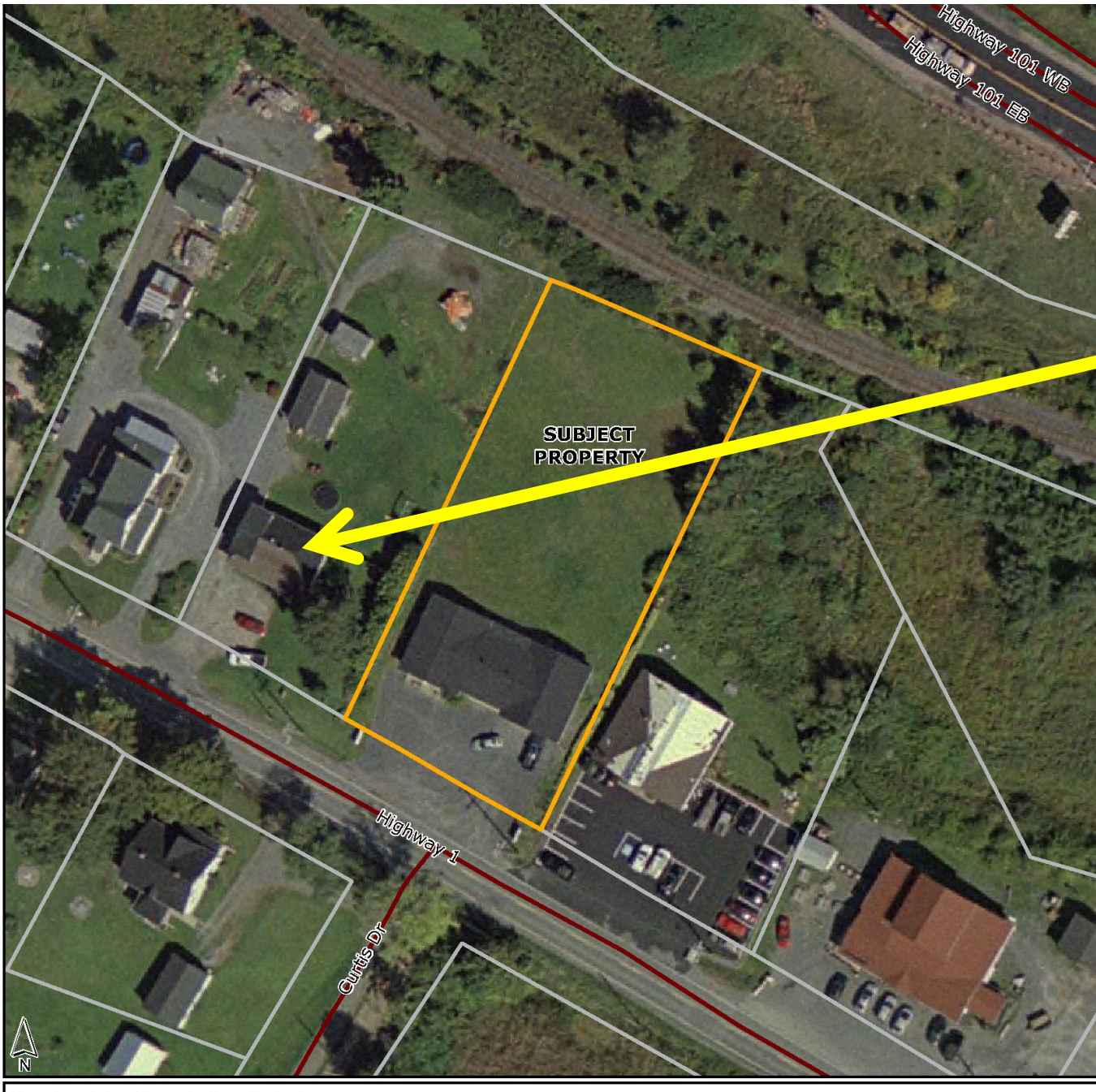
# West Hants Land Use By-law

- **Section 5.20 outlines special provisions for a Kennel use**

5.20 Where kennels are permitted by this by-law, the following special provisions shall apply:

- (a) no kennel building or structures, including outdoor exercise runs, shall be located closer than:
  - (i) 100 ft (30.48 m) from the front lot line, except in the Highway Commercial (HC) zone where the standard front yard requirement shall apply;
  - (ii) 100 ft (30.48 m) from all water wells and watercourses;
  - (iii) 50 ft (15.24 m) from the rear and side lot lines; and
  - (iv) 300 ft (91.44 m) from a dwelling on an adjacent property





# Orthophoto

- An adjacent dwelling is located on the left side of the subject lot and is within the 300 ft requirement.



# Proposed Amendment

- Add the flexibility to allow Kennels to be located within 300 ft setback to an adjacent dwelling if the owner gives permission, as highlighted in purple

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  - (i) 100 ft (30.48 m) from the front lot line, except in the Highway Commercial (HC) zone where the standard front yard requirement shall apply;
  - (ii) 100 ft (30.48 m) from all water wells and watercourses;
  - (iii) 50 ft (15.24 m) from the rear and side lot lines; and
  - (iv) 300 ft (91.44 m) from a dwelling on an adjacent property unless written permission is given by the owner of the dwelling;





View of Subject Lot fronting Highway 1

something inspiring awaits





View of the rear yard of the subject lot





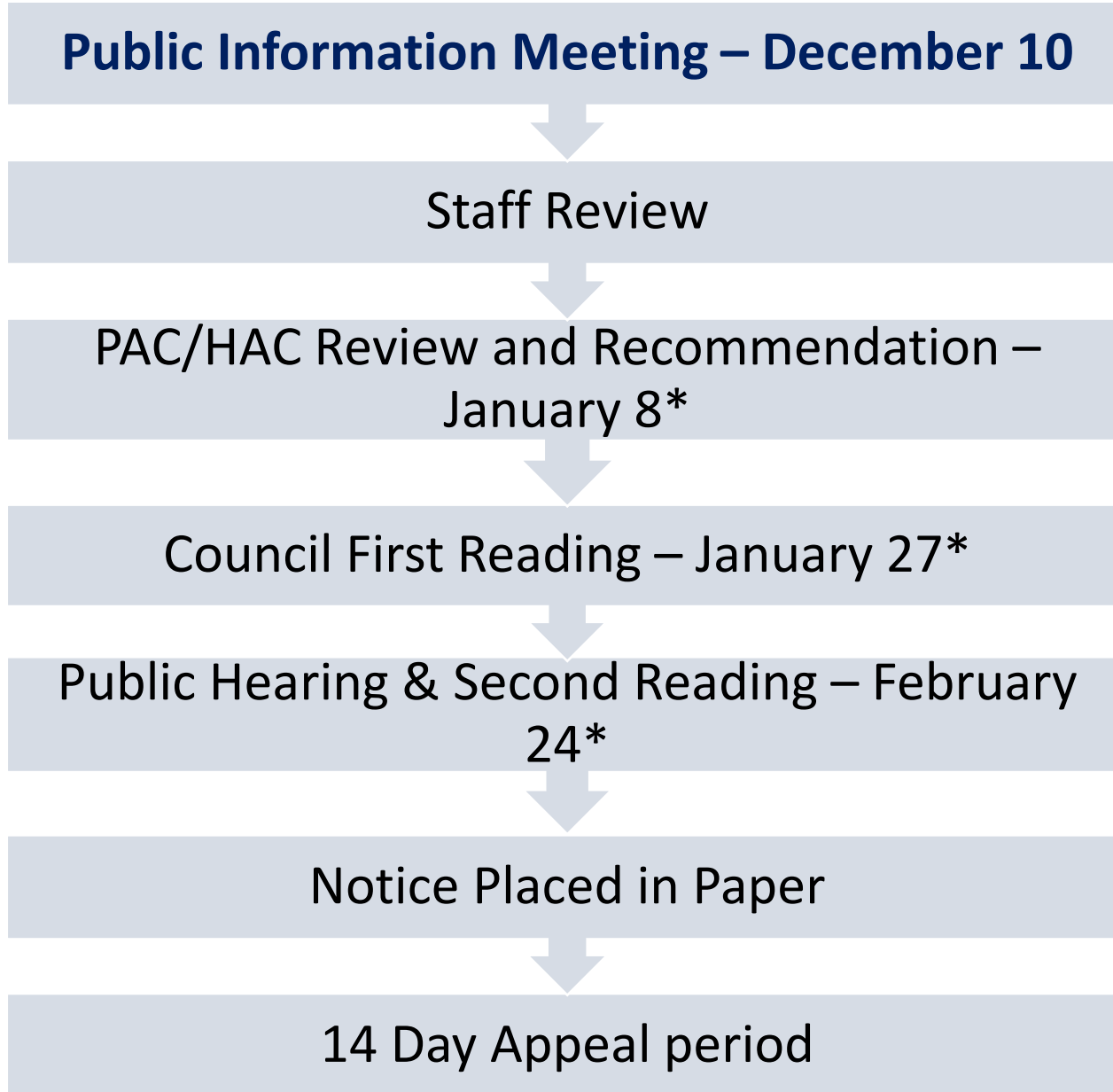
## Surrounding Context

# West Hants Municipal Planning Strategy Policy

- **Policy 5.5.11** would allow Council to consider rezoning land within the Commercial designation of the Growth Centres to Highway Commercial (HC) subject to a list of criteria.
- **Policy 16.3.1** states general criteria in considering a LUB amendment:
  - Adequacy of water and sewer services; fire protection and other emergency services; road networks
  - Suitability of transportation access (auto, rail, pedestrian)
  - Lot shape and surrounding development pattern
  - Environmental factors (topography, watercourses, etc.)
  - Compliance with municipal, provincial, and federal regulations



# Process



Notice was placed in the Valley Journal

Properties within 300 ft were notified of the Public Meeting

\* Anticipated dates



# Comments Submission

- Comments will be recorded at this meeting
- Comments and questions can be submitted by the public until noon on **December 24**
- All correspondence should be sent to:

Will Hong, Planner

Phone	<b>902-798-8391 ext. 110</b>
Email	<b>whong@westhants.ca</b>
Mail	76 Morison Drive, PO Box 3000 Windsor NS B0N 2T0
Drop box	Regional office at 76 Morison Drive





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