

WEST HANTS REGIONAL MUNICIPALITY

Public Information Meeting

Wednesday, October 8, 2025

Rezoning 5988 Highway 215, Kempt Shore (PID 45179462)

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 October 22, 2025 to Planner Hong to:
 - P.O. Box 3000, Windsor, NS B0N 2T0;
 - (902) 798-8391 ext. 110; or
 - whong@westhants.ca
6. Conclusion of Public Information Meeting



Rezoning 5988 Highway 215, Kempt Shore

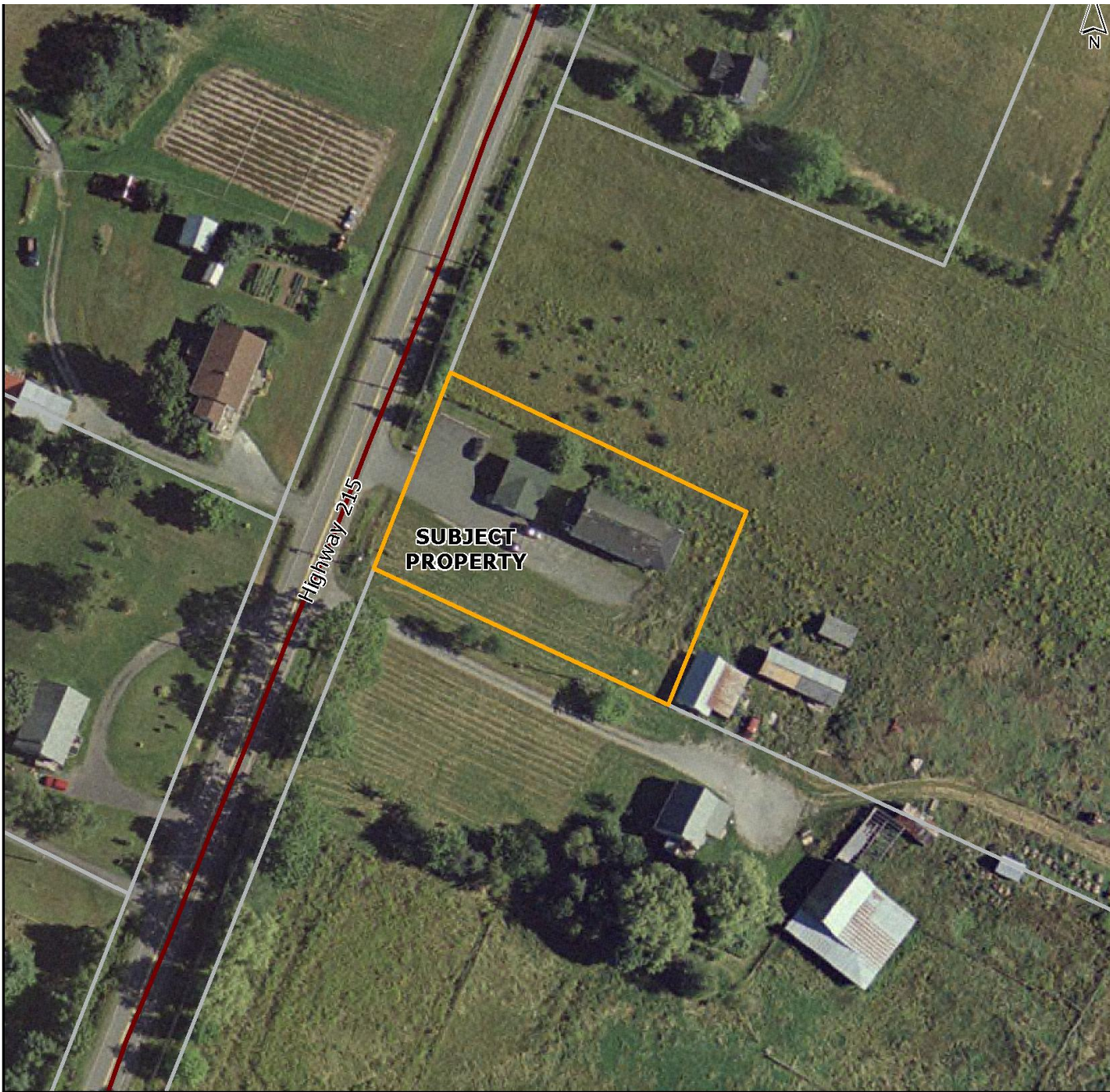
Public Information Meeting
October 8, 2025

something inspiring awaits



Application

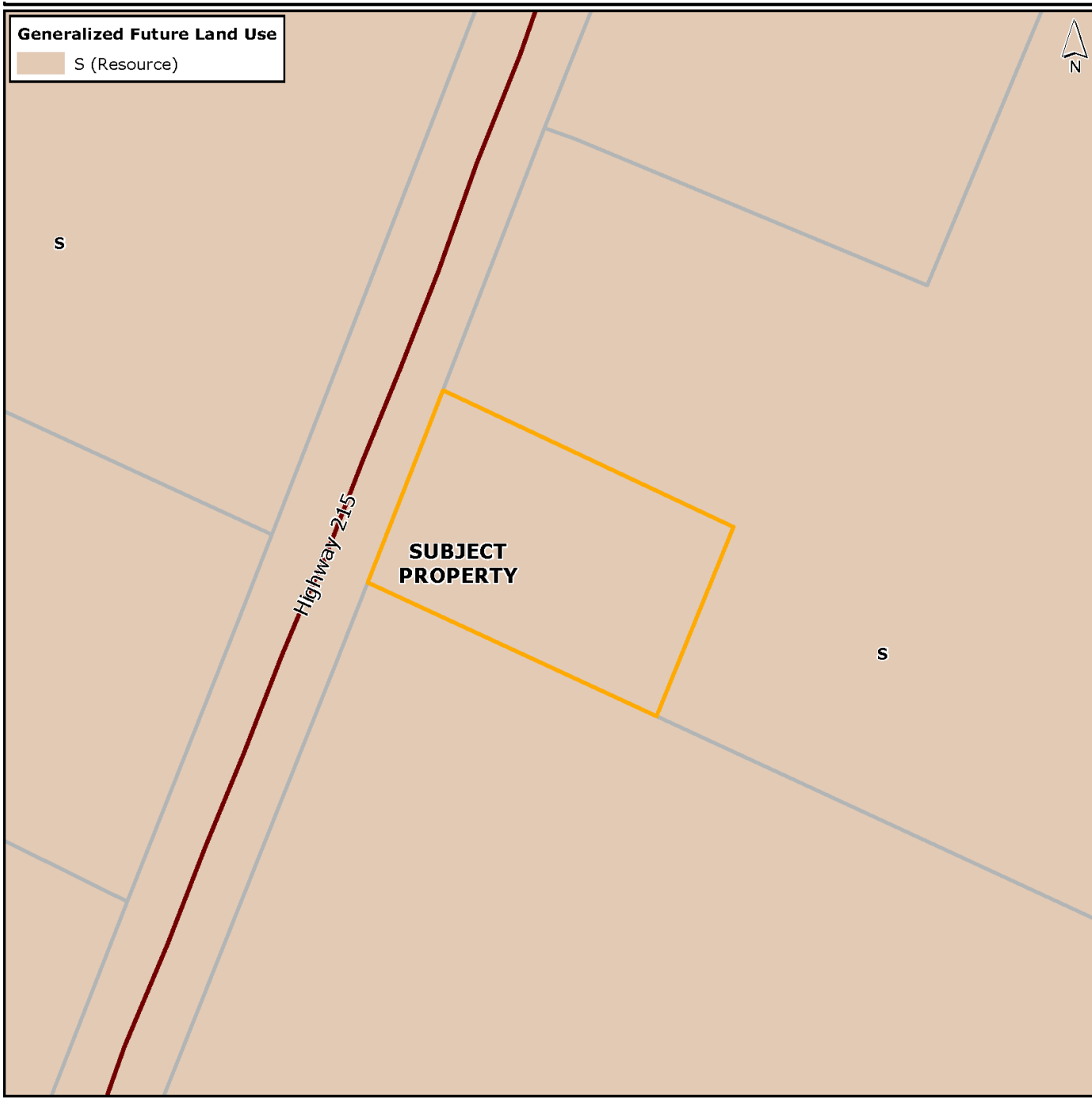
- A completed application was received from Renee Redden on August 18, 2025.
- The application was to rezone the property from Rural Commercial (RC) to General Resource (GR).
- The intention of rezoning is to build a single unit dwelling on the lot, as the current zoning only allows residential use in conjunction with a commercial use.



Orthophoto

- Has road frontage on Highway 215
- 0.5 acre in size
- The site was formerly used by a credit union that is no longer in operation; the building was demolished in 2023.
- Surrounding properties include single unit dwellings and farms.



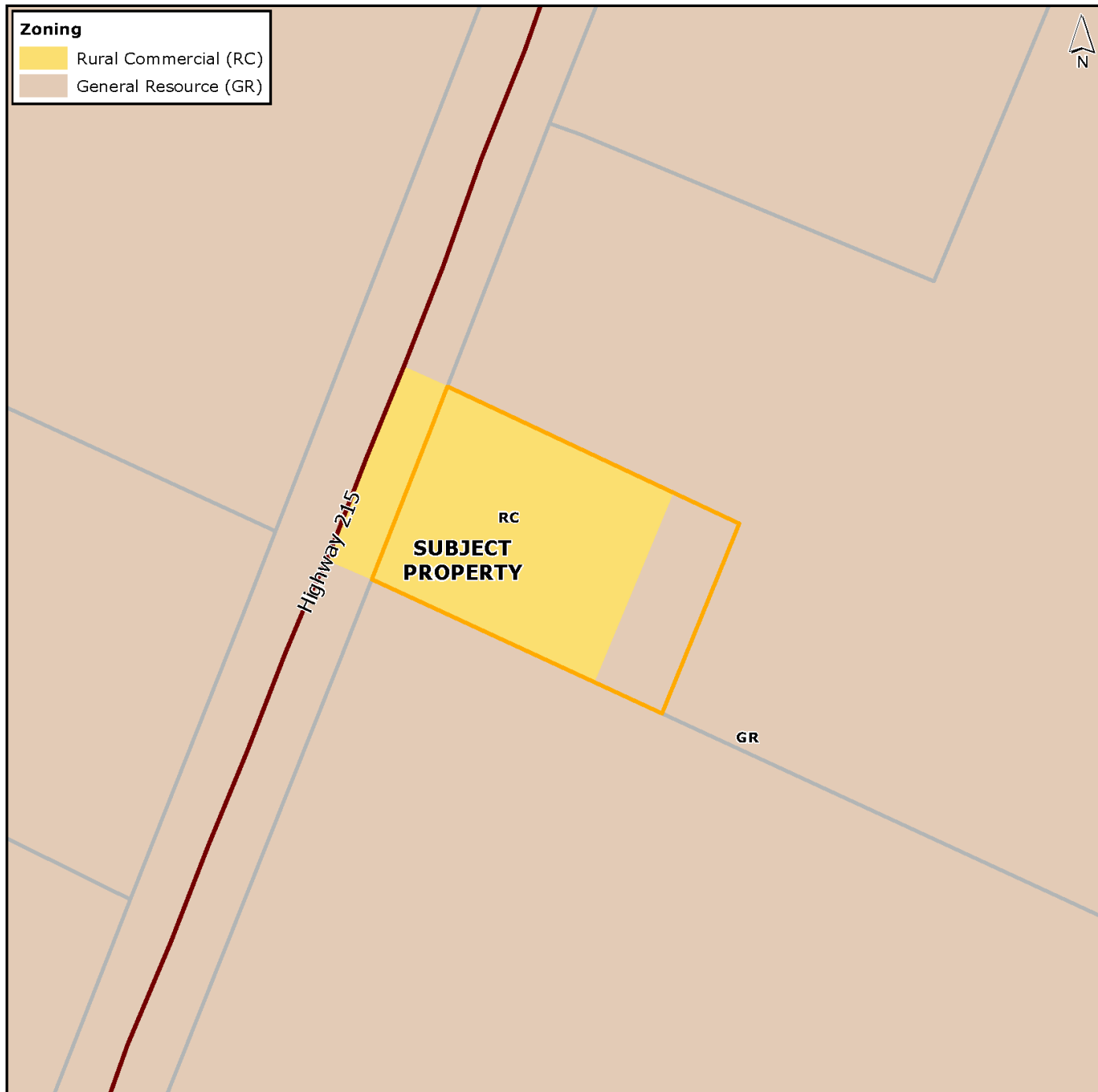


Generalized Future Land Use Map

Current Designation:

- Resource



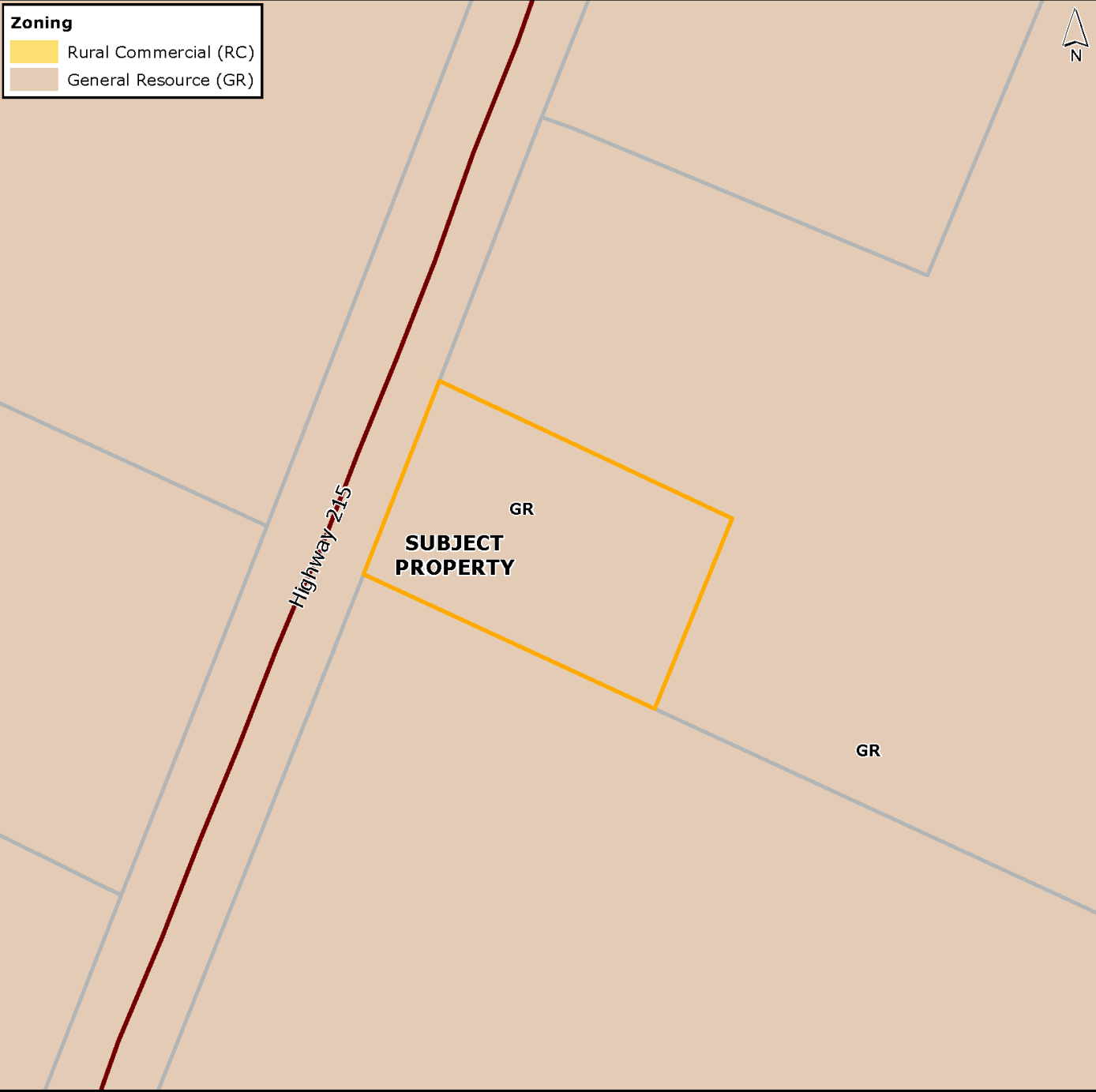


Current Zoning

Rural Commercial (RC)

Permitted uses include a variety of low-intensity commercial uses





Proposed Zoning

General Resource (GR) zone

Permitted uses include but not limited to:

- Agricultural uses
- Forestry and forestry related activities
- Restaurants
- Retail stores under 5,000 ft² (139.35 m²) in commercial floor area
- Single and two unit dwellings



View of Subject Lot from Highway 215



An existing shed and camper are located on the subject lot

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West Hants Municipal Planning Strategy Policy

- **Policy 16.1.3** states *It shall be the policy of Council to zone any area immediately adjacent to a given land use designation on the Generalized Future Land Use Map (Map 1) to a zone permitted in the adjacent designation without requiring a Strategy amendment, provided that all policies of the Strategy are satisfied.*
- **Policy 16.3.1** states general criteria for amendments to the Land Use By-law.

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Staff Review

PAC/HAC Review and Recommendation –
November 13*

Council First Reading – Nov 25*

Public Hearing & Second Reading – TBD

Notice Placed in Paper

14 Day Appeal period

Process

Notice was placed in the Valley Journal

Letters were sent to properties within 500 ft, but mail service has been interrupted due to Canada Post strike

Signage posted on subject lot

* Anticipated dates



Comments Submission

- Comments will be recorded at this meeting
- Comments and questions can be submitted by the public until noon on **October 22, 2025**
- All correspondence should be sent to:

Will Hong, Planner

Phone	902-798-8391 ext. 110
Email	whong@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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Comments and Questions to date

- Staff received five letters of support and one letter of opposition to date.
- In summary, those in support of the proposal stated:
 - The need for childcare facility in Hants Shore area.
 - The long waitlist of existing childcare facilities in West Hants
 - The benefits to community growth and employment
- In summary, those opposed to the proposal stated:
 - The potential impact on land use patterns and the surrounding residential character
 - Suitability of this location for a facility of this nature.

