

Rezoning 5988 Highway 215, Kempt Shore

Planning and Heritage Advisory Committee

November 13, 2025

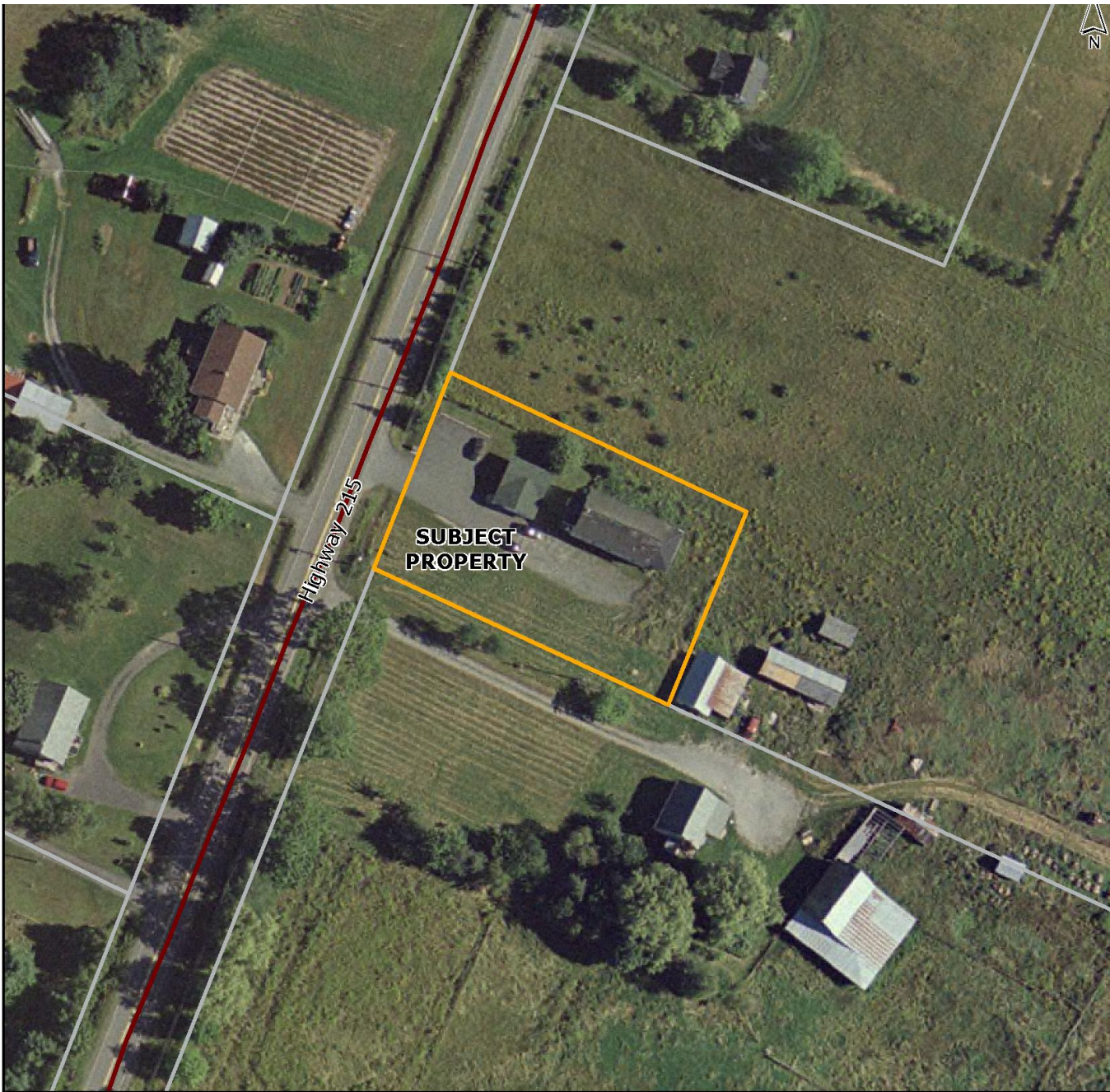
something inspiring awaits



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.

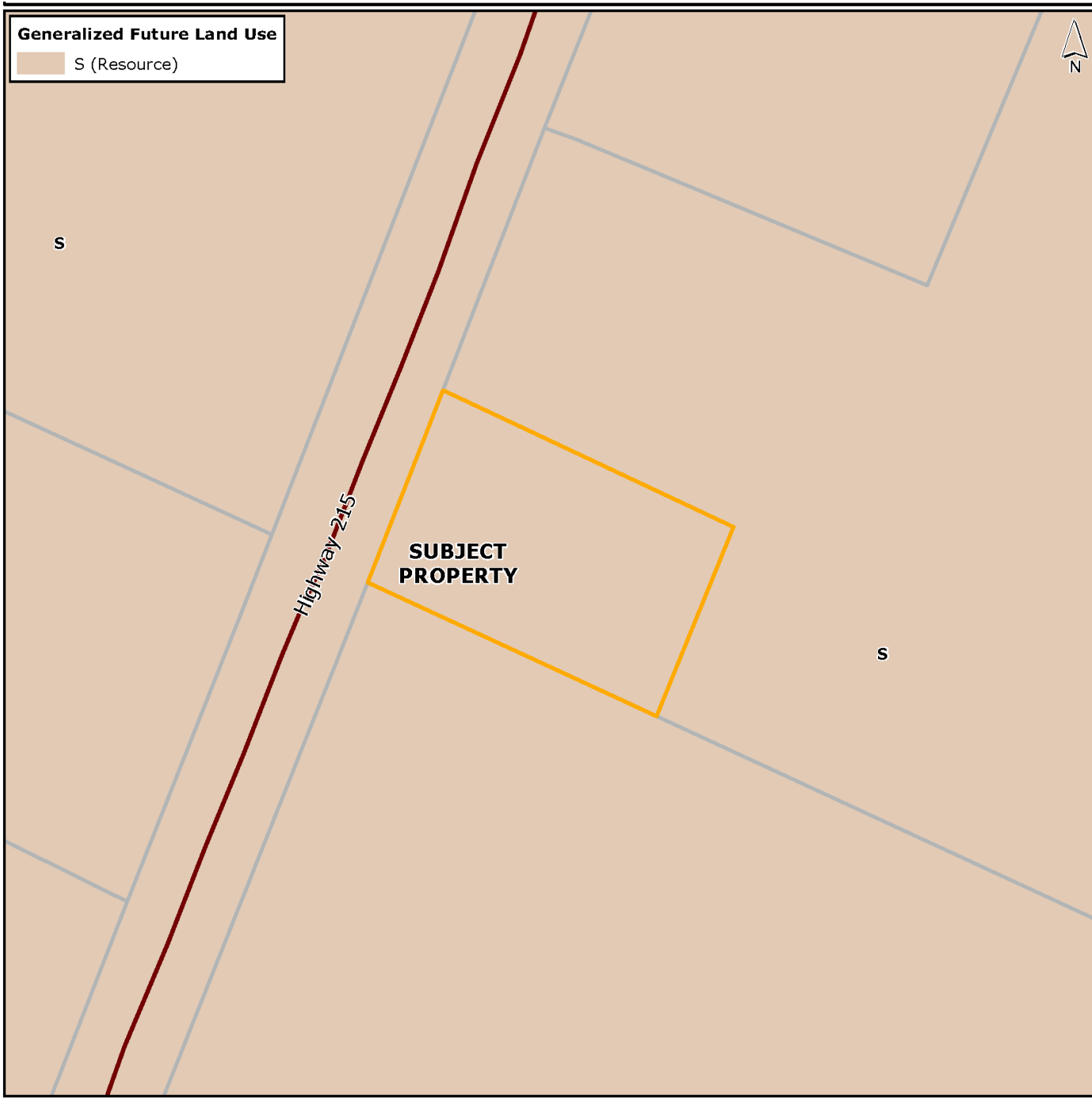




Orthophoto

- 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.



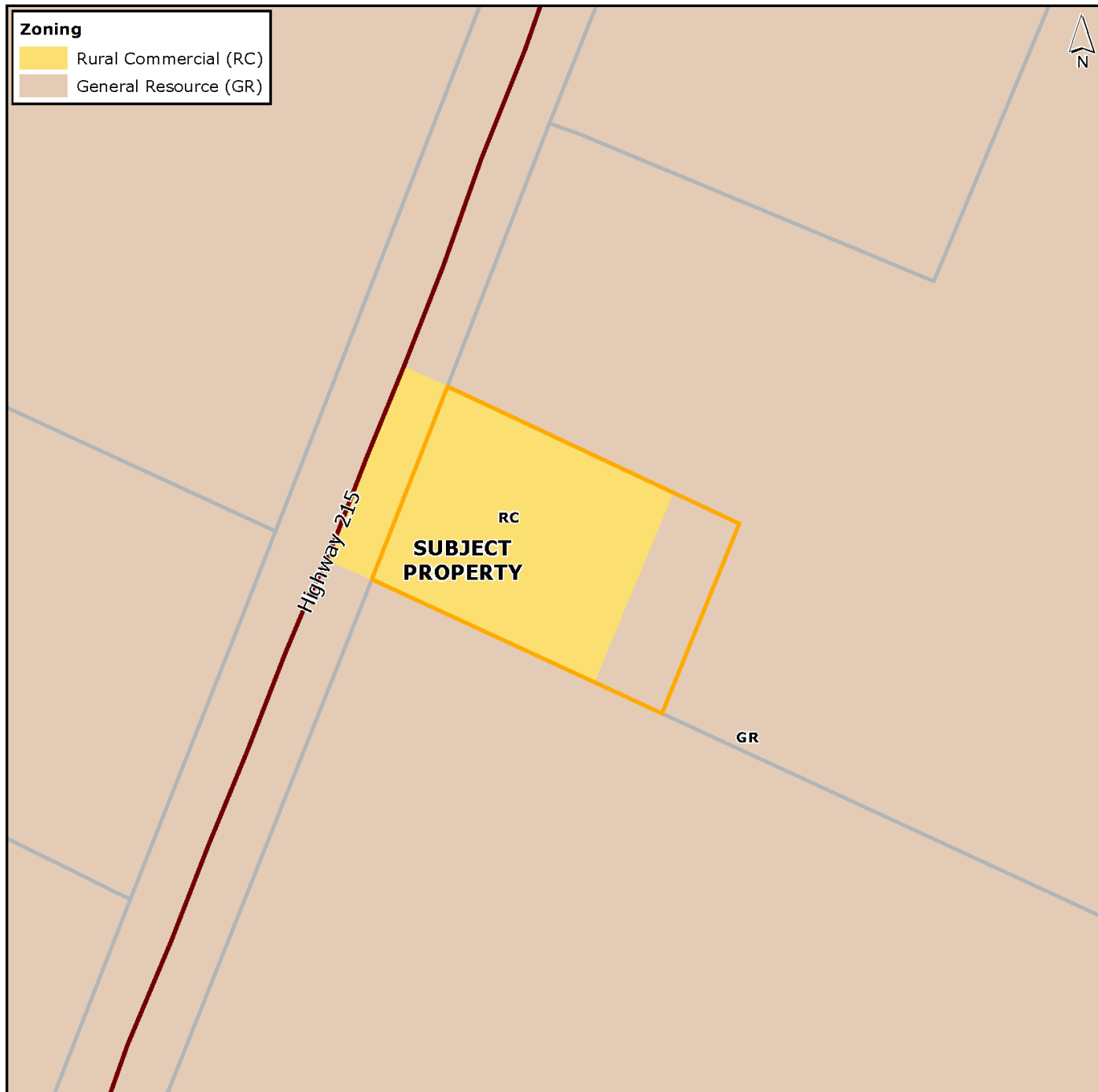


Generalized Future Land Use Map

Current Designation:

- Resource



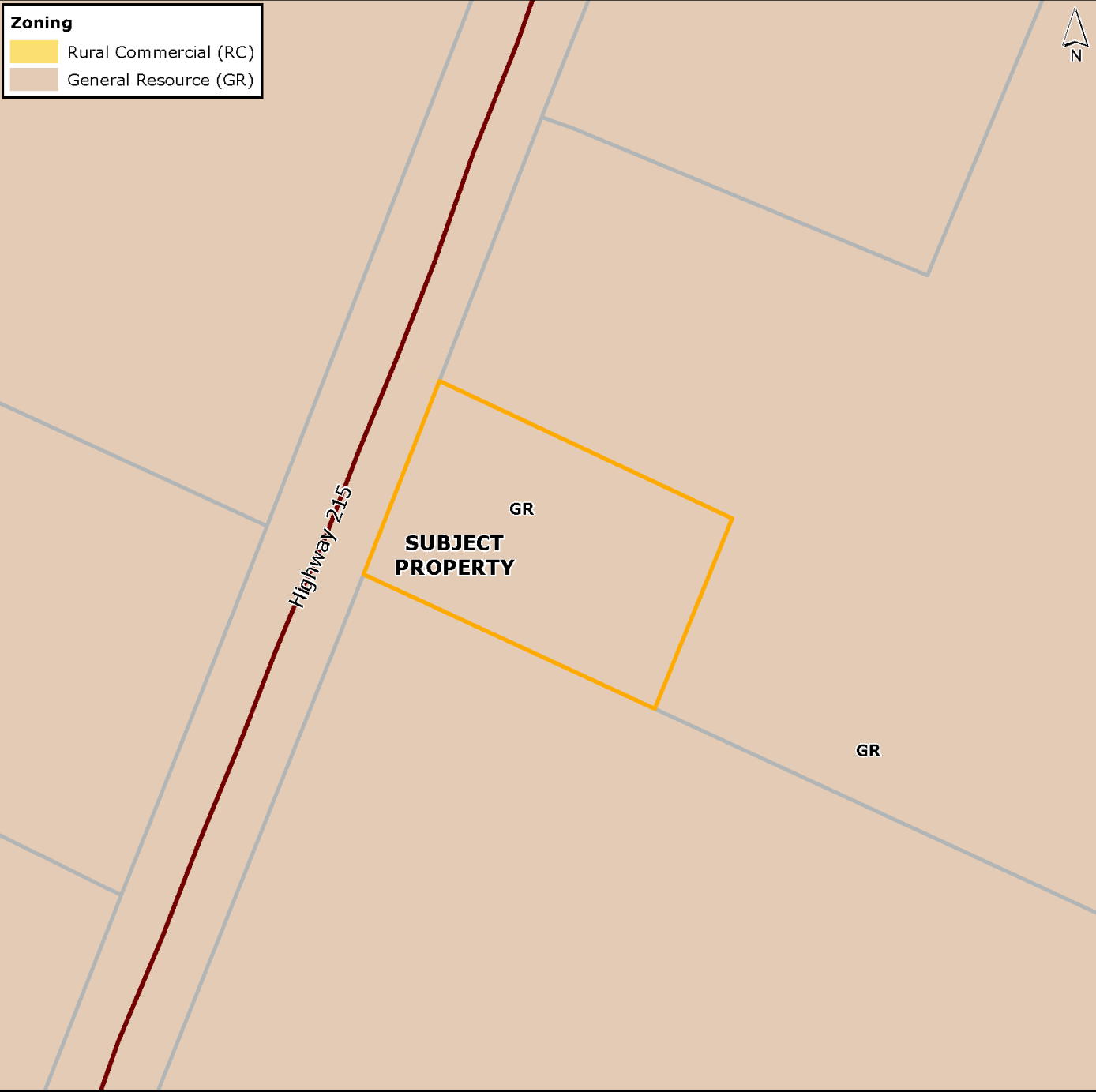


Current Zoning

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

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.*



West Hants Municipal Planning Strategy 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, Area Manager of the Nova Scotia Department of Public Works, and Public Works Engineering Division have no concerns which have not been addressed in this report.



Public Information Meeting Notes

- A Public Information Meeting was held on October 8, where the meeting was broadcast live on the Municipal YouTube page.
- 1 member of the public attended the meeting.
- The deadline for comments was October 22.
- Staff did not receive any comments from the public.

Public Information Meeting – October 8

Staff Review

**PAC/HAC Review and Recommendation –
November 13**

Council First Reading – November 25*

Public Hearing & Second Reading – TBD*

Notice Placed in Paper

14 Day Appeal period

Process

* Anticipated dates



Recommendations

...that PAC/HAC recommends that Council give First Reading and hold a Public Hearing to consider amending Schedule A of the West Hants Land Use By-law to rezone PID 45179462 at 5988 Highway 215 in Kempt Shore from Rural Commercial (RC) to General Resource (GR) zone as shown in the report #25-22 to the Planning and Heritage Advisory Committee dated November 13, 2025.





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